

SECTION 3 – REGIONAL PROFILE

This section of the updated Plan provides a general overview of the region, to provide the reader with a better understanding of the people, assets and makeup of the region. It consists of the following eight (8) subsections:

- Area at a Glance
- Geography
- Land Use
- Transportation
- Population
- Housing
- Employment and Income
- Declared Disasters

This section was updated with new information, including more up-to-date Census data and new maps. Members of the Project Management Team and participating localities reviewed the data presented in the Plan update for accuracy.

Area at a Glance

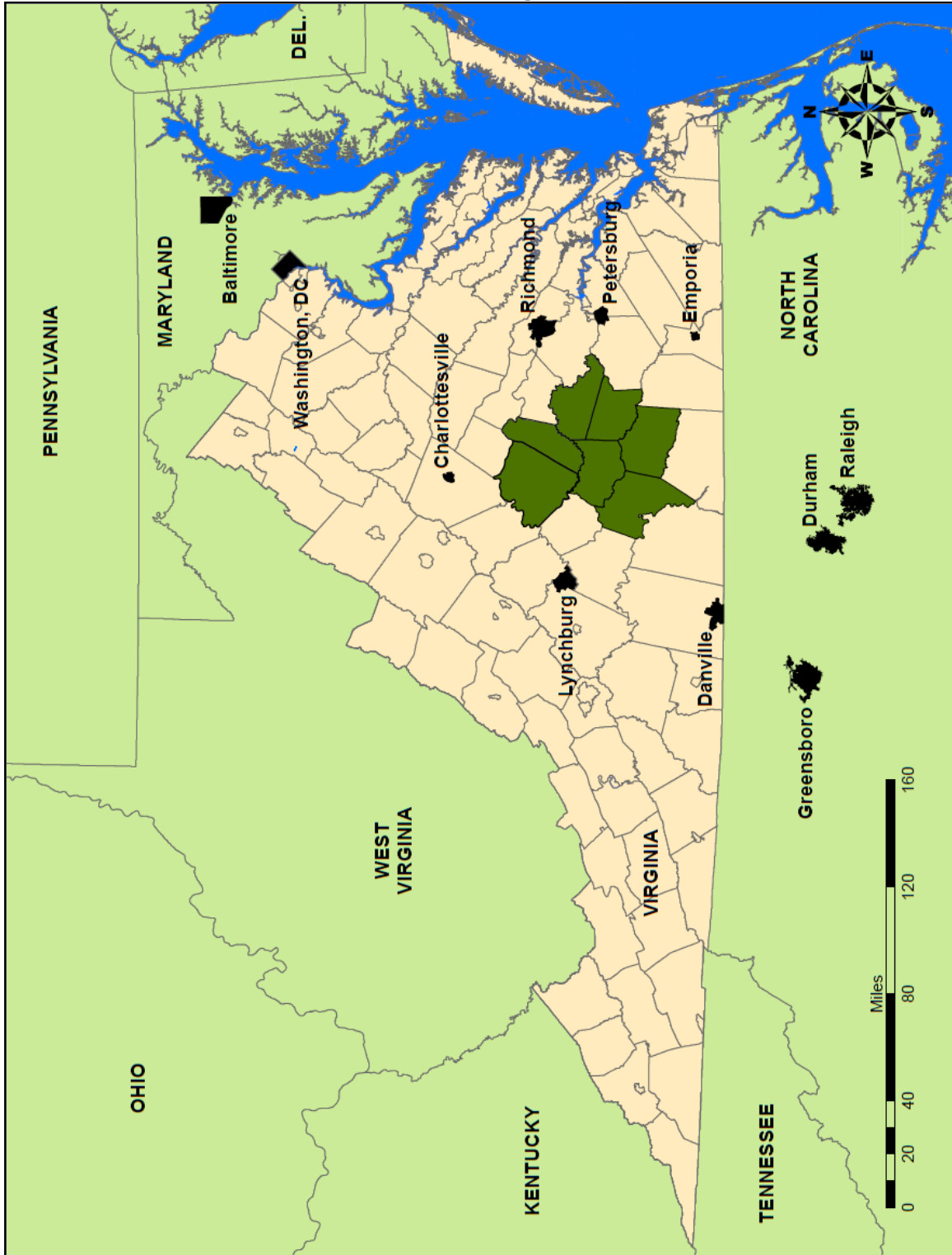
The Piedmont Region of Virginia (which includes Planning District 14) is named for the rolling foothills that comprise the picturesque landscape of the region. Planning District 14, which is where the localities participating in this plan are located, is also referred to as “Virginia’s Heartland.” The region is located in the foothills of the Blue Ridge Mountains in south-central Virginia. It is comprised of the counties of Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway and Prince Edward, and the incorporated towns of Blackstone, Burkeville, Charlotte Court House, Crewe, Dillwyn, Drakes Branch, Farmville, Kenbridge, Keysville, Phenix and Victoria. The name of the Piedmont Planning District Commission was changed on July 1, 2005 to the Commonwealth Regional Council (CRC). The CRC works with many of these jurisdictions to encourage and facilitate local government cooperation and state-local cooperation in addressing, on a regional basis, problems of greater than local significance. **Map 3.1** provides a general overview of the region.

This region, known as “Virginia’s Heartland” because of its geographically centralized location, is characterized by rolling pastures, charming towns, scenic rivers and attractive byways. Residents can boast a high quality of life due to small-town conveniences and comforts, ample outdoor recreation, and abundant natural resources while having appealing urbanizing centers nearby without experiencing many of the headaches that can be found in larger cities. Using the Town of Farmville as roughly the geographic center of the region, Richmond, Virginia (the state capital) is located approximately 60 miles to the east; Lynchburg, Virginia, is 47 miles to the west, Washington, D.C. is 180 miles to the north; and Norfolk, Virginia, is 150 miles to the southeast.

The maps on the following pages denote the counties within this region, and show their proximity to major localities outside of Virginia.

REGIONAL PROFILE

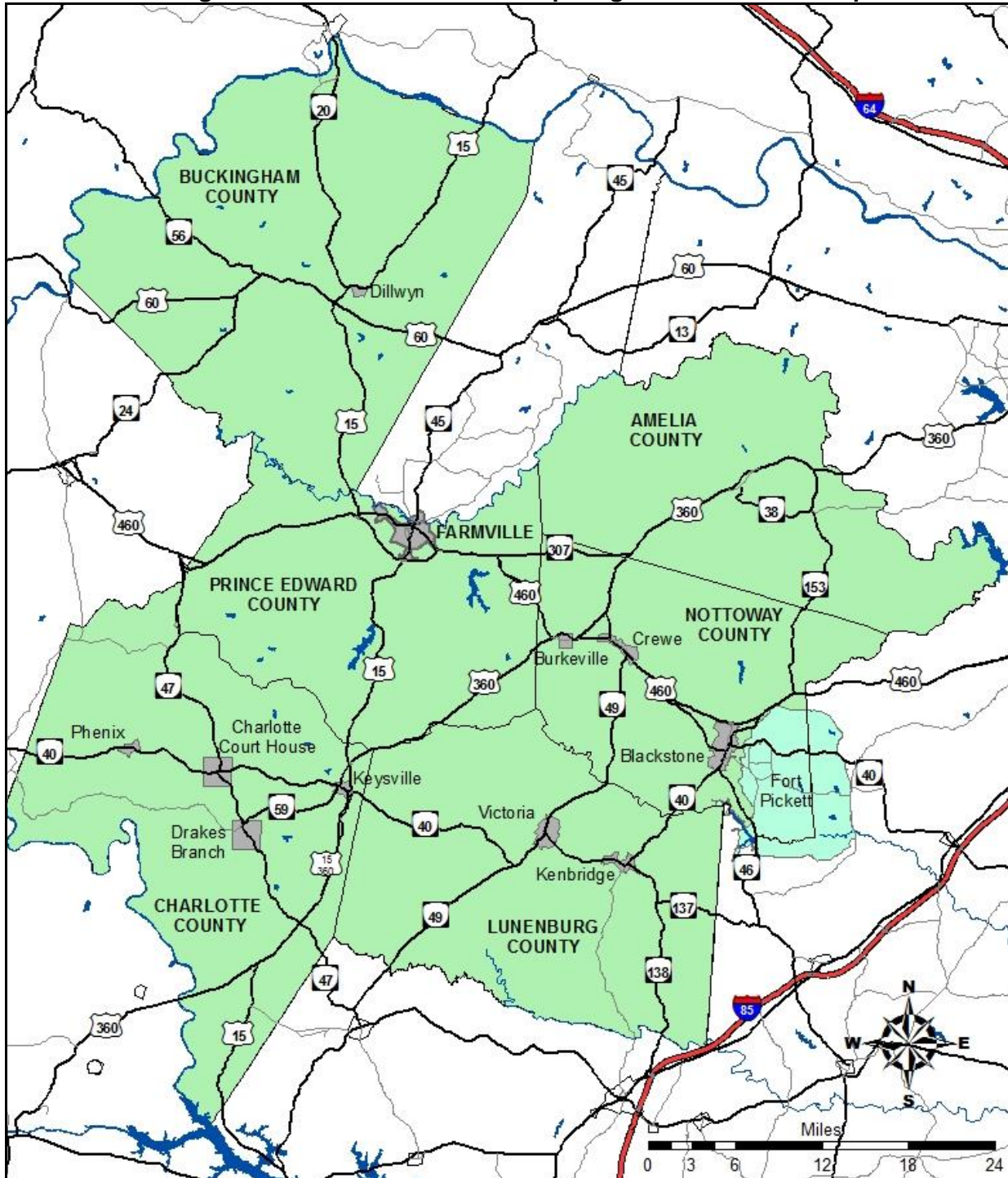
Map 3.1
Location of Planning District 14



Map created by CRC – May 2010

REGIONAL PROFILE

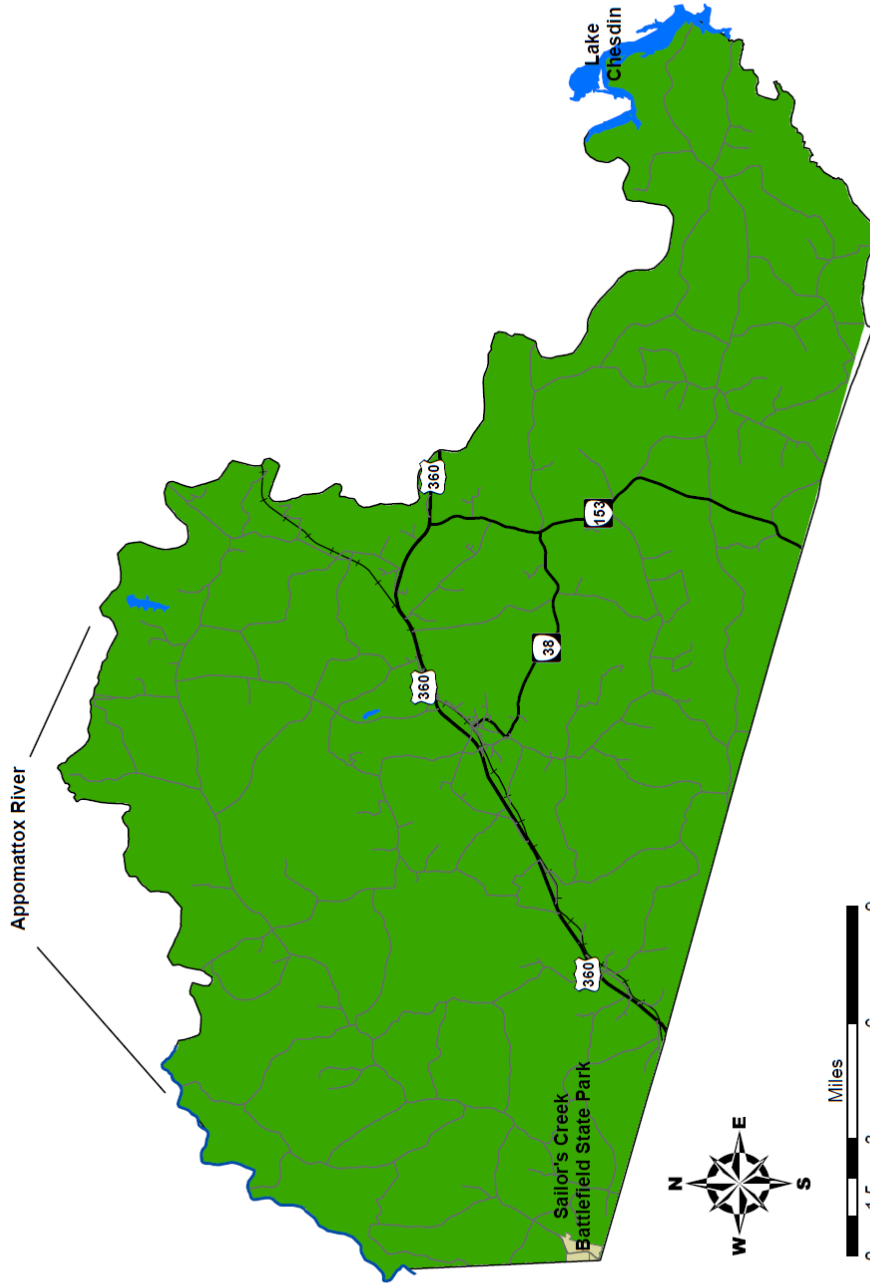
Map 3.2
Planning District 14 – Localities Participating in 2016/2017 Plan Update



Map created by CRC – October 2015
NOTE: Cumberland County, which is not participating in this Plan Update, is also located within Planning District 14.

REGIONAL PROFILE

Map 3.2a
Amelia County

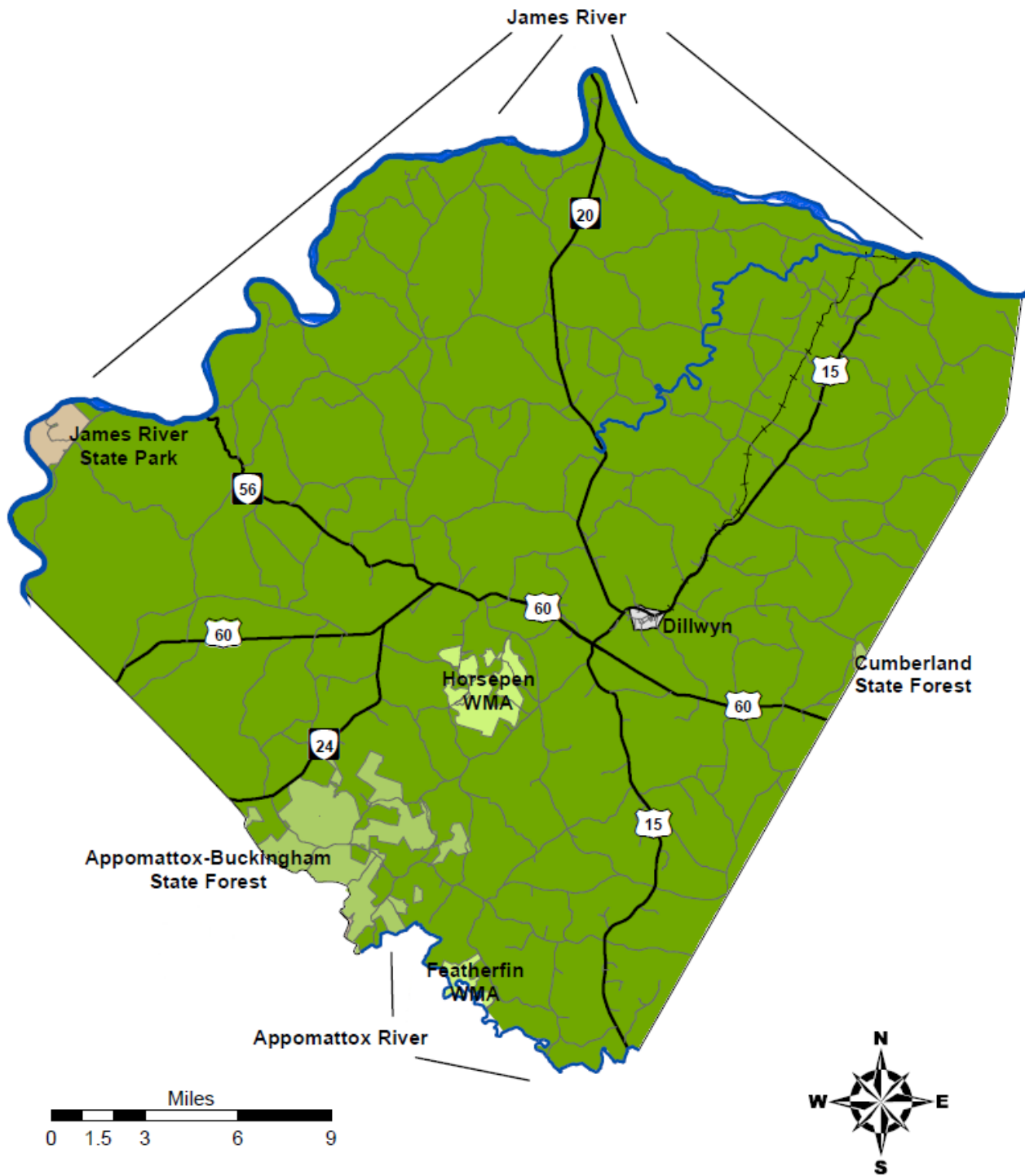


Map created by CRC - May 2010

Map created by CRC – May 2010

REGIONAL PROFILE

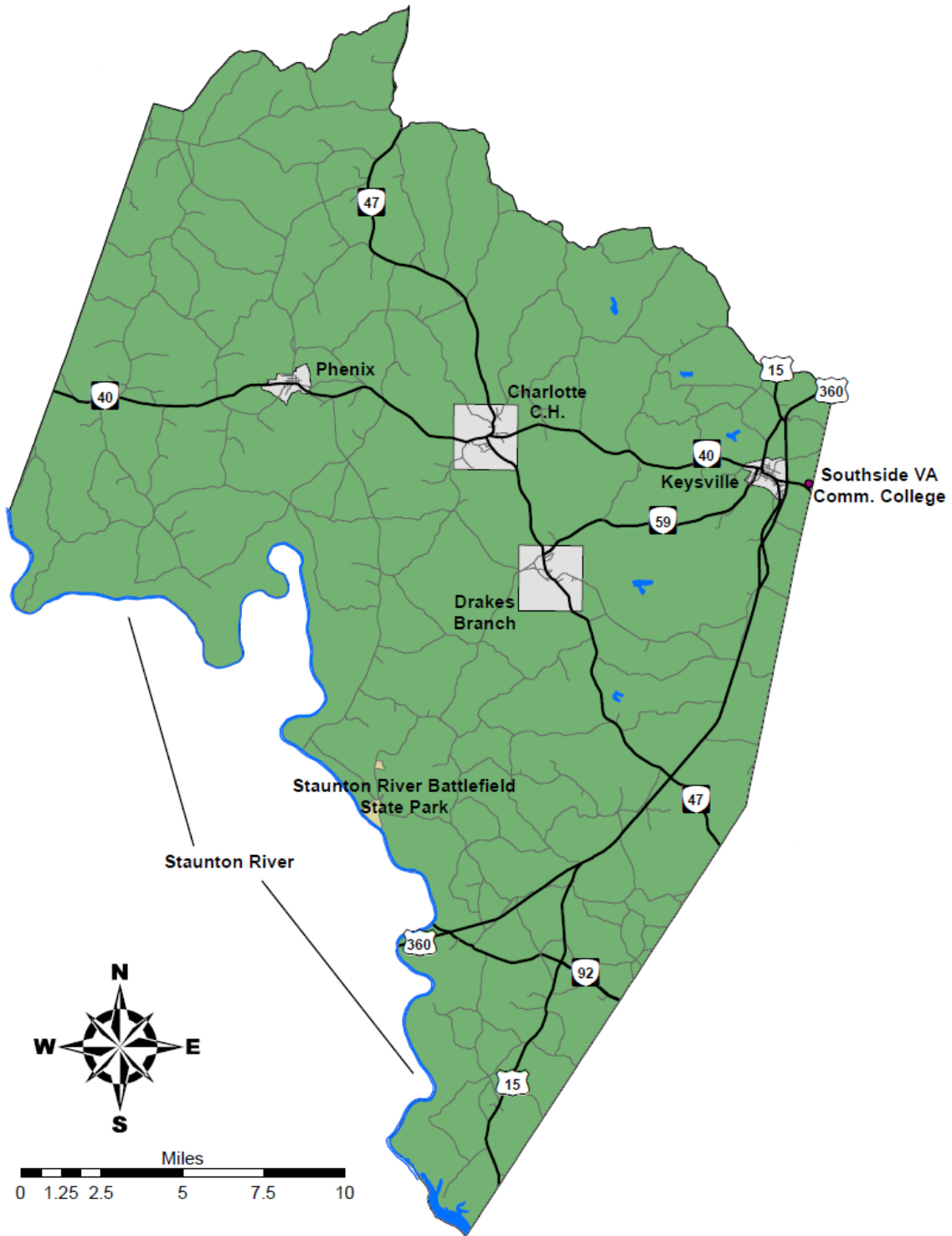
Map 3.2b
Buckingham County



Map created by CRC – May 2010

REGIONAL PROFILE

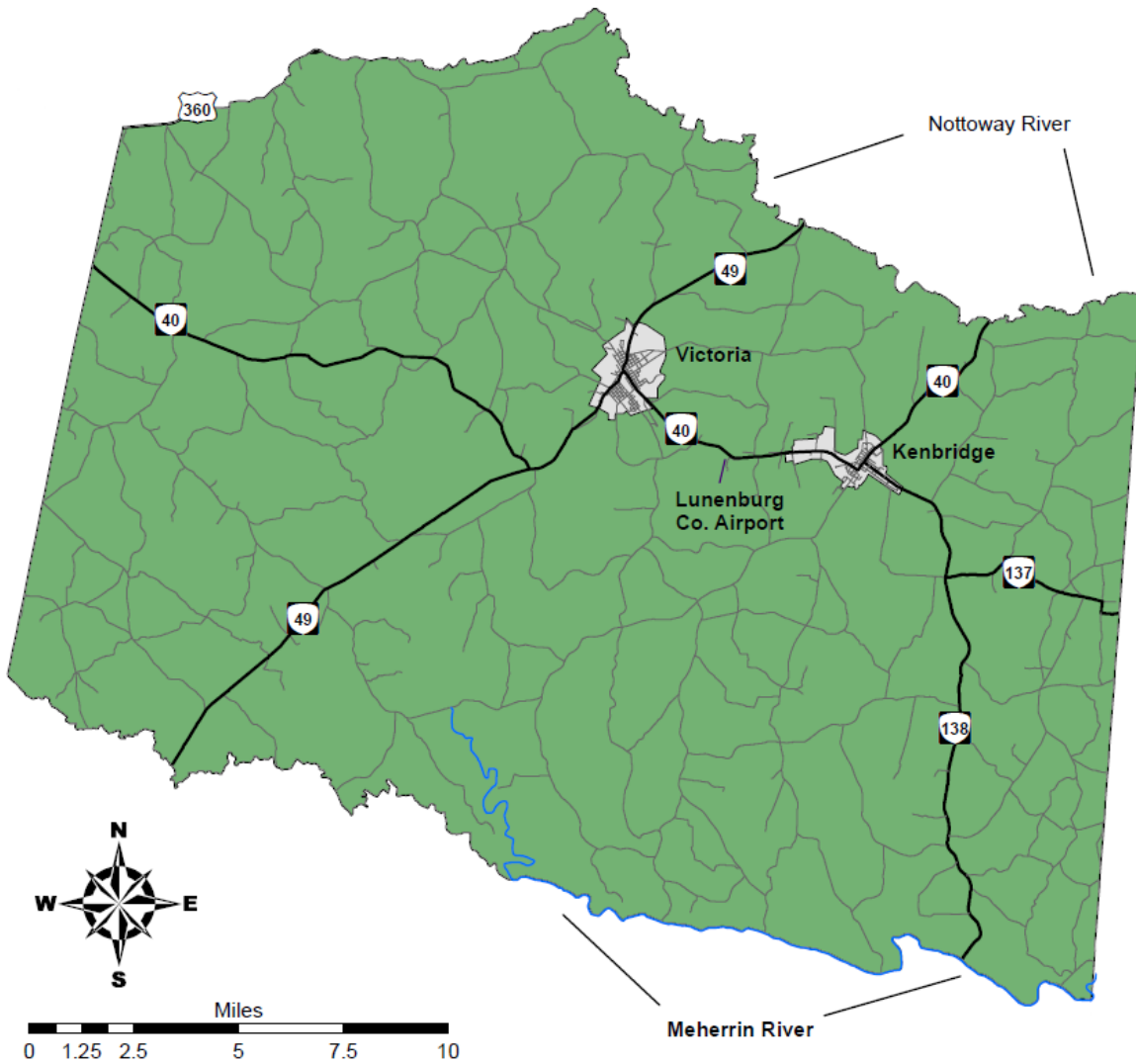
Map 3.2c
Charlotte County



Map created by CRC – May 2010

REGIONAL PROFILE

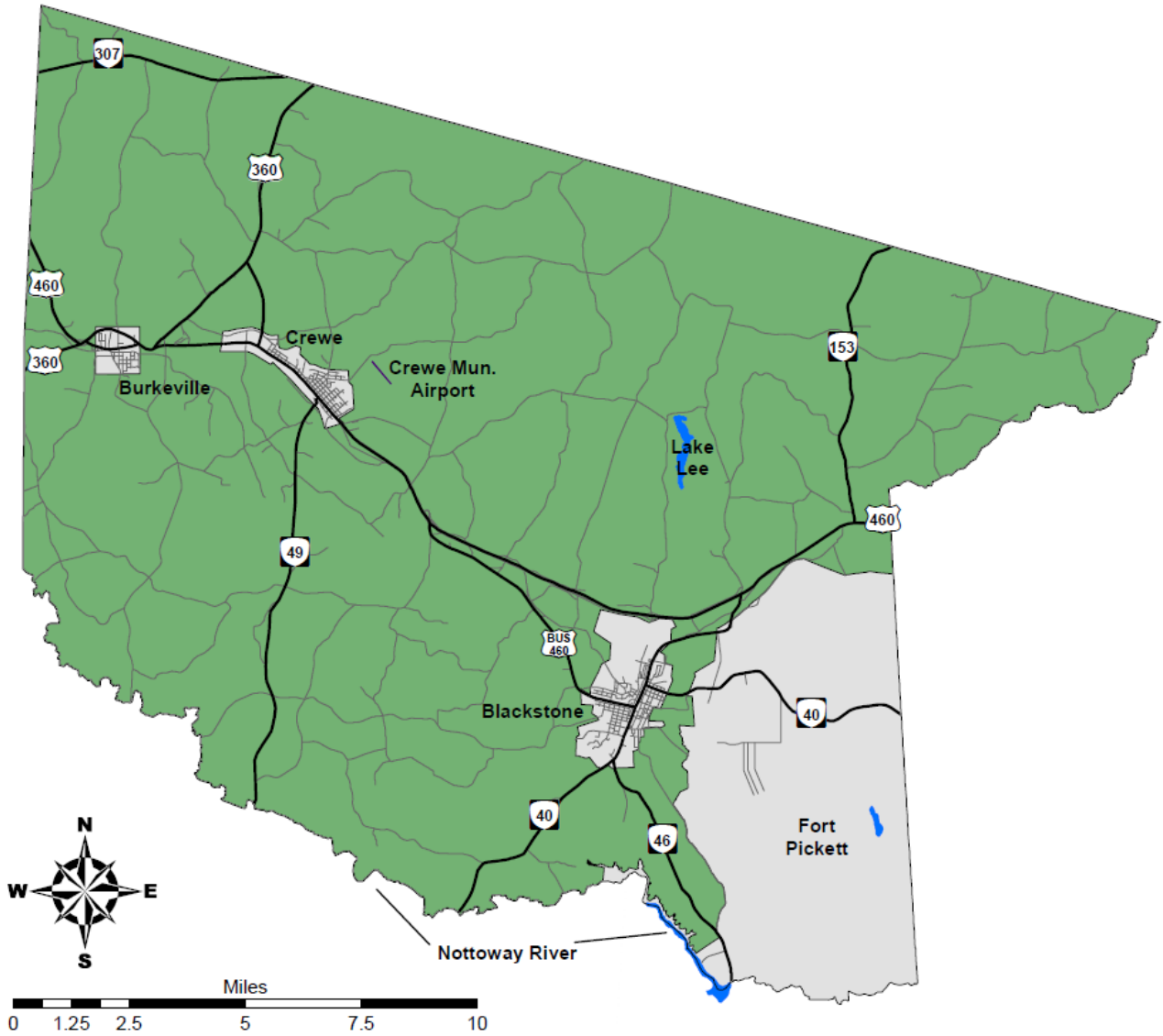
**Map 3.2d
Lunenburg County**



Map created by CRC – May 2010

REGIONAL PROFILE

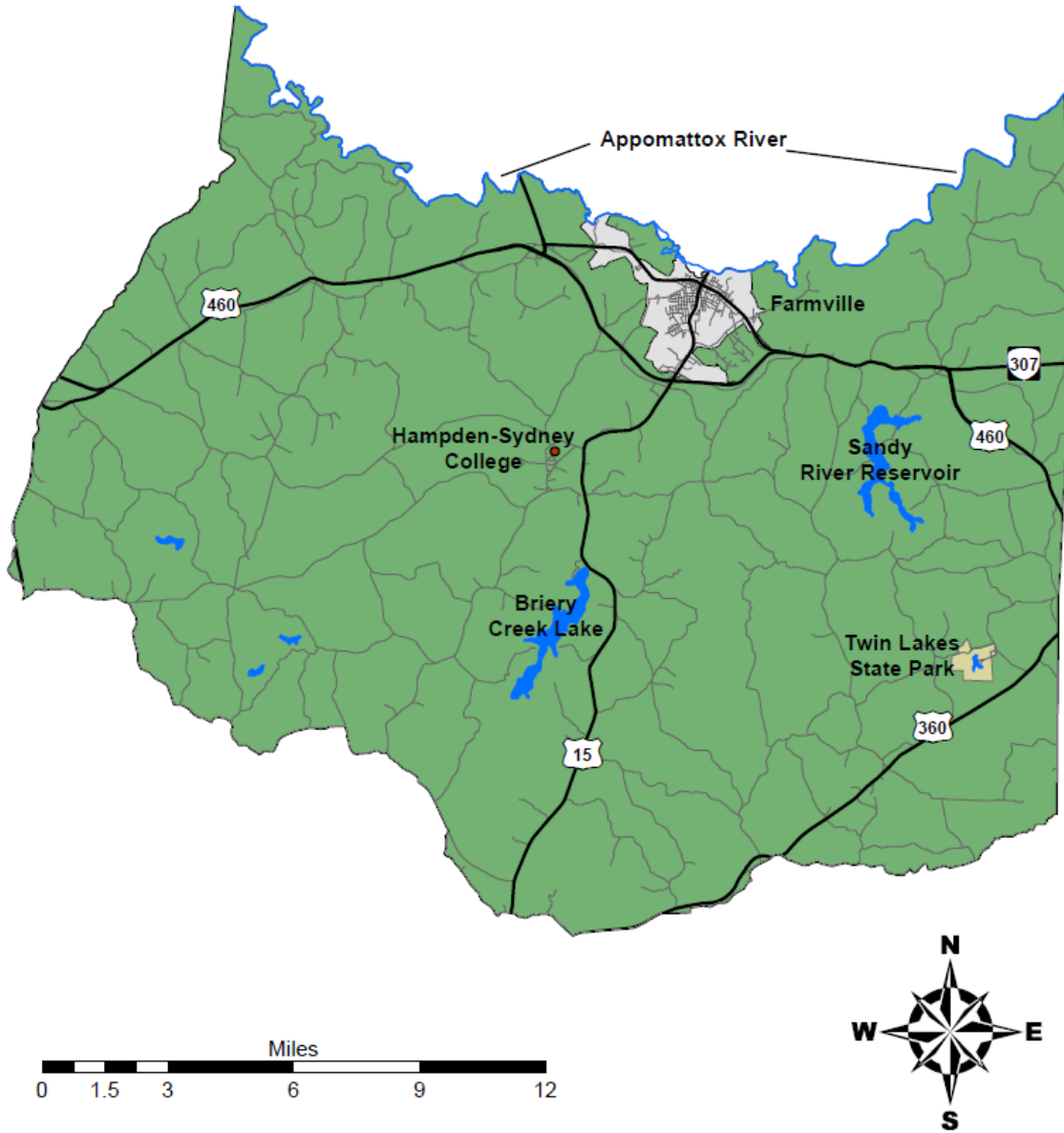
Map 3.2e
Nottoway County



Map created by CRC – May 2010

REGIONAL PROFILE

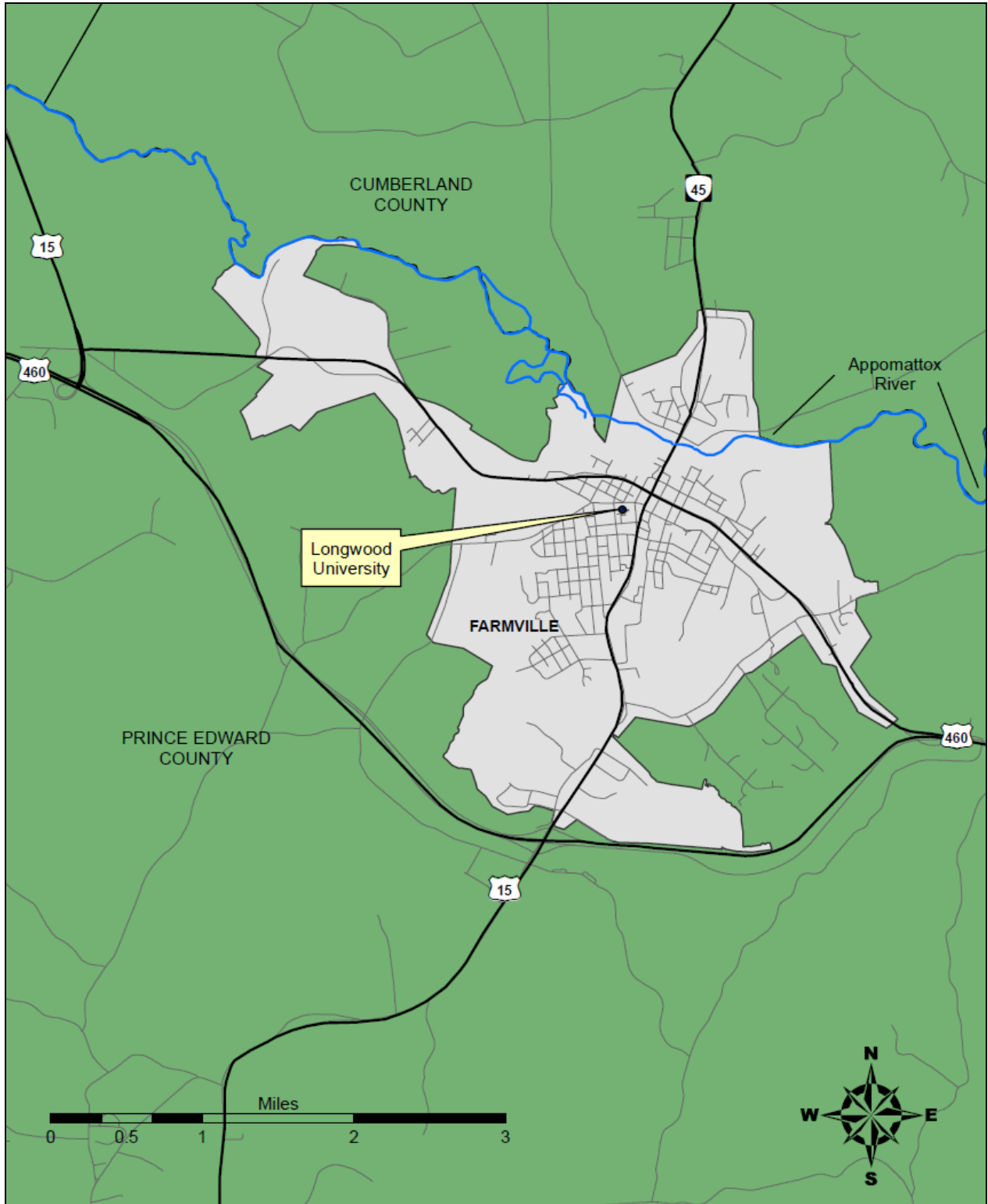
Map 3.2f
Prince Edward County



Map created by CRC – May 2010

REGIONAL PROFILE

Map 3.2g
Town of Farmville



Map created by CRC – May 2010

REGIONAL PROFILE

Geography

The counties covered in this Plan Update total approximately 2,521 square miles in area. **Table 3.1** shows a breakdown of this land area and population density by jurisdiction.

Table 3.1
Town and County Population Numbers

Locality	Area (in square miles)	2015 Population Estimates	Persons per square mile
Amelia County	366.0	12,909	35.27
Buckingham County	580.9	16,988	29.24
Dillwyn	0.7	444	634.29*
Charlotte County	475.0	12,454	26.22
Charlotte Court House	4	530	132.50
Drakes Branch	4.1	515	125.61
Keysville	1.2	812	676.67
Phenix	1.1	219	199.09
Lunenburg County	431.8	12,435	28.80
Kenbridge	2.0	1,227	613.50
Victoria	2.9	1,677	578.28
Nottoway County	314.7	16,261	51.67
Blackstone	4.6	3,491	758.91
Burkeville	1.0	412	412.00
Crewe	2.0	2,241	1,120.05
Prince Edward County	352.8	23,631	66.98
Farmville	7.4	8,169	1,103.92

Source: Virginia Assoc. of Counties, U.S. Census Bureau, Weldon Cooper Center

*Population density for the Town of Dillwyn is based on a land area of less than one square mile, which is why the persons per square mile figure is showing higher than the total population.

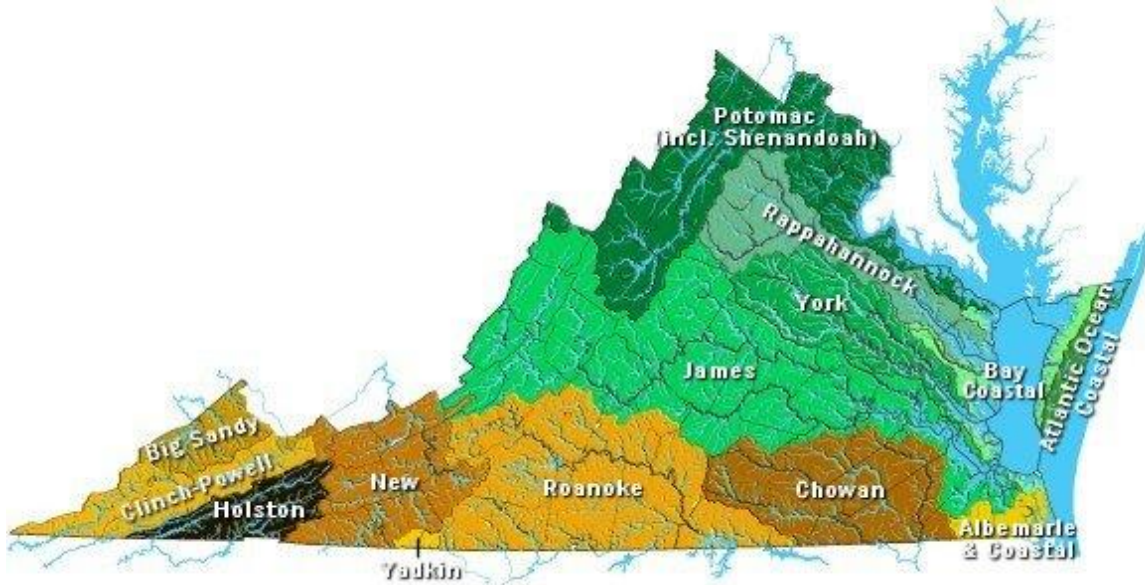
The dominating geographic characteristic for the region can be found in the rolling hills that give the Piedmont Region its name. These rolling hills are only occasionally interrupted by creeks, branches and rivers and even less common are small towns that dot the landscape. **Map 3.3** shows the major river basins in the region. Major rivers in the Piedmont Region include:

- Appomattox River
- Roanoke/Staunton River
- Nottoway River
- Meherrin River (North, Middle, and South)
- James River
- Bush River
- Little Nottoway River
- Little Willis River
- Willis River
- North River
- Sandy River

REGIONAL PROFILE

- Slate River

Map 3.3
Virginia's Major Watershed's



Source: Virginia Department of Conservation and Recreation Website, 2007
<http://www.dcr.virginia.gov/soil & water/wsheds.shtml>

Land Use

Despite some suburban development occurring in the region, much of the land cover remains forested or agricultural. **Table 3.2** shows land cover percentages for each county using the most recent satellite imagery available. A land use/land cover map can be found in *Section 6, Vulnerability Assessment*.

Table 3.2
Planning District 14 Land Use Land Cover Data
(As a percentage of total land cover)

Land Cover Type	Amelia	Buckingham	Charlotte	Cumberland	Lunenburg	Nottoway	Prince Edward
Pasture/Hay	20.0	11.8	19.7	17.1	18.9	19.6	18.5
Row Crops	2.8	0.8	2.6	1.3	2.2	2.4	1.1
Woody Wetlands	2.4	1.4	5.0	4.3	3.0	2.5	4.3
Open Water	0.5	1.0	0.8	0.9	Less than 0.5	0.6	0.9
Transitional	3.2	3.4	2.2	2.1	3.0	2.6	1.0
Deciduous Forest	37.2	51.9	38.1	41.0	40.2	37.4	42.5
Evergreen Forest	12.3	12.8	12.8	12.4	14.3	12.2	10.9
Mixed Forest	20.8	16.2	17.8	19.8	17.3	19.3	19.1
Emergency Herbaceous Wetlands	0.6	Less than 0.5	0.5	0.6	Less than 0.5	0.5	Less than 0.5
Low Intensity Residential	Less than 0.5	Less than 0.5	Less than 0.5	Less than 0.5	Less than 0.5	1.9	1.0
Commercial Industrial Transportation	Less than 0.5	Less than 0.5	Less than 0.5	Less than 0.5	Less than 0.5	1.0	Less than 0.5

Source: National Land Cover Dataset, UVA Geostat Center, <http://fisher.lib.virginia.edu/collections/gis/nlcd/>

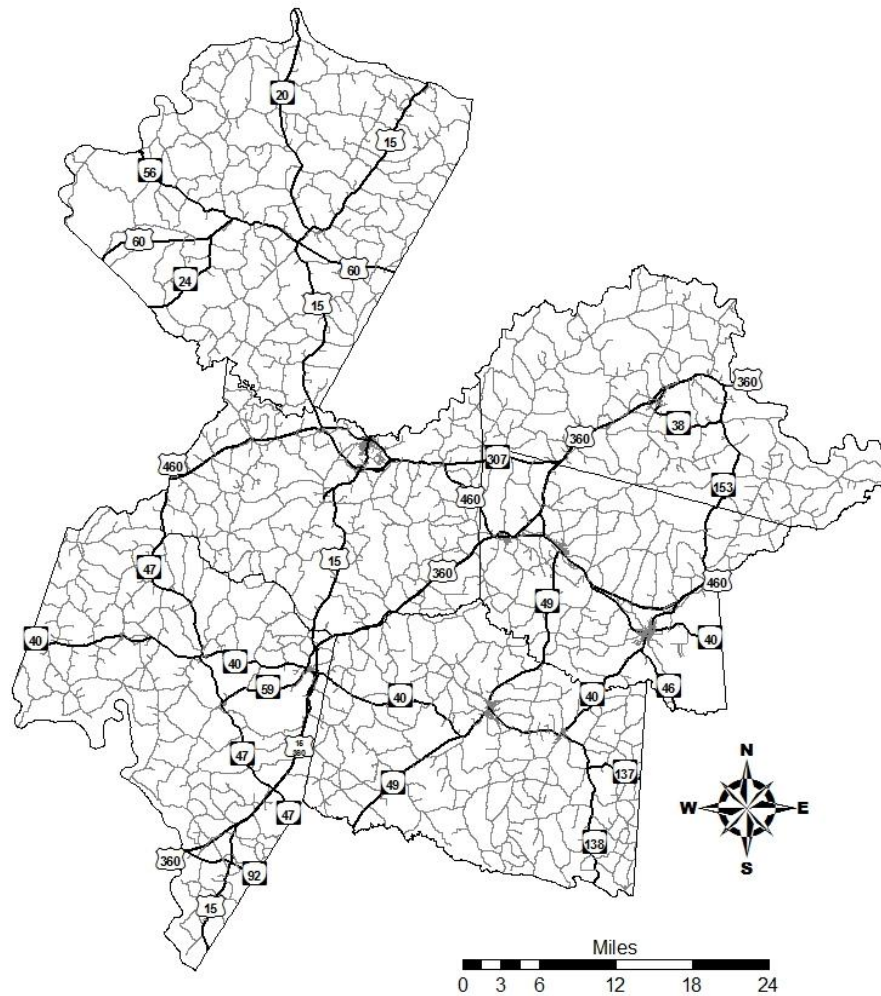
REGIONAL PROFILE

Transportation

The region is connected by a loose network of primary and secondary roads. While there is no Interstate access into the region, several important U.S. highway routes traverse the region to make roadway travel easy. Highway 15 bisects the region on a north/south axis. Highway 360 merges with Highway 15 for a short distance and it crisscrosses the region from the southwest to the northeast. Other U.S. highways in the region include U.S. 60 and U.S. 460. There are also many important local Virginia routes in the region. Important State Routes (SR) of note are SR 20, SR 40, SR 45, SR 47, SR 49, SR 56, SR 153, and SR 307. **Map 3.4** shows the major transportation routes in the region.

Other transportation modes in the region include regional airports and a series of rail lines. The closest international airports are located in Richmond, Virginia, and Raleigh, North Carolina. The Farmville Regional Airport is the largest airport in the region and serves as an important hub for commuter flight activity. Allen Perkinson Field is a U.S. Army airfield located just outside of Blackstone at Fort Pickett.

Map 3.4
Major Transportation Routes in Covered Localities



Map created by CRC – October 2015

REGIONAL PROFILE

Population

The total population of the six participating counties in 2014, according to latest population estimates, was 94,646. This was an increase of less than one percent from its 2010 Census total population of 94,557 for these localities. By contrast, the growth rate for the entire State of Virginia during this period was 4.1 percent. These six counties retain a low-density population of 37.54 people per square mile (based on 2014 population estimates). That is much lower than the average population density for the State of Virginia which is 194.66 people per square mile (based on the 2015 population estimate for Virginia and a land area of 42,774 square miles).

Nottoway County experienced the greatest growth rate during this period, with a 1.6 percent increase (or 251 people). The Town of Phenix experienced the largest decrease by percentage (3.1 percent), while Lunenburg County experienced the largest decrease in terms of raw numbers (253). **Table 3.3** shows growth rates for all counties and localities in the region.

Table 3.3
Population Growth in the Region

Locality	2010 Population	2015 Population Estimates	Percent Change	Persons Added/Lost
Amelia County	12,690	12,909	+ 1.7%	+ 219
Buckingham County	17,146	16,988	- 0.9%	- 158
Dillwyn	447	444	- 0.7%	- 3
Charlotte County	12,586	12,454	- 1.0%	- 132
Charlotte Court House	543	530	- 2.4%	- 13
Drakes Branch	530	515	- 2.8%	- 15
Keysville	832	812	- 2.4%	- 20
Phenix	226	219	- 3.1%	- 7
Lunenburg County	12,914	12,435	- 3.7%	- 479
Kenbridge	1,257	1,227	- 2.4%	- 30
Victoria	1,725	1,677	- 2.8%	- 48
Nottoway County	15,853	16,261	+ 2.6%	+ 408
Blackstone	3,621	3,491	- 3.6	- 130
Burkeville	432	412	- 4.6%	- 20
Crewe	2,326	2,241	- 3.7%	- 85
Prince Edward County	23,368	23,631	+ 1.1%	+ 263
Farmville	8,216	8,169	- 0.6%	- 47
Virginia	8,001,024	8,382,993	+ 4.8%	+ 381,969
NATION	308,745,538	321,418,820	+ 4.1%	+ 12,673,282

Source: U.S. Census/Weldon Cooper Center

Given the low population growth in the region, there has been little change to the development patterns for the localities covered under this Plan Update. The Town of Farmville has seen some business development in recent years; however, the Town is taking steps to minimize the impact of development in flood-prone areas (for instance, working to purchase and remove homes located in the floodplain area).

Population projections from the Virginia Employment Commission (VEC), done in conjunction with the Weldon Cooper Center, are based on 2010 Census figures. The

REGIONAL PROFILE

latest projections go out to 2040. **Table 3.4** shows population projections for 2020, 2030, and 2040.

Table 3.4
County Population Projections

County	2010 (Census Population)	2020 Population Projection	2030 Population Projection	2040 Population Projection
Amelia	12,690	13,413	13,968	14,449
Buckingham	17,146	17,761	18,131	18,419
Charlotte	12,586	12,523	12,427	12,332
Lunenburg	12,914	12,953	13,047	13,144
Nottoway	15,853	16,035	16,212	16,374
Prince Edward	23,368	24,865	25,816	26,592

Source: Virginia Employment Commission, Weldon Cooper Center

Housing

Since 2000, FEMA has spent more than \$200,000 in this region for temporary housing, home repairs and other disaster-related needs for individuals and families (source: FEMA). With increasing housing values and an increasing number of housing units in the region, damage estimates from storm events can be expected to rise to higher levels.

The number of housing units has risen gradually in each county since 2000. Prince Edward County has the most housing units with 9,170. This can be attributed to having the largest town in the region (Farmville) and two higher education institutions (Longwood University and Hampden Sydney College) located in the County.

Table 3.5
Number of Housing Units

County	2000	2005-2009*	2009-2013*
Amelia	4,609	5,336	5,370
Buckingham	6,290	6,422	7,224
Charlotte	5,734	6,265	6,265
Lunenburg	5,736	5,956	5,922
Nottoway	6,373	6,805	6,670
Prince Edward	7,527	8,435	9,170
TOTAL	38,269	39,219	40,621

Source: U.S. Census Bureau (*denotes American Community Survey estimate)

The median house value for the six counties from 2009 through 2013 was \$133,300.00 (based on estimates provided by the U.S. Census Bureau, averages for all six counties), which is lower than both median values for houses across the State of Virginia (\$244,600.00) and across the Nation (\$176,700.00).

REGIONAL PROFILE

Table 3.6
Median Value of Owner-Occupied Housing Units

County	2000	2005-2009*	2009-2013*	Change 2000-2013
Amelia	\$92,400	\$170,000	\$180,700	+95.6%
Buckingham	\$74,900	\$109,500	\$128,800	+72.0%
Charlotte	\$72,700	\$94,300	\$98,900	+36.0%
Lunenburg	\$60,200	\$98,700	\$100,400	+66.8%
Nottoway	\$73,200	\$120,700	\$137,600	+88.0%
Prince Edward	\$93,000	\$139,300	\$153,400	+64.9%

Source: U.S. Census Bureau (*denotes American Community Survey estimate)

Employment and Income

The business climate in this region is unique. Historically, manufacturing was the top source of employment for the region. However, due to a variety of factors (technology, outsourcing, changes in the economy, etc.), manufacturing has been on the decline in recent years. As evidenced in **Table 3.7**, manufacturing is still a major source of employment in the region but government (local, state and federal) and health are also employing significant numbers of people. There is a large base of experienced and skilled employees that serve as an asset for existing manufacturers and for new manufacturers considering locating in the region. The three institutions of higher learning (Longwood University, Hampden-Sydney College, and Southside Virginia Community College) provide job opportunities for those employees skilled in education and research. There is also a healthy retail environment, and service industry jobs are available throughout the region. CENTRA Southside Community Hospital provides professional medical services for the region.

Table 3.7
Major Employers in the Region (as of June 2016)

County	Top 5 Employers
Amelia	<ul style="list-style-type: none"> • Amelia County School Board • Amelia Life Care, LLC • County of Amelia • Star Children's Dress Company • Glenwood Farms
Buckingham	<ul style="list-style-type: none"> • Buckingham County School Board • Commonwealth of Virginia, Buckingham Correctional Center • Dillwyn Correctional Center • Kyanite Mining Corp. • County of Buckingham
Charlotte	<ul style="list-style-type: none"> • Charlotte County School Board • Commonwealth of Virginia, Southside Virginia Community College • County of Charlotte • Genesis Products, Inc. • Morgan Lumber Company

REGIONAL PROFILE

County	Top 5 Employers
Lunenburg	<ul style="list-style-type: none"> • Lunenburg County Public Schools • Virginia Marble Manufacturing • Commonwealth of Virginia, Lunenburg Correctional Center • S&M Brands • County of Lunenburg
Nottoway	<ul style="list-style-type: none"> • Nottoway County Public Schools • Commonwealth of Virginia, VA Ctr. for Behavioral Rehabilitation • Commonwealth of Virginia, Nottoway Correctional Center • Commonwealth of Virginia, Piedmont Geriatric Hospital • U.S. Department of Defense
Prince Edward	<ul style="list-style-type: none"> • Commonwealth of Virginia, Longwood University • CENTRA Health • Prince Edward County Public Schools • Hampden-Sydney College • Wal-Mart Associates, Inc.

Source: Virginia Employment Commission, June 2016

However, the region also displays some unhealthy economic characteristics. **Table 3.8** shows the poverty level of each county in the region as of 2013. As the numbers show, the region compares unfavorably with the State as a whole (and, to a large degree, the nation).

Table 3.8
Poverty Levels, 2014

County	Percent of Individuals in Poverty	Percent of Families in Poverty
Amelia	9.6%	8.4%
Buckingham	22.2%	15.8%
Charlotte	19.3%	12.2%
Lunenburg	19.9%	15.9%
Nottoway	20.9%	16.0%
Prince Edward	22.3%	16.5%
Virginia	11.5%	8.2%
United States	15.6%	11.5%

Source U.S. Census Bureau, American Community Survey 5-year estimates

Another economic indicator for the region is the unemployment rate. **Table 3.9** provides a summary of each county's unemployment rate from 2011-2015 in comparison with the average rates in Virginia and nationwide.

REGIONAL PROFILE

**Table 3.9
Unemployment Rate (2011—2016)**

Area	2011	2012	2013	2014	2015	2016
United States	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%
Virginia	6.6%	6.0%	5.7%	5.2%	4.5%	4.0%
Amelia County	7.5%	6.5%	5.9%	5.3%	4.4%	4.2%
Buckingham County	9.6%	8.5%	7.8%	6.6%	5.8%	5.3%
Charlotte County	9.8%	8.7%	7.8%	6.7%	5.7%	5.0%
Lunenburg County	8.6%	7.6%	7.1%	6.0%	5.2%	4.6%
Nottoway County	7.2%	6.4%	6.0%	5.4%	4.5%	3.9%
Prince Edward County	9.0%	8.5%	8.4%	7.8%	6.5%	5.3%

Sources: United States Bureau of Labor Statistics, Virginia Employment Commission

In all the counties covered for this Plan Update, median income increased between the years 1999 and 2013; however, the increases between 2009 and 2013 were much smaller (and half of the counties saw median incomes drop between 2009 and 2013). The highest median household incomes can be found in Amelia County (\$52,885).

**Table 3.10
Median Household Income (2014 estimates)**

Locality	1999	2009	2014	Change 1999-2014	Change 2009-2014
Amelia County	\$40,252	\$48,897	\$55,870	+38.8%	+14.3%
Buckingham County	\$29,882	\$38,128	\$38,484	+28.8%	+0.9%
Charlotte County	\$28,929	\$37,591	\$34,820	+20.4%	-8.0%
Lunenburg County	\$27,899	\$35,963	\$37,881	+35.8%	+5.3%
Nottoway County	\$30,866	\$40,776	\$35,911	+16.3%	-13.5%
Prince Edward County	\$31,301	\$36,242	\$37,238	+19.0%	+2.7%

Source: U.S. Census Bureau, American Community Survey (2009 and 2014 numbers are estimates)

REGIONAL PROFILE

Declared Disasters

Table 3.11 contains a list of federally declared disasters in Planning District 14 since 1969.

**Table 3.11
Declared Disasters Since 1969**

Locality Affected	Date of Disaster Declaration	Description
Buckingham County	08/23/1969	Severe Storms and Flooding
Entire Region	09/08/1972	Tropical Storm Agnes
Buckingham County	10/10/1972	Severe Storms and Flooding
Lunenburg County	10/10/1972	Severe Storms and Flooding
Nottoway County	10/10/1972	Severe Storms and Flooding
Entire Region	03/10/1994	Severe Ice Storms and Flooding
Charlotte County	04/11/1994	Severe Winter Ice Storm
Buckingham County	04/11/1994	Severe Winter Ice Storm
Prince Edward County	04/11/1994	Severe Winter Ice Storm
Entire Region	02/02/1996	Blizzard of '96 (Severe Snow Storm)
Entire Region	09/16/1996	Hurricane Fran and Associated Severe Weather
Lunenburg County	09/28/1999	Hurricane Floyd
Entire Region	02/28/2000	Severe Winter Storms
Prince Edward County	05/15/2002	Severe Storms, Tornadoes, and Flooding
Entire Region	09/18/2003	Hurricane Isabel
Entire Region	09/12/2005	Public Assistance from Hurricane Katrina Evacuation
Lunenburg County	09/22/2006	Tropical Storm Ernesto
Buckingham County	04/27/2010	Severe Winter Storms
Amelia County	9/30/2011	Hurricane Irene
Lunenburg County	9/30/2011	Hurricane Irene
Nottoway County	9/30/2011	Hurricane Irene
Entire Region	7/27/2012	Straight Line Winds

Source: Federal Emergency Management Agency