

Buckingham County Comprehensive Plan 2015 - 2020



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**Buckingham County, Virginia
Comprehensive Plan**

Adopted September 14, 2015

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Buckingham County Comprehensive Plan

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CHAPTER I

Introduction



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I. Introduction

A. The Purpose and Legal Basis of a Comprehensive Plan

The Comprehensive Plan for the County of Buckingham is an official public document that outlines the desired physical, social and economic development through 2020. It is an assessment of Buckingham County and its resources, people, finances, natural features, housing and public facilities. Additionally, it assesses the needs in these areas and presents a strategy whereby those resources are managed effectively to satisfy the identified needs. The Plan is not a fixed blueprint for future development, but rather a guide in the decision making process and should be used accordingly.

Authority to plan is based on the police power of the State, which in Virginia is delegated to the localities. Planning for a particular locality is accomplished through a local planning commission, which is composed of citizens appointed by the governing body to serve in an advisory capacity to the governing body. It is the duty of the governing body, however, to officially adopt and implement the plan. Methods of implementation may include zoning, subdivision control, a capital improvements program, and official mapping. This plan is therefore submitted to the citizens in partial fulfillment of the mandate in the Code of Virginia, Section 15.2-2223.

There are several fundamental reasons for a locality to prepare and implement a Comprehensive Plan. These include:

- To forecast and prepare for future changes in the community. These may include changes such as population size, employment base, environmental quality and the demand for public services and facilities.
- To identify the concerns, needs and aspirations of local citizens for the quality of life in the community and use these to set clear goals for the future.
- To establish policies, or courses of action, needed to achieve determined goals and protect the public health, safety and welfare of local residents.
- To conform to the State of Virginia requirements that every local government adopt and maintain a Comprehensive Plan.

Section 15.2-2223 of the Code of Virginia requires that every governing body in the Commonwealth adopt a Comprehensive Plan for the territory under its jurisdiction by July 1, 1980. Section 15-2.2230 requires the local Planning Commission to review that plan at least once every five years.

Section 15.2-2200 of the Code of Virginia establishes the legislative intent of planning and zoning enabling authority. In summary, the State's intent is to encourage local governments to:

- Improve the public health, safety, convenience and welfare of the citizens
- Plan for future development with adequate highway, health, recreational and other facilities
- Recognize the needs of agriculture, industry and business in future growth
- Preserve agricultural and forest land
- Provide a healthy surrounding for family life in residential areas
- Provide that community growth can be consonant with the efficient use of public funds.

Section 15.2-2223 specifically states that *"the comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities."*

Section 15.2-2223 also specifically states that the Comprehensive Plan shall be *"general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be."*

Section 15.2-2223 further states that the Comprehensive Plan *"shall show the locality's long-range recommendations for the general development of the territory covered by the plan."* The information in the Plan *"may include, but need not be limited to,"* information including:

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, including age-restricted, housing; business; industrial; agricultural; mineral resources; conservation; active and passive recreation; public service; flood plain and drainage; and other areas;
2. The designation of a system of community service facilities such as parks, sports playing fields, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
3. The designation of historical areas and areas for urban renewal or other treatment;
4. The designation of areas for the implementation of reasonable ground water protection measures;

5. A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forest district maps, where applicable;
6. The location of existing or proposed recycling centers; and
7. The location of military bases, military installations, and military airports and their adjacent safety areas.
8. The designation of corridors or routes for electric transmission lines of 150 kilovolts or more.

In addition, Section 15.2-2223 stipulates that the Plan *"shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated."*

Section 15.2-2223 specifically states that *"as part of the Comprehensive Plan each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the Plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, and public transportation facilities. The Plan shall recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. The locality shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services that are located within the territory in order to facilitate community integration of the elderly and persons with disabilities."*

The Code of Virginia Section 15.2-2223 states that prior to the adoption of a comprehensive plan, part of a comprehensive plan, or an amendment to a comprehensive plan, a locality *"shall submit such plan or amendment to the Department of Transportation for review and comment if the plan or amendment will substantially affect transportation on state controlled highways as defined by regulations promulgated by the Department."* VDOT may, within 30 days of receipt, request a meeting with the local planning commission to discuss any plans or amendments that fall under this category, and any such meeting may last as long as *"the participants may deem them useful."*

Section 15.2-2223 further stipulates that VDOT will submit written comments to the plan or amendment within 90 days of receipt, *"or by such later deadline as may be agreed to by the parties in the discussions"* in the event that meetings between the locality and VDOT make the 90-day deadline unfeasible.

In Virginia, the local Comprehensive Plan is a guide for the governing body to follow in making both long-range and day-to-day decisions regarding all aspects of community development. The governing body can exercise discretion in how strictly it interprets and follows the plan.

However, the Code provides that the construction, extension or change in use of streets or other public facilities be subject to review and approval by the Planning Commission as to whether the general location, character and extent of the proposed facility is in substantial accord with the adopted Comprehensive Plan. The Plan, therefore, has great control over the construction of public facilities and utilities, as well as private land uses.

B. Developing a New Comprehensive Plan for Buckingham County

The Buckingham County Board of Supervisors adopted its most recent Comprehensive Plan on July 14, 2008.

On March 11, 2014, the County of Buckingham contacted the Commonwealth Regional Council (CRC) requesting assistance with revisions to the July 14, 2008 Comprehensive Plan. The requested scope of work included the following:

- Bring the Comprehensive Plan into compliance with all State regulations and requirements;
- Conduct a series of Community Outreach meetings;
- Edit the Implementation section to include a schedule and priority of achievement; and
- Create an Executive Summary.

At the regular monthly meeting of the Buckingham County Board of Supervisors held on April 14, 2014, it was by unanimous vote to accept the proposal from the Commonwealth Regional Council (CRC) to update the County Comprehensive Plan (per specific scope of work noted above). In early May, 2014, the County contracted with the CRC for technical assistance for the update of the Buckingham County Comprehensive Plan.

This Comprehensive Planning Process addressed the major concerns of the County by identifying the fundamental, long-term goals for community development for the next five to 20 years. Furthermore, it addresses the policies for public facilities, utilities, and land use which the County will need to implement in order to achieve those goals.

C. Process for Plan Development and Adoption

Through assistance provided by the Commonwealth Regional Council (CRC), the Buckingham County Comprehensive Plan was developed in four phases. These four phases are as follows:

Phase I (Collecting/Updating/Analyzing)

Introduction:

Purpose and Legal Basis of a Comprehensive Plan
Developing a New Comprehensive Plan for Buckingham County
Process for Plan Development and Adoption
Overview of Methods for Identifying Issues

Inventory and Analysis: Demographics

- Regional Setting & History
- Population
- Education
- Income
- Commutation Patterns
- Employment/Unemployment
- Economic Activity

Phase II (Collecting/Updating/Analyzing)

Inventory and Analysis: Community Resources

- Housing
- Transportation
- Community Facilities and Services
- Historical Sites
- Natural Resources

Phase III (Updating/Identifying Issues)

Specialty Policy Areas

- Rural Conservation – Loss of Agriculture Land and Open Space
- Corridor Development
- Village Center/Corridor Areas
- Land Use and Transportation Interactions
- Affordable Housing
- Community Services and Facilities
- Economic Development/Job Creation

Buckingham County Land Use Plan

- Introduction
- Current Land Use
- Future Land Use

Phase IV (Updating Goal Setting & Implementation Plan)

- Goals, Objectives and Strategies
- Implementation Plan

Phase IV

- Executive Summary

The following section summarizes the process that was undertaken by the Buckingham County Planning Commission for the development of the Comprehensive Plan and final adoption by the County Board of Supervisors. For a more detailed review of the process methods, please refer to the Appendix materials.

Buckingham Comprehensive Plan 2015 - 2020

<u>Date</u>	<u>Activity</u>	<u>Description</u>
May 19, 2014	Planning Commission Work Session	Kick-Off Meeting- Review of Local Planning Legislation per the <u>Code of Virginia</u> , Comprehensive Planning Process, Phases of Update, Tentative Schedule, and questions/ input from Commission members.
August 18, 2014	Planning Commission Work Session	Present DRAFT Phase I and Phase II Update; Discuss draft and make recommendations.
September 15, 2014	Planning Commission Work Session	Follow-up per recommendation of DRAFT Phase I and Phase II Update. Discuss Community Meetings: Location, Agenda, Advertisement, etc.
October 7-9, 2014	Community Meetings	Three (3) Community Meetings
November 17, 2014	Planning Commission Work Session	Present Community Meetings Summary Report. Begin discussions on DRAFT Phase III Update; Discuss Draft and make recommendations.
January 20, 2015	Planning Commission Work Session	Follow-up per recommendation of DRAFT Phase III Update. Begin discussions per Phase IV and Joint Meeting with Board of Supervisors
February 23, 2015	Board of Supervisors/Planning Commission Joint Work Session	Overview of Phase I thru Phase II. Begin joint discussions per Phase III (Land Use) and Phase IV (Goals, Objectives, Strategies and Implementation Plan)
March 16, 2015	Board of Supervisors/Planning Commission Joint Work Session	Continue joint discussions per Phase III and Phase IV.
April 20, 2015	Board of Supervisors/Planning Commission Joint Work Session	Final joint discussions per Phase III and Phase IV. Make a Recommendation
May 18, 2015	Full Planning Commission	Review all DRAFT Update Sections of Comprehensive Plan

Buckingham Comprehensive Plan 2015 - 2020

June 15, 2015	Full Planning Commission	Review DRAFT Executive Summary and schedule Public Hearing
July 20, 2015	Full Planning Commission	Public Hearing on DRAFT Plan (entirety) and make recommendation by way of Resolution to the Board of Supervisors
August 10, 2015	Board of Supervisors	Planning Commission presents Final DRAFT Plan to Board of Supervisors – Set Public Hearing
September 14, 2015	Board of Supervisors	Public Hearing - Adoption

D. Overview of Methods of Identifying Issues

A range of major issues facing the County of Buckingham has been identified. Review and analysis of these issues by the public, the Planning Commission and the Board of Supervisors provided the basis for establishing the County's planning goals and policies for this Comprehensive Plan. For a more detailed review of all the input received from the issue identification methods, please refer to the Appendix materials.

The major issues outlined in this Plan were identified through five methods:

1. ***Community Meetings-*** The County Planning Commission held four (4) separate Community Meetings (October 7-9, 2014) in the Peter Francisco Auditorium, Buckingham County Administration Complex. Each meeting was intended to inform citizens about the activities completed so far on the update and provide citizens an opportunity to provide input into the long-term vision for the County's future. All citizens were invited to these meetings, which were advertised in local newspapers and radio. Staff from the Commonwealth Regional Council made a brief presentation on the process and then divided attendees into groups for hands on discussion/input relating to the future development within the County. There was also a mapping exercise that provided citizens an opportunity to provide input on target growth areas and areas for location of facilities.

See Chapter VIII - APPENDIX for Summary Report of each Community Meeting shown in Exhibit I.

2. ***Research and analysis of available technical data-*** The Commonwealth Regional Council staff collected and analyzed data on a range of aspects on Buckingham County. The information contained in this Plan has helped to further enhance the understanding of many of the issues identified by local citizens during the other efforts described above.

3. ***Discussion with the Planning Commission-*** The Buckingham County Planning Commission held seven (7) work sessions from May 2014 through June 2015. During these meetings, the Planning Commission reviewed the citizen input and technical information and contributed its own analysis of the issues presented. Furthermore, the Planning Commission held three (3) Joint Work Sessions with the Board of Supervisors from on February 2015 through April 2015.

See Chapter VIII- APPENDIX for Minutes for each Planning Commission Comprehensive Plan Work Session shown in Exhibit II.

4. ***Citizen Survey*** - The Buckingham County Office of Zoning and Planning gathered a range of community issues/concerns through a Citizen Survey posted on the County Website during the month of October 2014. The Buckingham County High School Government Classes were also visited in October 2014. The classes were made up of high school seniors learning about all forms of government, including local government. The classes were given basic information about the current departments, positions, services and basic functions of Buckingham County government and given the surveys to complete. Part of this information included the purpose and process for the Comprehensive Plan. Approximately 25 students filled out a paper version of the online survey. The survey results were compiled with the other electronic survey responses to have a total of 89 completed surveys. In comparison, the results of the students were much like the online responses. The students placed high emphasis on preserving rural areas as well as encouraging appropriate business. They showed the most interest in having a community center, new library, and additional options for a grocery store. A summary of the Citizen Survey results can be seen in Chapter VIII – Appendix as EXHIBIT III.

CHAPTER II

Inventory and Analysis – Demographics



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II. Inventory and Analysis – Demographics

A. Regional Setting and History

Location and Size of Buckingham County

The County of Buckingham is located in the heart of central Virginia. The County consists of 582 square miles, and is bounded on the north by the James River and the southwest by the Appomattox River. Buckingham County is approximately 63 miles west of the City of Richmond, the state capital. It is approximately 45 miles south of the City of Charlottesville; 38 miles due east of the city of Lynchburg; and 173 miles south/southwest of Washington, DC (see MAP I and MAP II on the next two pages)

The County of Buckingham is rural in character with sparsely developed residences, community businesses and churches, interspersed in a gently rolling, central piedmont landscape. According to the 2010 U.S. Census, the total population is 15,623. There is one (1) incorporated Town located within the Buckingham County border - the Town of Dillwyn (MAP III on Page 16)

Creation of the County

Buckingham County was formed in 1761 from Albemarle County and was probably named either for the English county of that name or for the Duke of Buckingham. According to some sources, however, the name came from Archibald Cary's tract of land called Buckingham, on what was then Willis's Creek. It is the only Buckingham County in the United States.

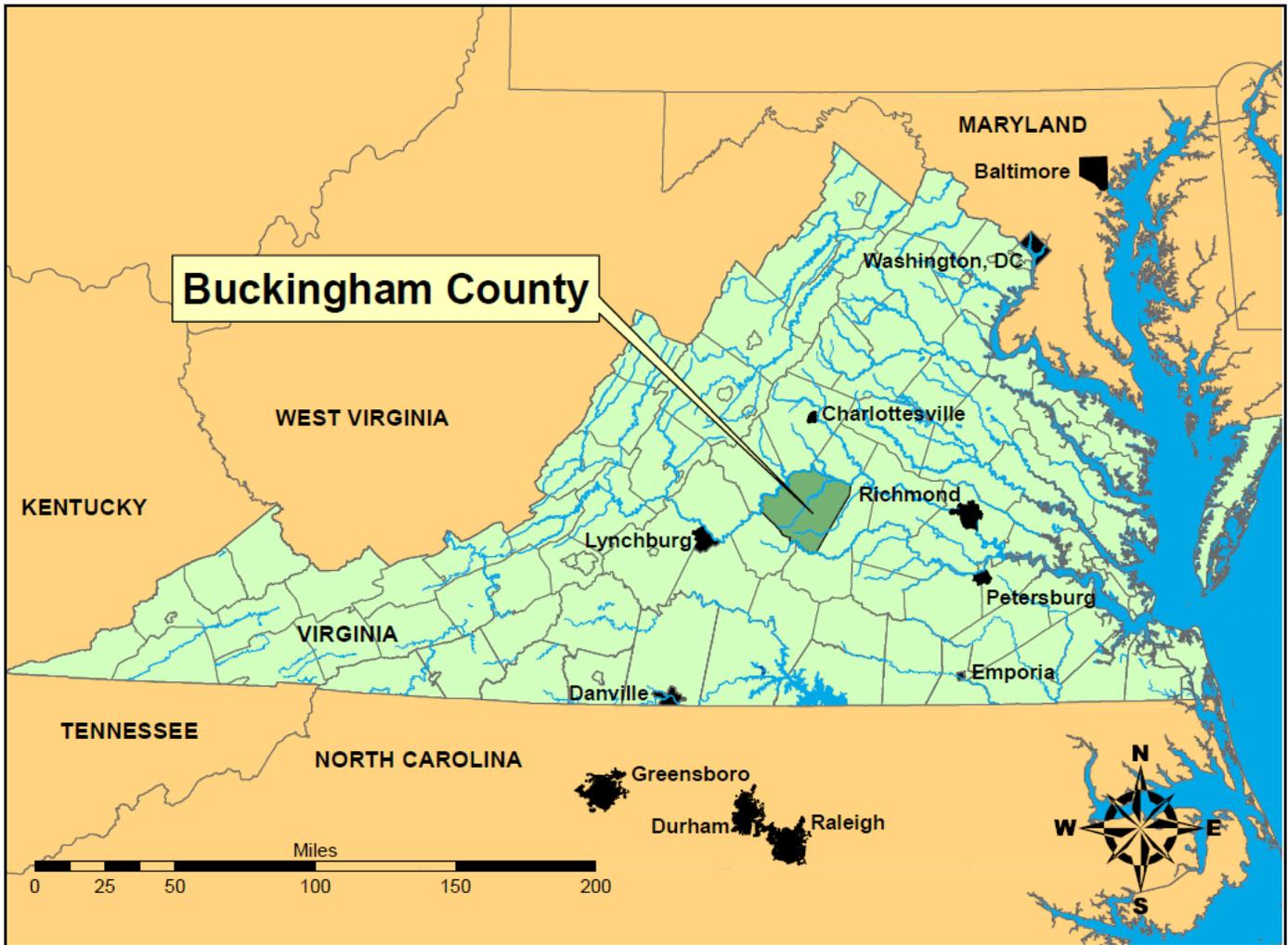
In 1821, Buckingham County resident, Charles Yancey, secured a design from his friend, Thomas Jefferson, for a new courthouse in Buckingham. The new courthouse, using Jefferson's design, was built between 1822 and 1824, but this courthouse and all of its records was destroyed by fire in 1869. Another courthouse was built on the same location in 1873 and is a registered Virginia Historic Landmark. An archeological study during recent courthouse renovation has revealed much information about "Jefferson's Courthouse" and the footprint of Jefferson's design has been preserved in the courthouse square landscape plan.

B. Population

Introduction

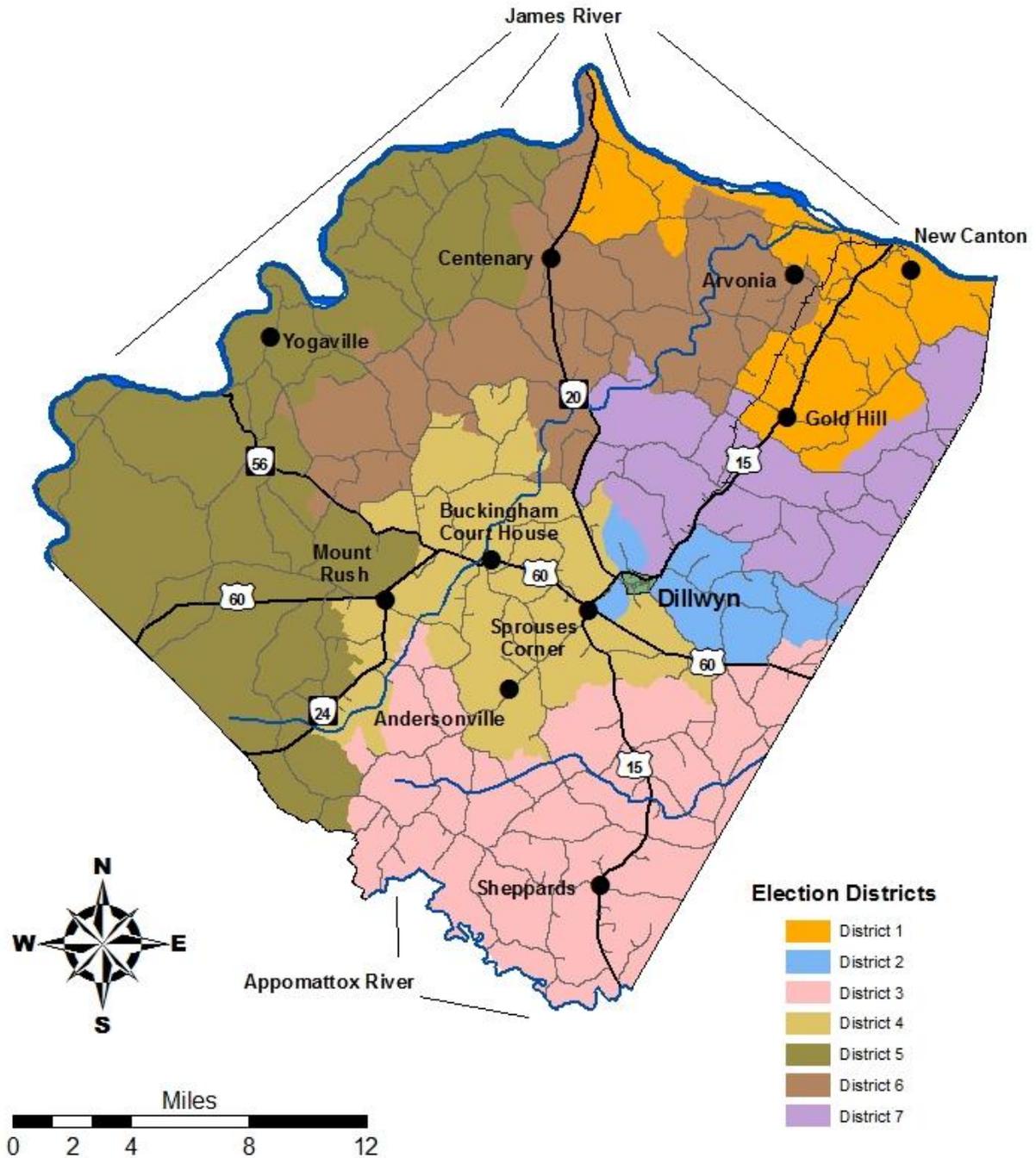
The population section of the Buckingham County Comprehensive Plan includes an analysis of the population characteristics of the County. Population analysis often concentrates on increases or decreases in population. Other important factors include changes in characteristics (age, sex and race), rate of growth and the distribution, which can affect planning for a community. Population trends affect land use, housing, community facilities and other aspects of community development.

MAP I Location of Buckingham County



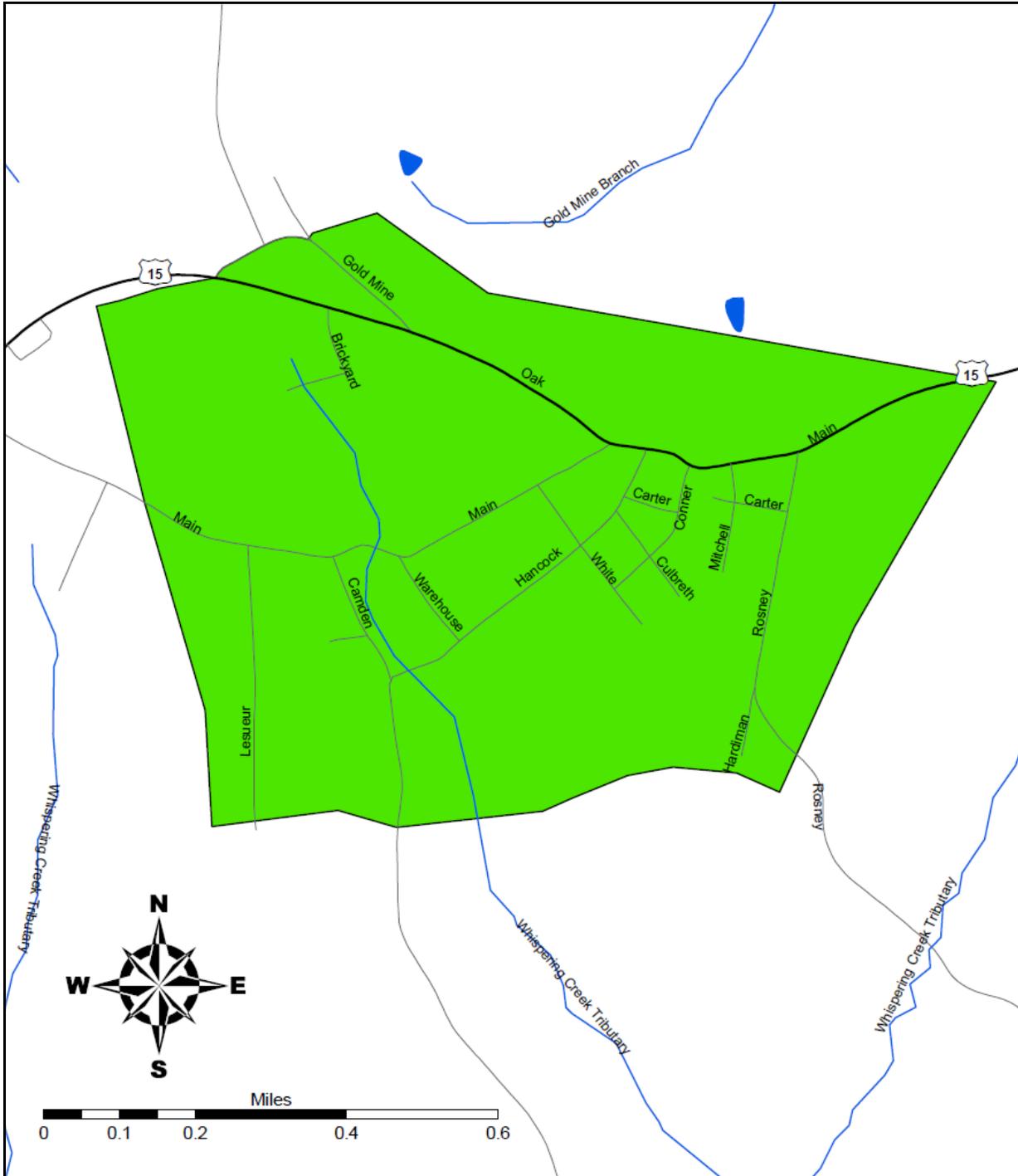
Map created by CRC – August 2014

MAP II Buckingham County General Map



Map created by CRC – August 2014

MAP III Town of Dillwyn General Map



Map created by CRC – August 2014

Past Population Trends

According to the 2010 U.S. Census, the County of Buckingham has a population of 17,146. The 2000 U.S. Census for the County of Buckingham reported a total of 15,623 persons. This represents a population increase of 1,523 persons or 9.7% percent since 2000 – See TABLE I below and TABLE II on the next page.

TABLE I Past Population Trends County of Buckingham 1790 - 2010			
Year	Total Population	Number Change	Percent Change
1790	9,779	---	---
1820	17,569	+ 7,790	+ 79.7%
1850	13,837	- 3,732	- 21.2%
1880	15,540	+ 1,703	+ 12.3%
1910	15,204	- 336	- 2.2%
1940	13,398	- 1,806	- 11.9%
1950	12,288	- 1,110	- 8.3%
1960	10,877	- 1,411	- 11.5%
1970	10,597	- 280	-2.6%
1980	11,751	+ 1,154	+ 10.9%
1990	12,873	+ 1,122	+ 9.5%
2000	15,623	+ 2,750	+ 21.4%
2010	17,146	+1,523	+ 9.7%

Source: 1790, 1820, 1850, 1880, 1910, 1940, 1950, 1960, 1970, 1980, 1990, 2000 and 2010 U.S. Census of Population

**Table II
Past Population
Buckingham County, Region and State
1970, 1980, 1990, 2000 and 2010**

<u>Place</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Buckingham County	10,597	11,751	12,873	15,623	17,146
PD 14 (*)	77,060	83,549	84,905	97,103	104,605
State	4,648,494	5,346,818	6,187,358	7,078,515	8,001,031

Source: 1970, 1980, 1990, 2000, and 2010 U.S. Census of Population

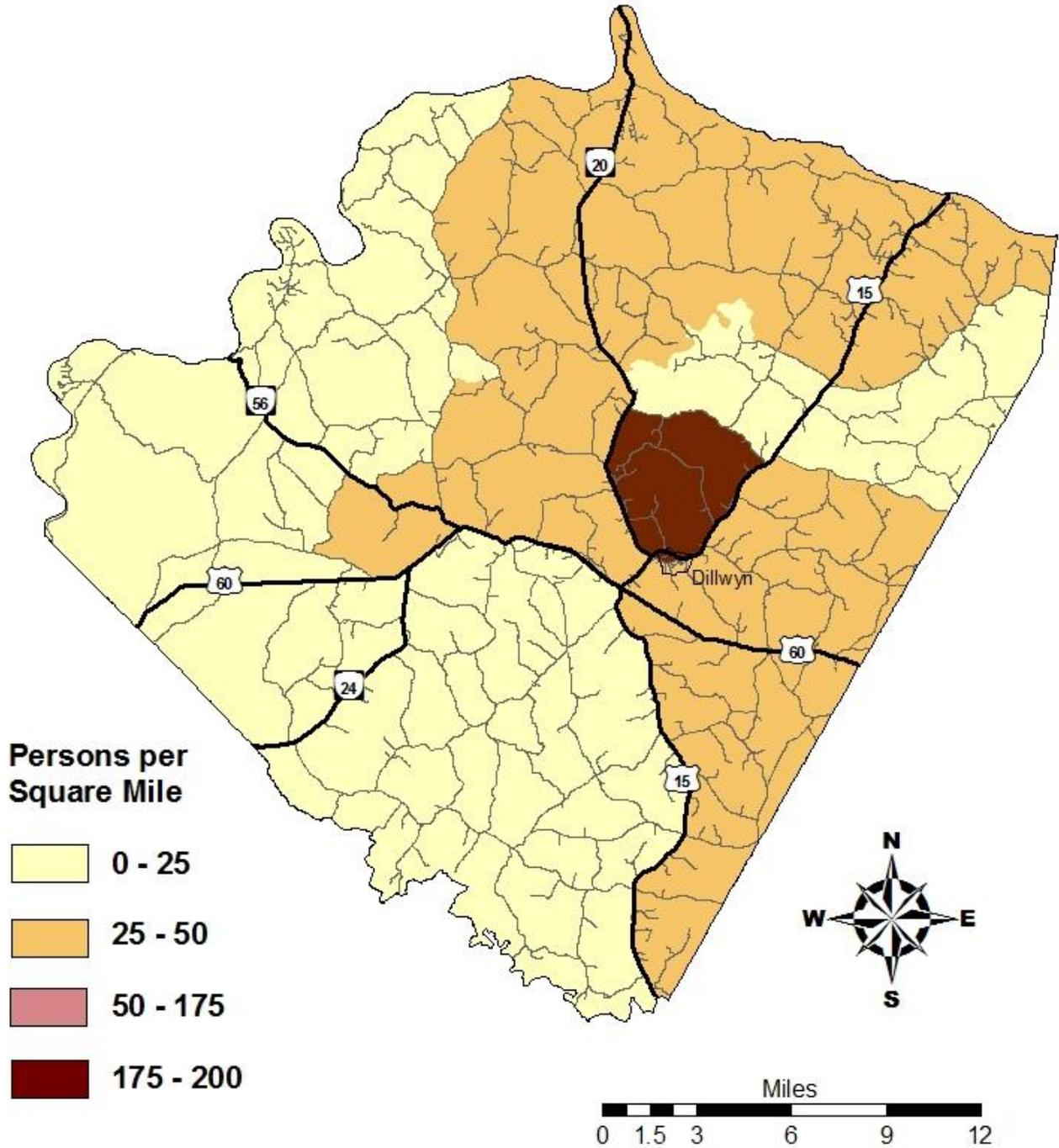
Note: (*) PD 14, as referenced, is Planning District 14 and is comprised of the following counties: Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward

Population Density

Population density is an often reported and commonly compared statistic for localities. Population density is the measure of the number of persons per unit area. It is commonly represented as people per square mile (or square kilometer).

According to the 2000 Census, Buckingham County averaged 27 persons per square mile. In the 2010 Census, this average increased to approximately 30 persons per square mile. The specific population density for the overall areas in the County can be seen in MAP IV on the next page.

MAP IV
2010 Population Density
Buckingham County
(By U.S. Census Block Group)



Map created by CRC – June 2014
Source: 2010 U.S. Census

Population Change Factors

There are four (4) factors that affect population change. There are three ways in which a locality can experience population increase. The first is through having more births than deaths in a given period of time (See TABLE III below). Birth rates are affected by such factors as nutrition, fertility, attitudes about abortion, social value, and the availability of contraception and culture. Death rates are affected by disease, medical technology, improved health care, transportation development and nutrition. The second is when more people immigrate into a locality verses more people emigrating out of a locality. Pull factors for people immigrating into a locality are characteristics that attract people into the locality. Push factors for people emigrating out of a locality are those characteristics of a place that cause people to leave. Finally, the most common way is a combination of both factors.

From 1996 to 2012, the number of births averaged approximately 88 per year, while the death rate averaged approximately 86 per year. Considering the birth rate average is higher than the death rate average, it can be predicted that the County will have a modest increase in resident population in future years (this excludes any population increase due to inmates housed in the correctional facilities located within the County).

TABLE III Births and Deaths Buckingham County 1996-2012		
<u>Year</u>	<u>Births</u>	<u>Deaths</u>
1996	158	125
1998	143	134
2000	96	125
2002	160	152
2004	161	200
2006	163	164
2008	184	179
2010	164	152
2012	177	144

Source: Virginia Department of Health, Vital Statistics Annual Report, 1996-2012

Per the U.S. Census Bureau, "2008-2012 American Community Survey 5-Year Estimates," between 2009 and 2010, 89% of Buckingham County residents remained in the same house (see TABLE IV below). Approximately 10% lived in a different house, with only 3.8 being within Buckingham County. The American Community Survey is a legitimate survey that is part of the Decennial Census Program. It is a survey sent to a small percentage of our population on a rotating basis. The ACS collects detailed information on the characteristics of our population and housing. These data were previously collected only in census years in conjunction with the decennial census. Since the ACS is conducted every year, rather than once every ten years, it provides more current estimates throughout the decade.

TABLE IV Migration: Residence 1 Year Prior to Census Buckingham County 2008-2012 American Community Survey 5-year Estimates		
Residence in 2009	Number of Persons	Percent
Same House	15,091	89%
Different House	1,839	10.8%
Same County	647	3.8%
Different County	1,192	7.0%
Same State	1,052	6.2%
Different State	140	0.8%
Elsewhere in 2009 (*)	20	0.1%
Total Population 1 year and over	16,950	100%

Source: U.S. Census Bureau, "2008-2012 American Community Survey 5-year Estimates", *Selected Social Characteristics in the U.S.*

Note: (*) Elsewhere includes those living in U.S. Island Areas, in foreign countries, and at sea (abroad).

As in previous analysis, some have discounted the County's population increase by pointing to the County's two (2) state correctional centers – Buckingham and Dillwyn – as the primary source for the increase in population. As seen in TABLE V on next page, there has been a 111.1% increase in number of persons living in institutionalized "group" quarters since 1990. "Group quarters" Includes all people not living in households. This term includes those people residing in group quarters as of the date on which a particular survey was conducted. Two general categories of people in group quarters are recognized: 1) the institutionalized population which includes people under formally authorized supervised care or custody in institutions at the time of enumeration (such as correctional institutions, nursing homes, and juvenile institutions) and 2) the non-institutionalized population which includes all people who live in group quarters other than institutions (such as college dormitories, military quarters, and group homes).

TABLE V				
Total Population Living in "Group Quarters"				
Buckingham County				
1990, 2000, and 2010				
Group Quarters	1990	2000	2010	% Change
Institutionalized	1,066	2,163	2,250	+ 111.1%
Non-Institutionalized	58	36	76	+ 31.0%

Source: 1990, 2000, and 2010 U.S. Census of Population

The non-institutionalized population includes all people who live in group quarters other than institutions.

Population Estimates

For the purpose of the Buckingham County Comprehensive Plan, population estimates developed by the University of Virginia Weldon Cooper Center are being viewed (see TABLE VI on next page).

Population estimates look to the present or the recent past. They are usually much more accurate than projections because they can make use of current indicators – data series like births or licensed drivers that are direct measurements, usually derived from governmental agency records.

The University of Virginia Weldon Cooper Center uses the ratio-correlation statistical method to determine population estimates. Variables used in this computation include the following:

- The sum of personal and dependent exemptions on state tax returns in the estimating and base years;
- The sum of births in the estimating and base year and the two years preceding each;
- The sum of public and nonpublic school enrollment in grades 1-8 in the fall of the year preceding the estimating and base years;
- The number of licensed drivers in the estimating and base years;
- The estimated housing stock in the estimating year;
- The civilian group quarters population (population of persons permanently or quasi-permanently residing in institutions with populations of approximately 50 or more i.e. health care facilities, correctional institutions, and residents of college and university dormitories).

**TABLE VI
Population Estimates
Buckingham County and Region
2010-2013**

Place	2000 Census Population	2010 Census Population	2010 Population Estimate	2011 Population Estimate	2012 Population Estimate	2013 Population Estimate
Buckingham County	15,623	17,146	17,182	17,143	17,296	17,185
PD 14 (*)	97,103	104,609	104,784	105,041	104,875	104,646

Source: Weldon Cooper Center, University of Virginia, January 2014

Note: Census Population (April 1, 2010); Population Estimate (July 1, 2010, July 1, 2011, July 1, 2012, and July 1, 2013)

Note: (*) PD 14, as referenced, is Planning District 14 and is comprised of the following counties: Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward

Population Projections

Population projections look to the future. They aim to produce a quantity that represents the size of a population one, two, five or ten years from now. As a result, projection quantities like births, deaths and net migration are an integral part of doing a projection.

Also, most population projections are based on past trends combined with knowledge of prospective activities that may modify those trends. Projections based on past trends tend to be less accurate for areas with smaller numbers of people than for those with larger numbers. Unexpected events can drastically alter a small area's population, while only insignificantly affecting a larger area's population. For example, if a manufacturing firm locating in or near the Town of Dillwyn created 100 new jobs, it would have a greater impact on Town's/County's rate of population growth than on a larger community such as the City of Richmond. Such an event, if unanticipated, could affect the accuracy of the County's projections. Another consideration is that the further into the future projections are made, the greater the chance of error. Therefore, periodic reviews of the projections are needed to adjust for changing conditions.

The projection of population is essential for determining the land needs for future residential, commercial, industrial and public uses. Also, population projections can provide an indication of needs for community services, such as schools, parks and police protection to serve the future population. TABLE VII on next page provides population projections for Buckingham County.

TABLE VII					
Population Projections By Age Groups					
Buckingham County					
2020, 2030, 2040					
Age	2000 Census Population	2010 Census Population	2020 Projection	2030 Projection	2040 Projection
Under 5	775	925	819	819	794
5-9	929	835	846	853	833
10-14	1,165	921	1,061	954	977
15-19	935	1,030	859	882	912
20-24	863	1,054	838	979	902
25-29	1,039	1,097	1,114	943	991
30-34	1,203	1,137	1,332	1,074	1,287
35-39	1,414	1,128	1,196	1,232	1,068
40-44	1,334	1,337	1,203	1,429	1,180
45-49	1,159	1,445	1,124	1,209	1,275
50-54	1,117	1,407	1,338	1,220	1,486
55-59	820	1,181	1,447	1,141	1,257
60-64	752	1,197	1,403	1,353	1,264
65-69	623	823	1,123	1,394	1,126
70-74	536	614	921	1,095	1,082
75-79	433	445	538	744	946
80-84	293	305	333	506	616
85+	233	265	265	301	421
TOTAL	15,623	17,146	17,760	18,128	18,417
Note: Subparts may not add to total due to rounding. Source: Virginia Employment Commission, 2014					

TABLE VIII					
Population Gender Characteristics					
Buckingham County					
1940-2010					
Year	Total	Male	% of Population	Female	% of Population
1940	13,398	7,059	53%	6,339	47%
1950	12,288	6,367	52%	5,921	48%
1960	10,877	5,597	51%	5,280	49%
1970	10,597	5,316	50%	5,281	50%
1980	11,751	5,752	49%	5,999	51%
1990	12,873	6,656	52%	6,217	48%
2000	15,623	8,574	55%	7,049	45%
2010	17,146	9,493	55%	7,653	45%

Source: 1940, 1950, 1960, 1970, 1980, 1990, 2000 and 2010 U.S. Census of Population – Profile of General Population & Housing Characteristics

Age and Sex Characteristics

By analyzing the population’s gender characteristics and age groupings, it is possible to evaluate the needs for community facility requirements, commercial services and housing demand (see TABLE VIII above and Table IX on next page)

Between 2000 and 2010, there occurred a decrease of 243 persons between the ages of 5 and 19 (see Table IX on next page). This group represents future residents and leaders of the County of Buckingham and possibly the Town of Dillwyn. Also, the proceeding age brackets of 65 to 85 years and older increased by 334 individuals. The rise in the number of people 65 and over raises their service demand. For example, the senior population may need additional health care, recreation facilities and low cost housing.

Another important population characteristic to point out includes the increase that the County experienced from 2000 to 2010 for persons between the ages of 25 and 54 (see TABLE IX on next page). This group represents the established resident working force available for the County, as well as major consumers. This 285-person increase may be attributed to the Buckingham and Dillwyn Correctional Facilities located in the County.

**TABLE IX
Age Characteristics
Buckingham County
2000 - 2010**

Age	2000 Total	% of Population	2010 Total	% of Population	Change from 2000-2010
0-4	775	5.0%	925	5.4%	+150
5-9	929	5.9%	835	4.9%	- 94
10-14	1,165	7.5%	921	5.4%	- 244
15-19	935	6.0%	1,030	6.0%	+ 95
20-24	863	5.5%	1,054	6.1%	+ 191
25-34	2,242	14.4%	2,234	13.0%	- 8
35-44	2,748	17.6%	2,465	14.4%	- 283
45-54	2,276	14.6%	2,852	16.6%	+ 576
55-59	820	5.2%	1,181	6.9%	+ 361
60-64	752	4.8%	1,197	7.0%	+ 445
65-74	1,159	7.4%	1,437	8.4%	+ 278
75-84	726	4.6%	750	4.4%	+ 24
85 +	233	1.5%	265	1.5%	+ 32
TOTAL	15,623	100%	17,146	100%	+ 1,523
Under 18 years	3,499	22.4%	3,297	19.2%	- 202
65 years and over	2,118	13.6%	2,452	14.3%	+ 334
MEDIAN AGE (YEARS)	38.2		41.7		+ 3.5

Source: 2000 and 2010 U.S. Census of Population – Profile of General Demographic Characteristics

The male inmates located in the Buckingham Correctional Facility are counted in the total population figures for the County. This can also be seen in TABLE VIII on Page 25.

In 2000, the median age for Buckingham County was 38.2 years. According to the 2010 Census, the median age has increased to 41.7 years (see TABLE IX on previous page). Based on this, the average age for residents within the county has increased by 3.5 years over the last 10 years.

Racial Characteristics

TABLE X below shows the racial characteristics for Buckingham County during the U.S. Census years of 1980, 1990, 2000, and 2010. The classification of "other" includes American Indian, Eskimo, Aleut, Asian or Pacific Islander, and other races not included in the specific categories. (See Note within Tables)

TABLE X Racial Characteristics Buckingham County 1980, 1990, 2000, 2010							
<u>Year</u>	<u>Total</u>	<u>White</u>	<u>% of Population</u>	<u>Black</u>	<u>% of Population</u>	<u>Other*</u>	<u>% of Population</u>
1980	11,751	6,749	57.4%	4,979	42.4%	23	.2%
1990	12,873	7,564	58.8%	5,259	40.8%	50	.4%
2000	15,623	9,235	59.1%	6,102	39.1%	286	1.8%
2010	17,146	10,644	62.1%	6,014	35.1%	488	2.8%

Source: 1980, 1990, 2000, and 2010 U.S. Census of Population – *Profile of General Population & Housing Characteristics*

Note: In 1980 and 1990, the classification of "other" includes American Indian, Eskimo, Aleut, Asian, Pacific Islander and other races not included in the specific categories. In both 2000 and 2010, the classification of "other" includes Indians, Alaska Native, Asian, Pacific Islander groups, other races not included in the specific categories listed, and those persons claiming 2 or more races. In 2010, the classification of "other" includes Therefore comparisons are unrealistic due to the inclusion of persons claiming 2 or more races in 2000 and 2010.

C. Education

As with other localities within the State of Virginia, education continues to be a concern for Buckingham County. A detailed breakdown of the educational attainment of the population 25 years and over for Buckingham County can be seen in TABLE XI below.

<p align="center">TABLE XI Educational Attainment Population 25 Years and Over Buckingham County 2008 -2012 American Community Survey 5-Year Estimate</p>					
	Total	Male Estimate	% Estimate	Female Estimate	% Estimate
Less than 9 th grade	1,356	904	12.8%	456	8.3%
9 th to 12 th grade, no diploma	2,258	1,717	24.3%	544	9.9%
High School Graduate (Includes Equivalency)	4,895	2,706	38.3%	2,184	39.8%
Some College, No Degree	1,833	820	11.6%	1,010	18.4%
Associate's Degree	490	247	3.5%	242	4.4%
Bachelor's Degree	1,356	488	6.9%	868	15.8%
Graduate or Professional Degree	364	184	2.6%	182	3.3%
TOTAL	12,552	7,066	100%	5,486	100%
<p>Source: U.S. Census Bureau, "2008-2012 American Community Survey 5-year Estimates", <i>Educational Attainment</i></p> <p>Note: Data is based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error.</p>					

In 1995, the State of Virginia adopted the "Virginia Standards of Learning" (SOLs) for the Virginia Public School System. These guidelines outline the basic knowledge and skills that all Virginia school children should be taught as they progress from kindergarten through the twelfth grade, in the essential academic subjects of English, Math, Science, and Social Studies (history, geography and government). These standards represent a response to the demands

of parents throughout Virginia for higher standards and focused academic courses in our public schools, so that our school children will be challenged to reach higher and be prepared to compete successfully in the increasingly competitive international economy of the 21st Century. Prominent business leaders have recognized these standards. These leaders consider the quality of public education as an important factor as they evaluate locations in which to invest and create jobs. Buckingham County's Accreditation Status for 2013-2014 is shown in TABLE XII below.

TABLE XII Buckingham County Public Schools 2013-2014 Accreditation Status							
School	Grades	English Writing	English Reading	Math	History	Science	Status
Buckingham High School	9 th -12 th	82%	83%	69%	81%	85%	Fully Accredited
Buckingham Middle School	6 th -8 th	68%	65%	75%	84%	88%	Fully Accredited
Buckingham Elementary	KG-5 th	55%	55%	43%	81%	75%	Accredited with Warning

Source: Virginia Department of Education, 2014

Note: School accreditation ratings for 2013-2014 are based on student achievement on Standards of Learning (SOL) tests and other tests in English, mathematics, history/social science and science administered during 2012-2013 School Year or on overall achievement during the three most recent years. The results of tests administered in each subject area are combined to produce overall passing percentages in English, mathematics, history/social science and science.

As in the case with Buckingham High School and Middle School, each was Fully Accredited as students achieved all of the following pass rates:

- English – 75 percent or higher
- Mathematics – 70 percent or higher
- Science – 70 percent or higher
- History – 70 percent or higher

As in the case with Buckingham High School, high schools are further Fully Accredited if:

- Students achieve pass rates of 75 percent or higher in English and 70 percent or higher in mathematics, science and history; and
- Attain a point value of 85 or greater based on the Graduation and Completion Index (GCI).

Buckingham Comprehensive Plan 2015 - 2020

As in the case with Buckingham Elementary School, an elementary school receives an Accredited with Warning rating if pass rates are below the achievement levels required for full accreditation. Schools that are “accredited with warning” undergo academic reviews and are required to adopt and implement school improvement plans. Schools that are “accredited with warning” in English and/or mathematics also are required to adopt instructional programs proven by research to be effective in raising achievement in these subjects. A school may hold this rating for no more than three consecutive years.

Another set of statistics that is important for the County of Buckingham is its total graduate rate and continuing education rate. As shown in TABLE XIII below, Buckingham County has made an improvement in both the total graduate rate and continuing education rate. However, the total dropout rate for the County continued to be much higher than the State’s and the region’s as a whole per the Class of 2013.

Besides the Buckingham County Public School System (which also includes Preschool), the County is also home to three (3) private schools. These include the following: 1) Calvary Christian School (Grade K-12); 2) Integral Yoga School (Grade K-6); and 3) Central Virginia Christian School (Grade K-8).

TABLE XIII Buckingham County Education Data Class of 2013			
PLACE	DROPOUT RATE	TOTAL ON-TIME GRADUATES RATE (*)	ENROLLED IN INSTITUTION OF HIGHER EDUCATION (*)
Buckingham	8.8%	89.6%	31.0%
PD 14 (**)	8.2%	86.7%	38.8%
State	6.5%	89.2%	49.0%

Source: Superintendents Annual School Report For Virginia 2012-2013. Virginia Department of Education, Division-Level Cohort Report, Four Year Rate, 2014

Note: (*) Students who enrolled in any Institution of Higher Education (IHE) within 16 months of earning a federally cognized high school diploma.

(**) PD 14, as referenced, is Planning District 14 and is comprised of the following counties: Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward

There are several institutions of higher education that are within commuting distance (1-hour or less) for residents of Buckingham County. Located in adjoining Prince Edward County is Longwood University and Hampden-Sydney College. In relation to the northern area of the County, in adjoining Albemarle County is the City of Charlottesville. Located in the heart of the City of Charlottesville is the University of Virginia. Also located in Albemarle County is Piedmont Virginia Community College (PVCC). In relation to the southern area of the County, a resident could also have an easy commute to Charlotte County where Southside Virginia Community College (SVCC) is located.

D. Income

Introduction

The income section of the Buckingham County Comprehensive Plan includes an analysis of the income characteristics of the County. Income analysis often concentrates on increases or decreases in the income levels of area residents. The following section on income attempts to review the most current information available to analyze the change.

Per Capita Income

The per capita personal income of local residents is an indicator of the living standard of a locality's citizens and the strength of its economy. The per capita personal income is the average annual income of each person residing in the locality. Income includes such sources as wages, dividends, pensions, social security benefits and public assistance. A measure of Buckingham County's per capita personal income can be seen in TABLE XIV below.

TABLE XIV				
Per Capita Personal Income				
Buckingham County, Region and State				
2010-2012				
<u>Place</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>% Change</u> <u>2010-2012</u>
Buckingham	\$ 24,577	\$ 25,534	\$ 26,788	9.0%
PD 14 (*)	\$ 27,989	\$ 29,303	\$ 30,370	8.5%
State	\$ 44,854	\$ 47,126	\$ 48,377	7.8%
Source: Bureau of Economic Analysis, Weldon Cooper Center For Public Service, Charlottesville, Virginia				
Note: (*) PD 14, as referenced, is Planning District 14 and is comprised of the following counties: Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward. Figure reported is the average for PD 14.				

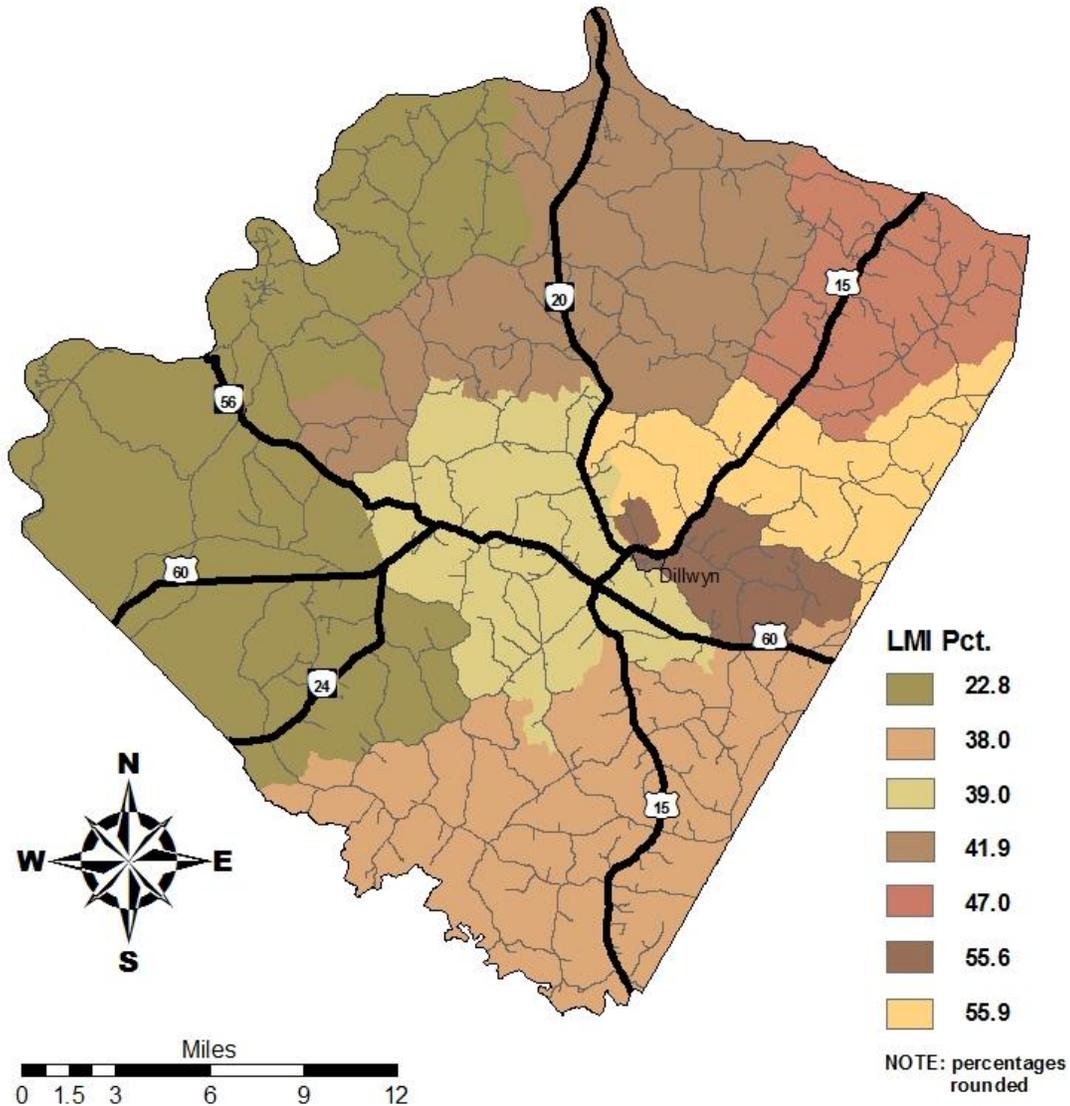
Poverty/Low-To-Moderate Income

The information shown in TABLE XV below is based on the American Community Survey (ACS). The ACS is a legitimate survey that is part of the Decennial Census Program. It is a survey sent to a small percentage of localities population on a rotating basis. The ACS collects detailed information on the characteristics of the County population and housing. This data was previously collected only in census years in conjunction with the decennial census. Since the ACS is conducted every year, rather than once every ten years, it provides more current estimates throughout the decade.

TABLE XV			
Poverty Status of Individuals			
Buckingham County			
2008-2012 American Community Survey 5-Year Estimate			
<u>Subject</u>	<u>Total</u>	<u>Below Poverty Level</u>	<u>% Below Poverty Level</u>
Population for whom poverty status is determined	12,770	3,148	24.7%
Under 18 years	3,193	1,269	39.7%
18 to 64 years	7,217	1,559	21.6%
65 years and over	2,360	320	13.6%
Male	5,301	1,208	22.8%
Female	7,469	1,940	26.0%
Population 25 years & Over	8,733	1,631	18.7%
Less than High School Graduate	1,998	646	32.3%
High School Graduate	3,352	600	17.9%
Some College, Associate's Degree	1,817	312	17.2%
Bachelor Degree or Higher	1,566	73	4.7%
Source: U.S. Census Bureau, "2008-2012 American Community Survey 5-year Estimates", <i>Poverty Status in the Past 12-Months</i>			
Note: Data is based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error.			

Individuals or households whose household income is equal to or less than the Section 8 lower income limited established by the U.S. Department of Housing and Urban Development (HUD) are determined to be low and moderate income (LMI). MAP V below shows the percentage of persons by County Subdivision classified as LMI by the 2010 Census in Buckingham County.

MAP V
Buckingham County
Percentage of Persons Classified as
Low-To-Moderate Income (LMI)
(By County Subdivision)



Map created by CRC – August 2015

Source: U.S. Department of Housing and Community Development

NOTE: County Subdivisions and local Election Districts will look similar; however, per guidance from staff at the U.S. Census Bureau, they do not necessarily match.

Median Family Income

A family household is defined as any two or more persons related by birth, marriage, or adoption and living together. For Buckingham County families, the estimated median family income per the 2008-2012 American Community Survey was \$46,096 (see TABLE XVI below). This was lower than the statewide 2010 estimated median family income of \$76,566.

TABLE XVI Family Income Buckingham County 2008-2012 American Community Survey 5-Year Estimate		
<u>Subject</u>	<u>Total</u>	<u>% Below Poverty Level Estimate</u>
Families for whom income status is determined	4,132	
Less than \$10,000	290	7.0%
\$10,000 - \$14,999	130	3.1%
\$15,000 - \$24,999	591	14.3%
\$25,000 - \$34,999	581	14.1%
\$35,000 - \$49,999	615	14.9%
\$50,000 - \$74,999	730	17.7%
\$75,000 - \$99,999	603	14.6%
\$100,000 - \$149,999	511	12.4%
\$150,000 - \$199,999	53	1.3%
\$200,000 or more	28	0.7%
Median Family Income	\$46,096	
<p><u>Source:</u> U.S. Census Bureau, "2008-2012 American Community Survey 5-year Estimates", <i>Selected Economic Characteristics</i></p> <p><u>Note:</u> Data is based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error.</p>		

Median Household Income

A household includes all persons who occupy a housing unit. For Buckingham County households, the estimated median household income per the 2008-2012 American Community Survey was \$37,843 (see TABLE XVII below). This was lower than the statewide 2010 estimated median household income of \$63,636.

TABLE XVII Household Income Buckingham County 2008-2012 American Community Survey 5-Year Estimate		
<u>Subject</u>	<u>Total</u>	<u>% Below Poverty Level Estimate</u>
Households for whom income status is determined	5,728	
Less than \$10,000	575	10.0%
\$10,000 - \$14,999	361	6.3%
\$15,000 - \$24,999	851	14.9%
\$25,000 - \$34,999	843	14.7%
\$35,000 - \$49,999	1,006	17.6%
\$50,000 - \$74,999	824	14.4%
\$75,000 - \$99,999	650	11.3%
\$100,000 - \$149,999	537	9.4%
\$150,000 - \$199,999	53	0.9%
\$200,000 or more	28	0.5%
Median Family Income	\$37,843	
Source: U.S. Census Bureau, "2008-2012 American Community Survey 5-year Estimates", <i>Selected Economic Characteristics</i>		
Note: Data is based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error.		

Wages

TABLE XVIII below shows the average weekly wage by industry for workers in Buckingham County during the fourth quarter of 2013. These figures, derived by the Virginia Employment Commission – Labor Market Information, are from reports by local establishments on both their total monthly employment and their total quarterly gross wages. This is required for unemployment insurance taxes. The average weekly wage is found by dividing quarterly gross wages for the industry by the average employment for the quarter for the industry and then dividing by thirteen weeks.

TABLE XVIII Average Weekly Wages and Employment Buckingham County Fourth Quarter, 2013		
Industry	Average Employment	Average Weekly Wage
Total, All Industries	3,217	\$676
Accommodation and Food Services	165	\$276
Administrative and Support and Waste Management	5	\$569
Agriculture, Forestry, Fishing and Hunting	125	\$696
Arts, Entertainment, and Recreation	Confidential	Confidential
Construction	239	\$710
Educational Services	447	\$581
Finance and Insurance	34	\$594
Health Care and Social Assistance	516	\$541
Information	22	\$614
Management of Companies and Enterprises	35	\$1,932
Manufacturing	119	\$641
Mining, Quarrying, and Oil and Gas Extraction	69	\$1,179
Other Services (except Public Administration)	83	\$847
Professional, Scientific, and Technical Services	73	\$1,748
Public Administration	822	\$714
Real Estate and Rental and Leasing	4	\$400
Retail Trade	291	\$418
Transportation and Warehousing	95	\$804
Utilities	Confidential	Confidential
Wholesale Trade	22	\$685

Source: Virginia Employment Commission, Labor Market Information, Quarterly Census of Employment and Wages, December 2013.

Median Adjusted Gross Income For Married Couple Tax Returns

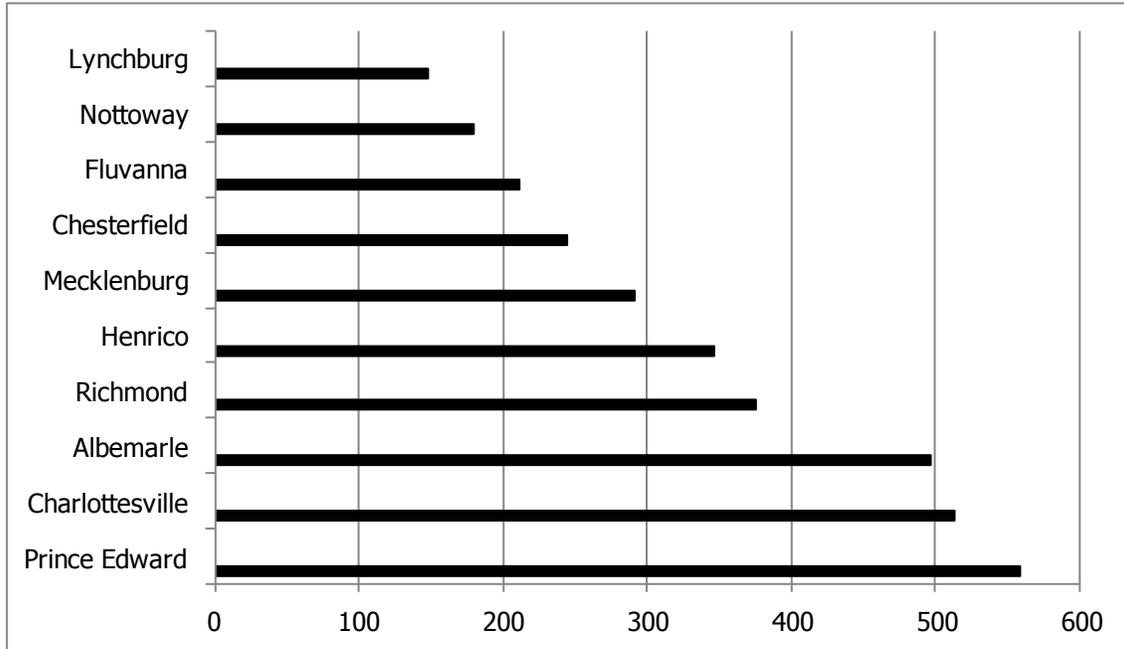
TABLE XIX below presents data on median adjusted gross income (AGI) of married couples in Buckingham County. AGI is not as broad a measure as personal income and it excludes some low-income persons and military personnel who are not required to file a state tax return. In 2007, Buckingham County's median AGI for married couple tax returns was \$46,813, more than \$25,824 below the State of Virginia's.

TABLE XIX				
Median Adjusted Gross Income For				
Married Couple Returns				
Buckingham County, Region and State				
2005- 2007				
<u>Place</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>% Change</u> <u>2005-2007</u>
Buckingham	\$ 43,551	\$ 45,478	\$46,813	+ 7.5%
PD 14 (*)	\$ 44,582	\$ 47,038	\$ 48,179	+ 8.1%
State	\$ 67,160	\$ 70,335	\$ 72,637	+ 8.2%
Source: Weldon Cooper Center For Public Service, Charlottesville, Virginia 2012 (Original data – Virginia Department of Taxation. Medians computed by the Cooper Center)				
Note: (*) PD 14, as referenced, is Planning District 14 and is comprised of the following counties: Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward. Figure reported is the average for PD 14.				

E. Commutation Patterns

Commuting patterns measure the daily travel between places of residence and places of work. According to the U.S. Census Bureau 2008-2012 American Community Survey 5-Year Estimates, Buckingham County is relatively an out-commuting locality. The majority of residents 16 years of age and older (labor force) work outside the County. Approximately 41.7% of the labor force lived and worked in Buckingham County while 57.5% worked outside of the County (see Chart I on next page for breakdown of top 10 places where residents are commuting to in 2011).

**CHART I
Out-Commutation Patterns
Top 10 Places Residents Are Commuting To
2011**

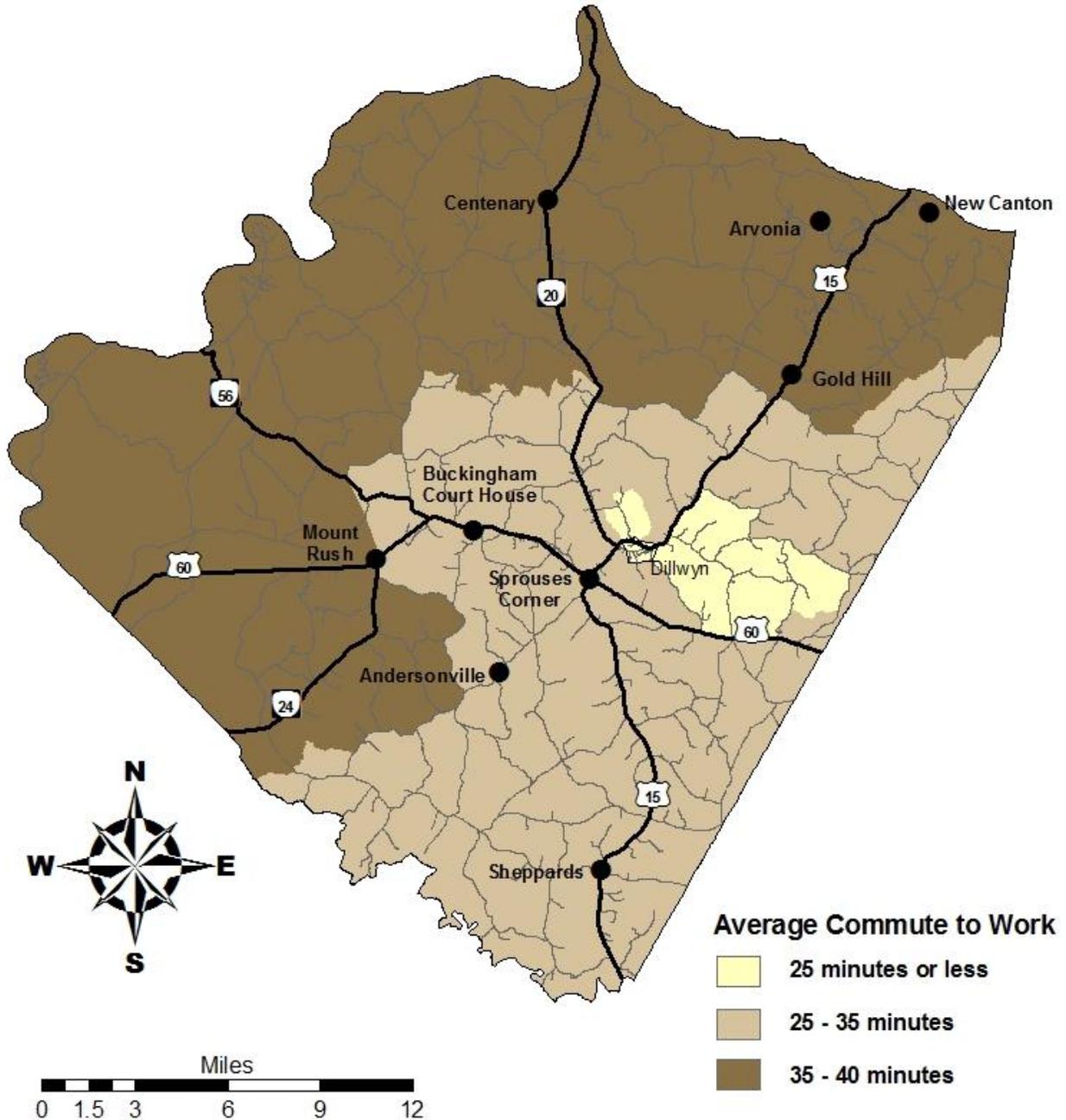


Source: U.S. Census Bureau, On the Map Application and LEHD Origin-Destination Employment Statistics, 2011

In 2000, the mean travel time to work for residents in Buckingham County averaged 38.8 minutes. In 2010, this average mean travel time to work decreased to 32.4 minutes. MAP VI on next page shows average commute to work according to U.S. Census Block Groups in the 2010 U.S. Census. Based on this, it can be generally determined that many residents must travel various distances to obtain employment.

Buckingham County, however, does draw residents from surrounding areas into the county for employment. A more specific breakdown of the in-commutation patterns into Buckingham County in 2011 can be seen in CHART II on Page 40.

MAP VI Average Commute to Work Buckingham County (By County Subdivision)

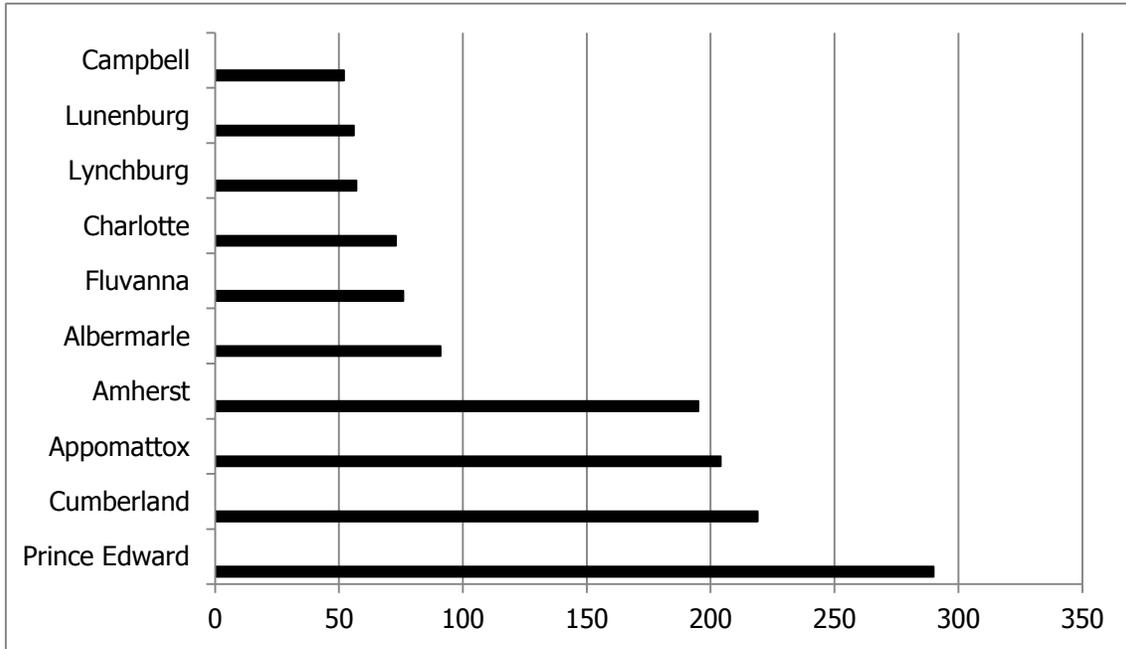


Map created by CRC – August 2015

Source: U.S. Census, 2013 American Community Survey

NOTE: County Subdivisions and local Election Districts will look similar; however, per guidance from staff at the U.S. Census Bureau, they do not necessarily match.

**CHART II
In-Commutation Patterns
Top 10 Places Workers Are Commuting From
2011**



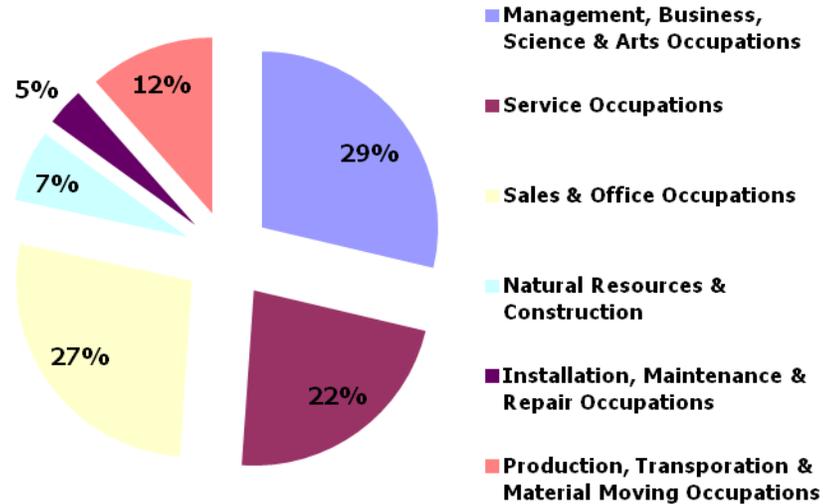
Source: U.S. Census Bureau, On the Map Application and LEHD Origin-Destination Employment Statistics, 2011

F. Employment /Unemployment

Occupations

TABLE XX Industry By Class of Worker For Employed Civilian Population 16 Years and Over Buckingham County 2008-2012 American Community Survey 5-Year Estimate			
	<u>Total Estimate</u>	<u>Employee of Private Company Workers</u>	<u>Self-Employed in Own Incorporated Business Workers</u>
Agriculture, Forestry, Fishing, Hunting & Mining	190	53.2%	3.5%
Construction	454	68.9%	0%
Manufacturing, nondurable & durable	138	59.0%	9.7%
Wholesale Trade	161	100%	0%
Retail Trade	689	45.3%	11.2%
Transportation, Warehousing, & Utilities	271	96.4%	0.9%
Information	49	91.1%	0%
Finance, Insurance, Real Estate, Rental & Leasing	328	69.4%	0%
Professional, Scientific, Management, Administrative & Waste Management Services	430	85.7%	5.8%
Educational Services, Health Care and Social Assistance	1,384	51.4%	6.0%
Arts, Entertainment, Recreation,, Accommodation & Food Services	228	36.5%	1.0%
Other Services, except Public Administration	360	61.8%	18.4%
Public Administration	611	31.4%	5.0%
TOTAL EMPLOYMENT	5,293	0%	0%
<u>Source:</u> U.S. Census Bureau, "2008-2012 American Community Survey 5-year Estimates", Industry By Class of Worker for the Civilian Employed Population 16 Years and Over			

**CHART III
Occupations
Civilian Employed Population 16 Years and Over
Buckingham County
2008-2010 American Community Survey 5-Year Estimates**



Source: U.S. Census Bureau, "2008-2012 American Community Survey 5-year Estimates", *Occupational By Sex and Median Earnings in the Past 12-Months For the Civilian Employed Population 16 Years and Over*

Employment in several occupations is expected to decline because of technological advances and other economic factors. Other occupations will decline because they are concentrated in declining industries. Although turnover may create a limited number of openings, job seekers entering a declining occupation may face increased chances of future job losses.

According to the Virginia Employment Commission, Industry and Occupational Projections, 2010-2020, there are identified 20 slow growing/declining occupations in the South Central Workforce Investment Area (see TABLE XXI on the next page). This data is not available specifically for Buckingham County, but Buckingham County is located in the South Central Workforce Investment Area. The South Central Workforce Investment Area system serves customers in the area comprised of the Counties of Amelia, Appomattox, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, and Prince Edward. The purpose of the South Central Workforce Investment Area is to establish an effective, cohesive system for the provision of quality workforce development services to customers (job seekers and employers) with the service area.

As for growth occupations leading up to 2020, there are approximately 20 occupations identified within the South Central Workforce Investment Area (see TABLE XXII on Page 44). As noted previously, data specifically for Buckingham County is not available.

**TABLE XXI
Declining Occupations
South Central Workforce Investment Area (*)
2010-2020**

Occupation	Estimated Employment 2010	Estimated Employment 2020	% Change 2010-2020
Textile Knitting and Weaving Machine Setters, Operations, and Tender	***	***	***
Post Service Mail Carriers	180	151	-16.11%
Detectives and Criminal Investigators	114	101	-11.4%
Highway Maintenance Workers	177	164	-7.34%
Shipping, Receiving, and Traffic Clerks	318	304	-4.4%
Bus Drivers, School or Special Client	633	615	-2.84%
First-Line Supervisors of Correctional Officers	120	117	-2.5%
Cooks, Fast Food	175	173	-1.14%
Office and Administrative Support Workers, All Other	271	271	0%
Laundry and Dry-Cleaning Workers	112	113	-.89%
Sewing Machine Operators	237	240	1.27%
Psychiatric Technicians	***	***	***
Packaging and Filling Machine Operators and Tenders	136	139	2.21%
General and Operations Managers	628	647	3.03%
Managers, All Other	161	166	3.11%
Logging Equipment Operators	562	580	3.2%
Store Clerks and Order Fillers	528	547	3.6%
Human Resources Specialists	103	107	3.88%
Financial Managers	122	127	4.1%
Chief Executives	***	***	***

Source: Virginia Employment Commission, Long Term Industry And Occupational Projections, 2010-2020.

Note: (*) Projections data is for South Central Workforce Investment Area. Buckingham County is part of the area. No specific data available for Buckingham County.
(***) Indicates non-disclosable data

**TABLE XXII
Growth Occupations
South Central Workforce Investment Area (*)
2010-2020**

Occupation	Estimated Employment 2010	Projected Employment 2020	% Change 2010-2020
Personal Care Aides	659	1,172	77.85%
Home Health Aides	***	***	***
Dental Assistants	107	173	61.68%
Physical Therapists	107	165	54.21%
Medical Assistants	98	142	44.9%
Physicians and Surgeons, All Other	***	***	***
Brickmasons and Blockmasons	91	127	39.56%
Mental Health Counselors	164	228	39.02%
Medical Secretaries	92	127	38.04%
Emergency Medical Technicians and Paramedics	188	255	35.64%
Helpers-Carpenters	159	214	34.59%
First-Line Supervisors of Helpers, Laborers, and Material Movers, Hand	76	102	34.21%
Pharmacy Technicians	149	199	33.56%
Coaches and Scouts	230	306	33.04%
Industrial Machinery Mechanics	150	199	32.67%
Receptionists and Information Clerks	315	417	32.38%
Radiologic Technologists	87	115	32.18%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	259	342	32.05%
Billing and Posting Clerks	214	281	31.31%
Rehabilitation Counselors	115	150	30.43%

Source: Virginia Employment Commission, Long Term Industry and Occupational Projections, 2010-2020 Occupational Employment Statistics (OES) Survey, 2012.

Note: (*) Projections data is for South Central Workforce Investment Area. Buckingham County is part of the area. No data available for Buckingham County.
(***) Indicates non-disclosable data

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Major Employers

Buckingham County's top 20 employers as of the First (1st) Quarter of 2014 are shown in Table XXIII on below.

Table XXIII Buckingham County Top 20 Employers 1st Quarter (January, February, March) 2014				
Rank	Employer	NAICS Code (**)	OC (*)	Employment
1	Buckingham County School Board	611	30	250-499
2	Buckingham Correctional Center	922	20	250-499
3	Dillwyn Correctional Center	922	20	250-499
4	Kyanite Mining Corporation	212	50	100-249
5	Central Virginia Health Service	621	50	100-249
6	County of Buckingham	921	30	100-249
7	Home Health	621	50	50-99
8	Heritage Hall	623	50	50-99
9	VDOT	237	20	50-99
10	McDonald's	722	50	50-99
11	Food Lion	445	50	50-99
12	Hi Test Laboratories	541	50	50-99
13	The Discovery School of Virginia	623	50	50-99
14	M3 Marshall Contracting	238	50	20-49
15	Buckingham Slate Company	327	50	20-49
16	Central Virginia Maintenance	237	50	20-49
17	RMA Enterprises Inc.	113	50	20-49
18	The Discovery School of Virginia, Inc.	721	50	20-49
19	Dominion Virginia Power	221	50	20-49
20	Crossroads Services Board	621	50	20-49
<p>Source: Virginia Employment Commission, December 2014 Note: (*) Ownership Code 10 - Federal Government ; 20 - State Government 30 - Local Government; 50 - Private (**)The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.</p>				

Unemployment

The Virginia Employment Commission (VEC) was the source for the unemployment statistics in this Comprehensive Plan (see TABLE XXIV below).

TABLE XXIV				
Annual Average Unemployment Rates				
Buckingham County, Region and State				
2007-2013				
Place	2007	2009	2011	2013
Buckingham	3.4%	8.4%	8.9%	7.2%
PD 14 (*)	4.0%	8.7%	8.6%	7.3%
State	3.1%	7.0%	6.4%	5.5%

Source: Virginia Employment Commission, 2007-2013

Note: (*) PD 14, as referenced, is Planning District 14 and is comprised of the following counties: Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward. Figure reported is the average for PD 14.

The labor force, total persons available for work, is defined as including all persons 16 years of age and older who are actively seeking work or working. Employment includes all persons 16 years of age or older who are working. Unemployment includes all persons 16 years of age and older who have been actively seeking work for 4 weeks. The unemployment figures may be somewhat misleading. Not all unemployed persons are counted by the VEC. Once a person is no longer eligible to receive unemployment due to the expiration of their benefit period, he or she will not be counted as unemployed or part of the labor force. This may cause the unemployment figures to be lower than what they truly are. These persons are considered to be "discouraged workers" or the "underemployed."

G. Economic Activity

Economic activity within Buckingham County is the foundation upon which the County was built. The building blocks of this foundation include agriculture and forestry, manufacturing (includes processing), retail and wholesale trade, and services.

Agriculture

The nature of agriculture in Buckingham County has been changing much as it has been in most of Virginia and the Nation in the past 15 to 20 years. The traditional farm has been giving way to the mass agricultural production found in the intensive livestock operations of poultry and hog operations.

According to the 2012 Census of Agriculture, there were a total of 391 farms in the County. This is a decrease from the total 411 farms located in the County according to the 2007 Census of Agriculture. The average size of a farm located in Buckingham County in the 2012 Census of Agriculture was 215 acres. This is an increase over the 2007 Census of Agriculture average farm size of 188 acres.

The loss of the small farm throughout the nation has been due to the increase in operating costs for such farms. Inflation has raised the cost of energy, farm equipment, fertilizers, and pesticides. Another factor has been the increased value of farmland, and the subsequent increase in real estate taxes. In 1997, the average per acre value of farmland in the County was \$1,576. However, in 2012, the average cost per acre increased to \$3,077 (nearly double in a 15 year period).

According to the 2012 Census of Agriculture, there are varying agricultural livestock/crops grown in Buckingham County (see TABLE XXV on next page).

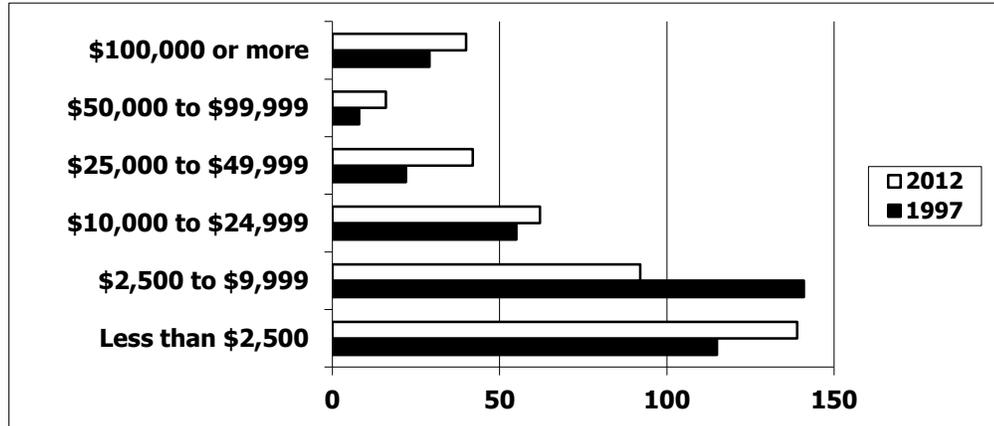
TABLE XXV Agricultural Products Buckingham County 2012		
Product	# Farms	Total Produced
Livestock and Poultry:		
Cattle and Calves	256	19,138
Hogs and Pigs	37	21,480
Sheep and Lamb	23	580
Chickens (Broilers & other meat-type)	20	5,166,177
Crops Harvested:		
Corn for grain	5	42,076 bushels
Corn for silage or greenchop	4	***
Wheat for grain, All	7	22,583 bushels
Oats for grain	0	0 bushels
Source: 2012 Census of Agriculture – <i>County Summary Highlights: 2012</i>		
Note: *** Withheld to avoid disclosing data for individual farms.		

Agricultural Sales

According to the 2012 Census of Agriculture, the total market value of agriculture products sold in Buckingham County was \$39,881,000. This figure includes the sales of crops, including nursery and greenhouse crops, and the sale of livestock, poultry, and their products. In 2012, this averaged approximately \$101,997 per farm.

An analysis per the number of farms in the county and their value of sales according to the 2012 Census of Agriculture can be seen in CHART IV on the next page.

**CHART IV
Farms By Value of Sales
Buckingham County
2012**



Source: Census of Agriculture, 1997, 2012

Forestry

The forestry industry in Buckingham County has made a substantial contribution to the County's economy and appears to remain a healthy segment.

According to the Virginia Department of Forestry in mid-2014, the majority of the forest land in Buckingham County is owned by private landowners (92%). The County no longer has any traditional forestry industry landowners. While the primary objective for many of the private landowners is timber production, they are also managing the land for other uses as well. The vast majority of this land provides opportunities for hunting and fishing, protection of water quality, aesthetics, and a host of other benefits.

The County has also been blessed with a number of acres of publicly owned forest land. There is approximately 23, 000 acres of land that includes the Appomattox-Buckingham State Forest, the James River State Park, and the Department of Game and Inland Fisheries. Besides timber production, excellent wildlife habitat, and aesthetics, they also provide many recreational opportunities for the citizens.

The demand for forest products continues to be strong which is good for Buckingham County and those who grow the timber. The increase in the use of woody biomass at the new power plants and other businesses will continue to put pressure on the forest industry to produce the wood needed to meet the future demands of the forest resource.

Value of Forestry Products

In 2012, about 21,490,000 cubic feet (approximately 493 acre feet) of timber were harvested in the County. The harvested area includes clear cuts, pine thinning, select cuts in hardwood buffers, and land cleared for houses. The Virginia Department of Forestry reports that the "stumpage" value of timber, both pine and hardwood timber for 2012 was \$14,223,000. "Stumpage" value for timber is derived by subtracting from market prices for finished lumber all the costs of production from the stump, through processing and sale.

While this is the value of wood products, there are other intrinsic values as well. The forests of Buckingham County provide protection of the water in the County's streams and rivers from sedimentation. They provide food and cover for numerous species of birds and animals. They provide recreational opportunities for activities such as hunting, fishing, canoeing, and hiking. The forest also provides an aesthetic quality to the landscape that is enjoyed by all the residents of the county.

Employment in forestry-related businesses is an important part of the economy of Buckingham County. Although the exact number of persons employed in forestry for 2012 is not publicly disclosed (to avoid disclosure of confidential information), it is estimated that there could be well over 300 persons employed in these businesses. Forestry-related businesses include, but are not limited to, logging crews, sawmill operators, truckers, consulting foresters, timber buyers, Virginia Department of Forestry employees who work on the Buckingham Appomattox State Forest, and private landowners in the County. There are also seasonal employees who work as tree planters for the various private and forestry industry landowners.

Manufacturing

Manufacturing activities include establishments engaged in changing materials into new products. Manufactured products may be finished and ready to use or may be partially finished to be used as a new material. Manufactured products are usually provided for wholesale businesses or for transfer to other plants.

Manufacturing – Mining

Much of the manufacturing in Buckingham County involves some form of mining. Kyanite and slate are the predominant minerals being mined and processed within the County. Slate and related operations are located near the James River off of U.S. Route 15 in the northeast area of the County. Kyanite mining operations is located in the south central area of the County on U.S. Route 15.

Kyanite is used in the manufacture of refractory bricks and monolithics, as well as precision investment casings, electrical insulators, in the ceramic industry (e.g. spark plugs), and as insulation in spacecraft. New applications of kyanite are in stainless steel foundries and in fiber insulation manufacturing. Kyanite Mining Corporation, located in Buckingham County, also sells and markets the "by-products" of its kyanite mining and beneficiation process. These mineral concentrates include iron pyrite, iron magnetite, silica sand muscovite mica. The sand is sold to golf courses, used in masonry, and used as concrete sand.

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Buckingham Slate Company LLC was founded in 1867 and for the past 150 years has quarried some of the finest slate roofing, flooring and architectural products available from its 500 acre site located in Buckingham County. Buckingham Slate Company quarries and fabricates Grayson Slate, the classic unfading gray black slate from Buckingham County.

In July 2013, James River Slate Company also began quarrying and fabricating Grayson Slate, the classic unfading gray black slate from Buckingham County. James River Slate Company began its operations on 562 acres of land in Arvonnia, Virginia and is now completing an 8,400 square foot manufacturing facility. The company quarries blocks and produces all types of slate products including slate roofing, slate flooring and architectural slate for the academic, public, commercial and residential markets. Grayson Slate is available in natural cleft, honed, cascade and textured finishes. James River Slate is a subsidiary of Vermont Structural Slate Company, a leading producer of natural slate since 1859.

The Solite Corporation, at one time, mined aggregate stone and other derivatives of slate for building blocks and other purposes in Buckingham County. However, in 2005, Solite liquidated all assets at the Buckingham site and ceased all operations.

Retail and Wholesale Trade

The U.S. Census defines retail trade establishments as businesses engaged in selling merchandise at retail to the general public. These establishments draw activity into a community. People come into the community to buy items, thus spend their money in the community. TABLE XXVI below shows that from 2009 to 2013, the total taxable retail sales in Buckingham County decreased 52.3% to \$ 50,645,609. However, the State of Virginia showed an increase.

TABLE XXVI				
Taxable Retail Sales				
Buckingham County, Region and State				
2009-2013				
Place	2009 Taxable Sales	2011 Taxable Sales	2013 Taxable Sales	% Change 2009-2013
Buckingham	\$ 106,085,130	\$ 47,783,264	\$ 50,645,609	-52.3%
PP #14 (*)	\$94,434,672	\$ 85,763,134	\$88,490,947	- 6.3%
State	\$ 85,869,132,300	\$ 89,070,341,371	\$ 94,597,893,918	+ 10.2%

Source: Virginia Department of Taxation, Richmond, 2009-2013.

Note: (*) PD 14, as referenced, is Planning District 14 and is comprised of the following counties: Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward. Figure reported is the average for PD 14.

County Business Patterns (CBP) is an annual series that provides sub national economic data by industry. This series includes the number of establishments, employment during the week of March 12, first quarter payroll, and annual payroll. This data is useful for studying the economic activity of small areas; analyzing economic changes over time; and as a benchmark for other statistical series, surveys, and databases between economic censuses. Businesses use the data for analyzing market potential, measuring the effectiveness of sales and advertising programs, setting sales quotas, and developing budgets. Government agencies use the data for administration and planning.

According to County Business Patterns (CBP), Buckingham County has seen a decrease in the number of registered businesses. From 2002 to 2012, the number of retail businesses located within the County decreased from 42 to 38 establishments. However, the total paid employees increased from 283 in 2002 to 292 in 2012.

Wholesale trade establishments are defined as businesses primarily engaged in selling merchandise to retailers. They may also sell to institutional, industrial, commercial, and professional users, or may negotiate as agents to sell merchandise to such companies. Wholesale activity is basically the storage and provision of goods to retailers and ultimately consumers. An abundance of wholesale activity means that materials are available to other economic activities and individuals and is a measurement of a healthy economy.

According to County Business Patterns (CBP), Buckingham County has seen a decrease in the number of wholesale trade establishments. From 2002 to 2012, the number of wholesale trade establishment located within the County increased from 7 to 8 establishments. However, the total paid employees decreased from 42 in 2002 to less than 20 in 2012.

Service Industry

Service industries include establishments primarily engaged in providing services to individuals and businesses. Examples of service industries include the following: motels, laundries, shoe repair, equipment rental, automotive repair, theaters, and even pool halls. The presence of a wide variety of service industries provides convenient services to community residents and makes employment opportunities available for both skilled and unskilled workers. Employment in many service industries requires little formal education, thereby providing an excellent source of jobs for individuals without advanced training, skills, or formal education.

According to the 2007 Economic Census, Buckingham County has a various number of service related establishment within its borders. A detailed breakdown of the various sectors per NAICS Code can be seen in TABLE XXVII on the next page.

The Real Estate and Rental and Leasing sector (sector 53) is comprised of firms with payroll primarily engaged in renting, leasing, or otherwise allowing the use of tangible assets (e.g. real estate and equipment), intangible assets (e.g., patents and trademarks), and establishments providing related services (e.g., establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate). Excluded from this sector are real estate investment trusts (REITs) and establishments primarily engaged in renting or leasing equipment with operators.

**TABLE XXVII
2007 Economic Census
Service Industry Summary
Buckingham County**

Description	NAICS Code (*)	# of Employer Establishments	Employer value of sales, shipments, receipts, revenue or business done (\$1000)	Total Paid Employees
Real Estate & Rental & Leasing	53	5	\$967	10
Professional, Scientific, & Technical Services	54	12	\$ 11,366	72
Administrative & Support & Waste Management & Remediation Services	56	11	\$ 9,313	64
Educational Services	61	3	Withheld To Avoid Disclosure	20-99
Health Care & Social Assistance	62	16	\$ 12,143	354
Arts, Entertainment & Recreation	71	2	Withheld To Avoid Disclosure	1-19
Accommodation & Food Services	72	7	Withheld To Avoid Disclosure	20-99
Other Services (Except Public Administration)	81	12	\$ 8,756	59

Source: U.S. Census Bureau, 2007 Economic Census

Note: (*)The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

The Professional, Scientific, and Technical Services sector (sector 54) within the 2007 Economic Census covers establishments with payroll that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. The establishments in this sector specialize according to expertise and provide services to clients in a variety of industries and, in some cases, to households. Activities performed include: legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services.

The Administrative and Support and Waste Management and Remediation Services sector (sector 56) is comprised with establishments performing routine support activities for the day-to-day operations of other organizations. These essential activities are often undertaken in-house by establishments in many sectors of the economy. The establishments in this sector specialize in one or more of these support activities and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include: office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.

The Educational Services sector (sector 61) comprises establishments that provide instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers. These establishments may be privately owned and operated for profit or not for profit, or they may be publicly owned and operated. They may also offer food and accommodation services to their students. Educational services are usually delivered by teachers or instructors that explain, tell, demonstrate, supervise, and direct learning. Instruction is imparted in diverse settings, such as educational institutions, the workplace, or the home through correspondence, television, or other means. It can be adapted to the particular needs of the students. For example, sign language can replace verbal language for teaching students with hearing impairments. All industries in the sector share this commonality of process, namely, labor inputs of instructors with the requisite subject matter expertise and teaching ability. Note that elementary and secondary schools and colleges and universities, although part of this sector, are not in scope of the 2007 Economic Census.

The Health Care and Social Assistance sector (sector 62) within the 2007 Economic Census comprises establishments providing health care and social assistance for individuals. The services provided by establishments in this sector are delivered by trained professionals. All industries in the sector share this commonality of process, namely, labor inputs of health practitioners or social workers with the requisite expertise. Many of the industries in the sector are defined based on the educational degree held by the practitioners included in the industry.

The Arts, Entertainment, and Recreation sector (sector 71) includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector is comprised of the following: 1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; 2) establishments that preserve and exhibit

objects and sites of historical, cultural, or educational interest; and 3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure time interests.

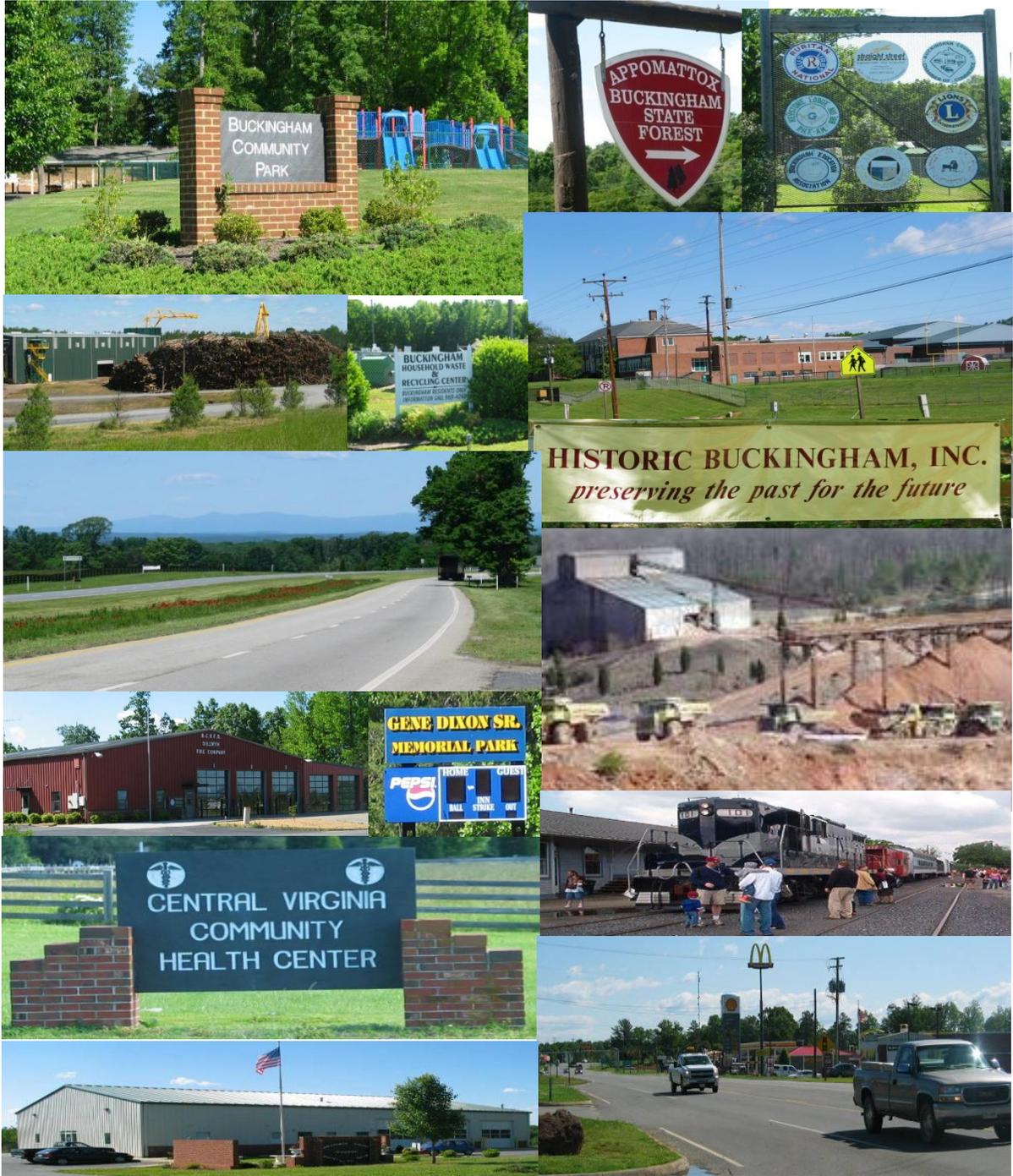
The Accommodation and Food Services sector (sector 72) comprises establishments providing customers with lodging and/or prepared meals, snacks, and beverages for immediate consumption.

The Other Services (Except Public Administration) sector (sector 81) within the 2007 Economic Census covers establishments with payroll engaged in providing services not specifically provided for elsewhere in the North American Industry Classification System (NAICS). Establishments in this sector are primarily engaged in activities such as repair and maintenance of equipment and machinery, personal and laundry services, and religious, grantmaking, civic, professional, and similar organizations. Establishments providing death care services, pet care services, photofinishing services, temporary parking services, and dating services are also included. Private households that employ workers on or about the premises in activities primarily concerned with the operation of the household are included in this sector, but are not included in the scope of the census.

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CHAPTER III

Inventory and Analysis – Community Resources



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III. Inventory and Analysis: Community Resources

A. Housing

Introduction

Attractive, safe, and affordable housing is a basic requirement of any community. Good quality housing aids in higher land valuation and better living conditions for the population. When proper housing is available, it is an excellent enticement for facilitating the relocation of new industry/ residents to the area. New industry can bring new workers into the community. Incoming personnel are more easily enticed by sufficient and appealing housing. This creates a more prosperous and desirable community in which to live, work and grow.

This section will examine housing in Buckingham County by type, quality, vacancy rate and household characteristics, such as household size and race. Furthermore, general trends and concerns relating to future housing needs will be discussed.

Although the provision of housing is largely the responsibility of the private sector, which includes builders, developers, realtors, bankers and others, there has always been a close interdependence between the public and private sectors which is essential in meeting the needs of a community. This tool will provide the basis for analysis of the current status of housing in the area as well as a broad base to aid in future growth decisions.

Housing Units

According to the U.S. Census Bureau, a housing unit is defined as a house, apartment, mobile home or trailer, group of rooms, or single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Statistics for the County of Buckingham reflect an increase in the number of housing units from 6,422 to 7,220 from 2005-2012; an increase of 798 units. Occupied housing units increased from 4,954 units to 5,728 units from 2005-2012; an increase of 774 units. There was also a slight increase in vacant units from 1,468 units 1,492 units from 2005-2012; an increase of 24 units (see Tables XXVIII on next page).

TABLE XXVIII Housing Unit Characteristics Buckingham County 2005-2012			
	2005-2009 ACS	2008-2012 ACS	Change from 2005 to 2012
Total Housing Units	6,422	7,220	12.4%
Units in Structure:			
1 Unit	3,944	4,858	23.1%
2 or More Units	242	244	.8%
Mobile Homes	2,236	2,118	-5.2%
Other types of units	0	0	0%
Occupied Housing Units	4,954	5,728	15.6%
Owner Occupied	3,818	4,301	12.6%
Renter Occupied	1,136	1,427	25.6%
Vacant	1,468	1,492	1.6%
Source: 2005-2009, 2008-2012 U.S. Census Bureau, American Community Survey (ACS), Selected Housing Characteristics Estimates			

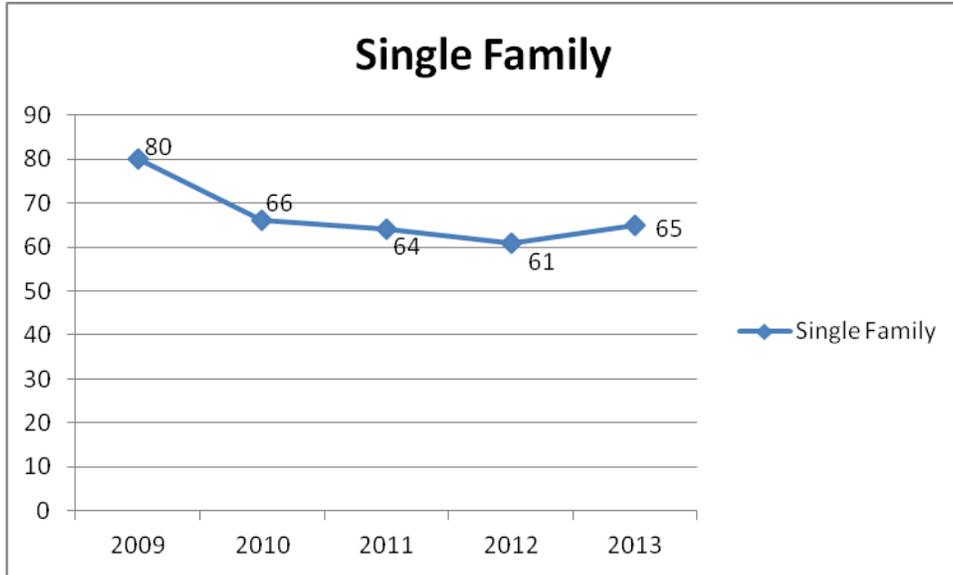
According to the U.S. Census Bureau’s American Community Survey, there was a 25.6% increase in renter occupied housing units from 2005-2012. With only a 12.6% increase in owner occupied housing units. There also was only a 1.6% increase in vacant units over the same period. Noteworthy was the -5.2% decrease in mobile homes over this period. The increase in renter occupied homes could be the result of low family incomes in Buckingham County. For example, noted in Table XVI on Page 34, the median family income for Buckingham County from 2008-2012 was \$46,096 as compared to Virginia’s median family income of \$76,566 for the same period of time.

A structure is defined as a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant are counted. The category labeled “Other” includes housing units such as boats, RV, van, etc.

Housing Growth (Building Permits Issued)

According to the Buckingham County Building Inspector, a total of 65 building permits were issued by the County in 2013. Of that number, 36 were stick-built homes, 10 modular homes, 8 singlewides and 11 doublewides. While this is an increase over 2012, there has been a gradual decline in Single-Family Building Permits issued since 2009 as noted in the Chart V on next page.

**CHART V
Single-Family Building Permits Issued
Buckingham County
2009-2013**



Source: Buckingham County, Building Inspector, August 2014

Housing Quality

Indicators of housing conditions selected for this analysis include overcrowding, low value, age and units lacking adequate water and sewer facilities. The existence of one or more of these conditions does not mean that a home is unsuitable for occupancy, but may indicate serious inadequacies such as structural obsolescence, deterioration, and the potential for health and safety problems.

Rental Characteristics

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).

The County of Buckingham gross rent is compared in Table XXIX on next page. As shown below rent paid for \$1,000 or more increased by 112.5% from 2005-2012. The highest decrease in rent category was the \$200-\$299 rent paid down by -54.8% for the same period in time.

**TABLE XXIX
Rental Characteristics
Buckingham County
2005-2012**

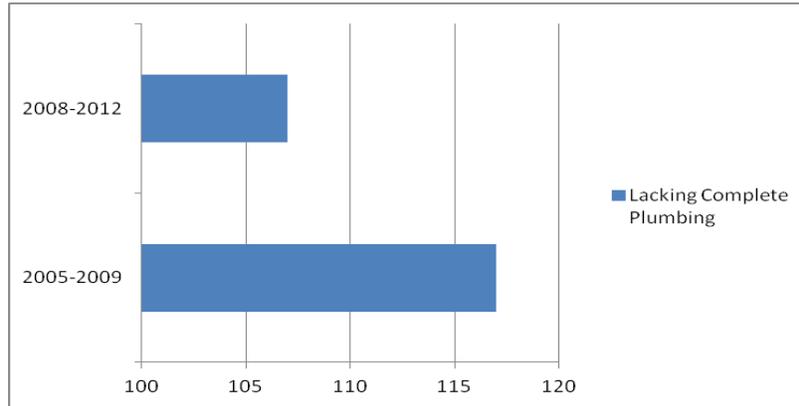
Gross Rent	2005-2009 ACS	2008-2012 ACS	Change from 2005-2012
Occupied units paying rent	799	1045	30.7%
Less than \$200	10	14	40%
\$200 to \$299	96	62	-54.8%
\$300 to \$499	227	242	6.6%
\$500 to \$749	188	248	31.9%
\$750 to \$999	214	343	60.2%
\$1,000 or more	64	136	112.5%
No Rent Paid	337	382	13.3%
Median Gross Rent	\$605	\$689	13.8%
Average Household Size of Renter-Occupied Units	1.96	2.51	28%
Source: 2005-2009, 2008-2012 U.S. Census Bureau, American Community Survey (ACS), Selected Housing Characteristics Estimates			

Owner Occupied Housing Values

TABLE XXX Owner Occupied Housing Values Buckingham County 2005-2012			
Unit Value	2005-2009 ACS	2008-2012 ACS	Change from 2005-2012
Owner Occupied Units	3,818	4,301	12.6%
Less than \$ 50,000	916	893	-2.51%
\$50,000 to \$99,999	752	936	24.4%
\$100,000 to \$149,000	864	736	-14.8%
\$150,000 to \$199,999	453	752	66.0
\$200,000 to \$299,999	524	652	24.4%
\$300,000 to \$499,999	276	261	-5.4%
\$500,000 or more	33	71	115.1%
Median Value	\$109,500	\$117,500	7.3%
Average Household Size of Owner-Occupied Units	1.79	2.14	19.5%
Source: 2005-2009, 2008-2012 U.S. Census Bureau, American Community Survey (ACS), <i>Selected Housing Characteristics Estimates</i>			

Housing Deficiency Characteristics

**CHART VI
Occupied Housing Units
Lacking Complete Plumbing
2005-2012**



NOTE: Complete plumbing facilities are defined as hot and cold piped water, a bath-tub or shower, and a flush toilet.

Source: 2005-2009, 2008-2012 U.S. Census Bureau, American Community Survey (ACS), Selected Housing Characteristics Estimates

Buckingham County Governmental Policies

Its Zoning Ordinances and Subdivision Regulations regulate residential development in Buckingham County. The County first adopted its Zoning Ordinance on October 30, 1997 and has amended on a regular basis since then. The County first adopted its Subdivision Regulations on October 21, 1996. The Subdivision Regulations, too, have been amended on a regular basis since then.

Through zoning, the County determines the areas in which housing will exist and the characteristics of those neighborhoods– size of the lots, the mixture (if any) of dwelling unit types and the other kinds of uses allowed in the same area.

Through subdivision regulations, the County determines the quality of developments in which housing will exist. Well-designed subdivisions include adequate streets, good drainage, sidewalks, street signs, streetlights, and other basic necessities; the absence of any of these, or obvious deficiencies in them is typically an indication of weak subdivision regulations or poor administration and enforcement of them.

The County has also adopted the Virginia Uniform Statewide Building Code, which sets standards for the construction, alteration, adoption, repair, removal, use, location, occupancy and maintenance of all buildings. This code standardizes the requirements for

and quality of construction of all housing regardless of the type or ultimate price. This code is amended by the County's Building Inspector.

Buckingham County Future Housing Needs

Based on the projected population growth for Buckingham County into the future, the demand for housing will continue to increase.

As the County expands and job opportunities are created within the County, the demand for housing, also, can be assumed to increase. An unintended effect of this and other trends discussed in earlier sections will be the use of more agricultural, forested and open space lands for new housing. More and more land will be utilized for residential uses. The County may want to consider concentrating residential development in order to permanently preserve land and maintain the character of the County.

Housing affordability is another need for the County in the future. With the population growth and the corresponding demand for residential property, land and housing costs will continue to rise. As seen in the previous section, the cost for rental property and homeownership continues to increase. Although, the housing market is a major factor in establishing the type of housing, the County will want to consider taking steps to help ensure that there are housing choices for all income households in the County (see Special Policy Areas Chapter). Also, As housing costs have continued to increase, the affordability issue has affected more and more working families and others who have been easily housed by the private market thirty or forty years ago. The County will want to consider taking steps to offer a variety of private and public-private programs to create lower-cost, good-quality, market-rate housing. Typical programs include those in which free land (sometimes from old publicly owned sites, sometimes lots acquired years earlier when people did not pay their taxes) and nonprofit groups or even local builders agree to construct relatively low-cost housing on them. One of the secrets to creating these lower-cost homes is keeping them relatively small and simple. Localities can apply for federal grants for affordable housing, but they must have a specialized plan as the basis for such applications. A Comprehensive Housing Affordability Strategy (CHAS) helps focus community efforts on the provision of affordable housing. Currently, Buckingham County does not have a CHAS.

Furthermore, there will be a need to improve or replace substandard housing located within the County. There are various Federal and State programs available to assist rural localities in addressing substandard housing and affordable housing. Federal assistance is provided by the U.S. Department of Agriculture Rural Development (financing quality, affordable housing), and the U. S. Department of Housing and Urban Development (promoting decent, safe, sanitary and affordable housing). State assistance is provided by the Department of Housing and Community Development (DHCD) – Division of Housing (provides financial and technical assistance to local governments to expand housing opportunities and to meet the needs of low-income citizens). Furthermore, DHCD's Housing Division also coordinates overall housing policy with the Virginia Housing Development Authority (VHDA) and other agencies and promotes a market-oriented approach to expanded homeownership. The Virginia

Housing Development Authority (VHDA) is a housing finance agency (helps citizens obtain safe, sound, and decent housing otherwise unaffordable to them).

Another future concern with housing is the need for more diverse housing stock. Mobile/Manufactured housing generally has a lower appraised value than their "stick-built counterpart. The cost of county services for a family located within the County generally is the same no matter what the type of housing value. In Buckingham County, Mobile/Manufactured housing provides a lower tax base than stick-built homes which provides a higher tax base. The lower tax base of manufactured housing combined with the relatively low degree of commercial and industrial development at this time in the County may intensify the need for higher taxes to provide the increased amount of county provided services. A more balanced housing mix would help minimize some of the effect of this potential problem.

Because the County provides many of the services on which housing depends (i.e. infrastructure, fire protection, etc.), the County will want to consider investing in quality facilities in areas where it wants to encourage new housing. This will provide a positive reinforcement for housing investment. This may include the County passing on some or all the costs of constructing new infrastructure to builders and developers. However, invariably the builder/developer will try to pass on the costs of land development to consumers. Therefore, any increased requirements are likely to affect housing costs.

Lastly, the combination of zoning and subdivision regulations can directly affect the cost of housing. As noted in the previous section, developers invariably try to pass on the costs of land development to consumers, so any increased requirements are likely to affect housing costs. Therefore, Buckingham County, in the development of its zoning and subdivision regulations, may want to consider creating a reasonable balance between cost and quality in new housing development.

B. Transportation

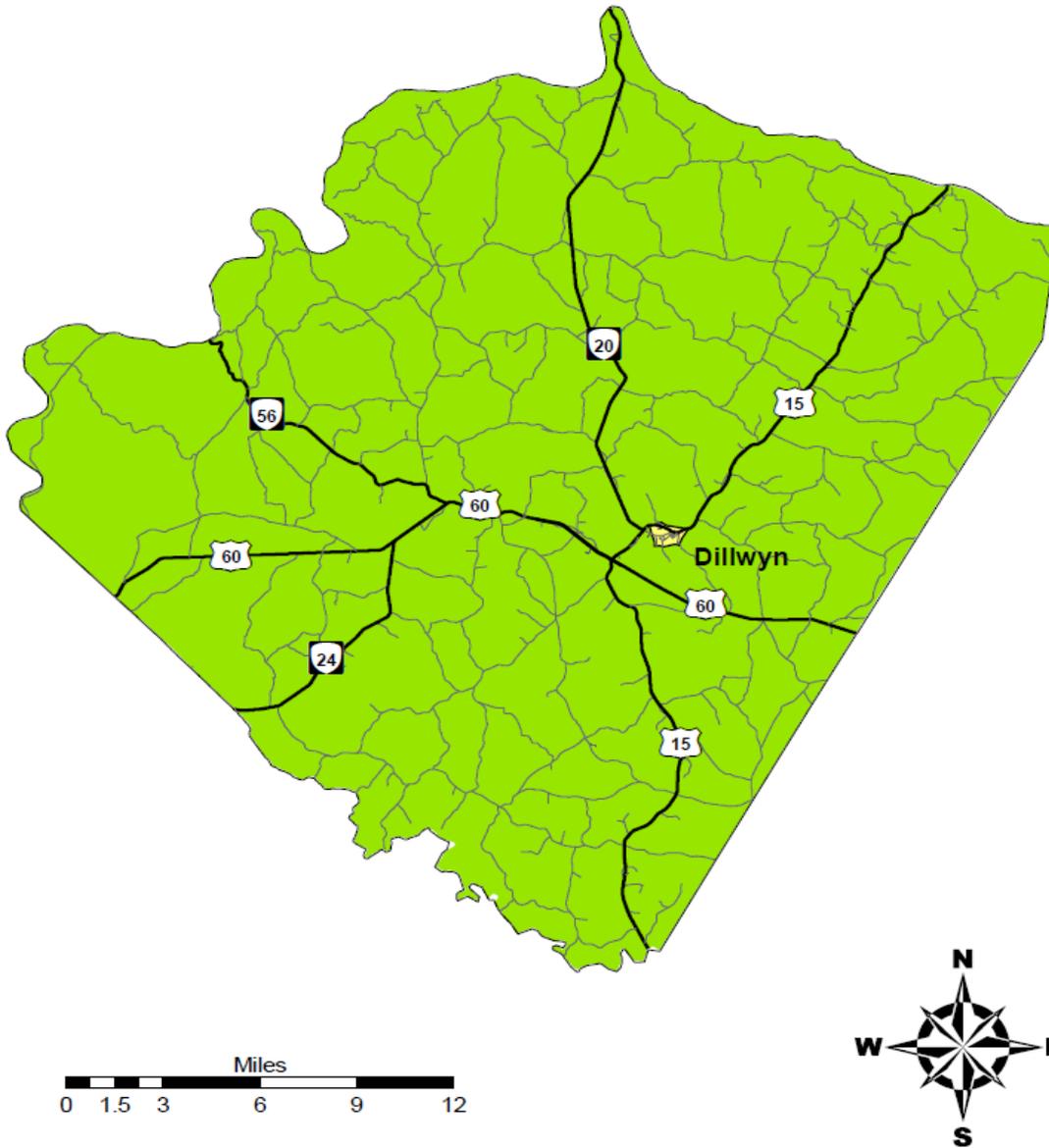
Introduction

Several factors must be considered in analyzing the transportation facilities for the County of Buckingham. A transportation system must first and foremost be safe and efficient. Residents expect to be able to transport themselves and their materials in the shortest period of time while being ensured they will arrive at their destination safely. The relationship between the transportation system and existing and proposed land use activities of the area are an additional concern. Greater transportation facilities will be needed for some anticipated land uses than for others. This may have some bearing on the location of transportation facilities. Additionally, it is critical that the perceived transportation needs and desires of County residents be met.

Highways and Roadways

Transportation for the County of Buckingham consists primarily of its roadways. Presently, the major roadways in this area are as follows (see MAP VII below):

**MAP VII
Major
Highways**



Map created by CRC – August 2014

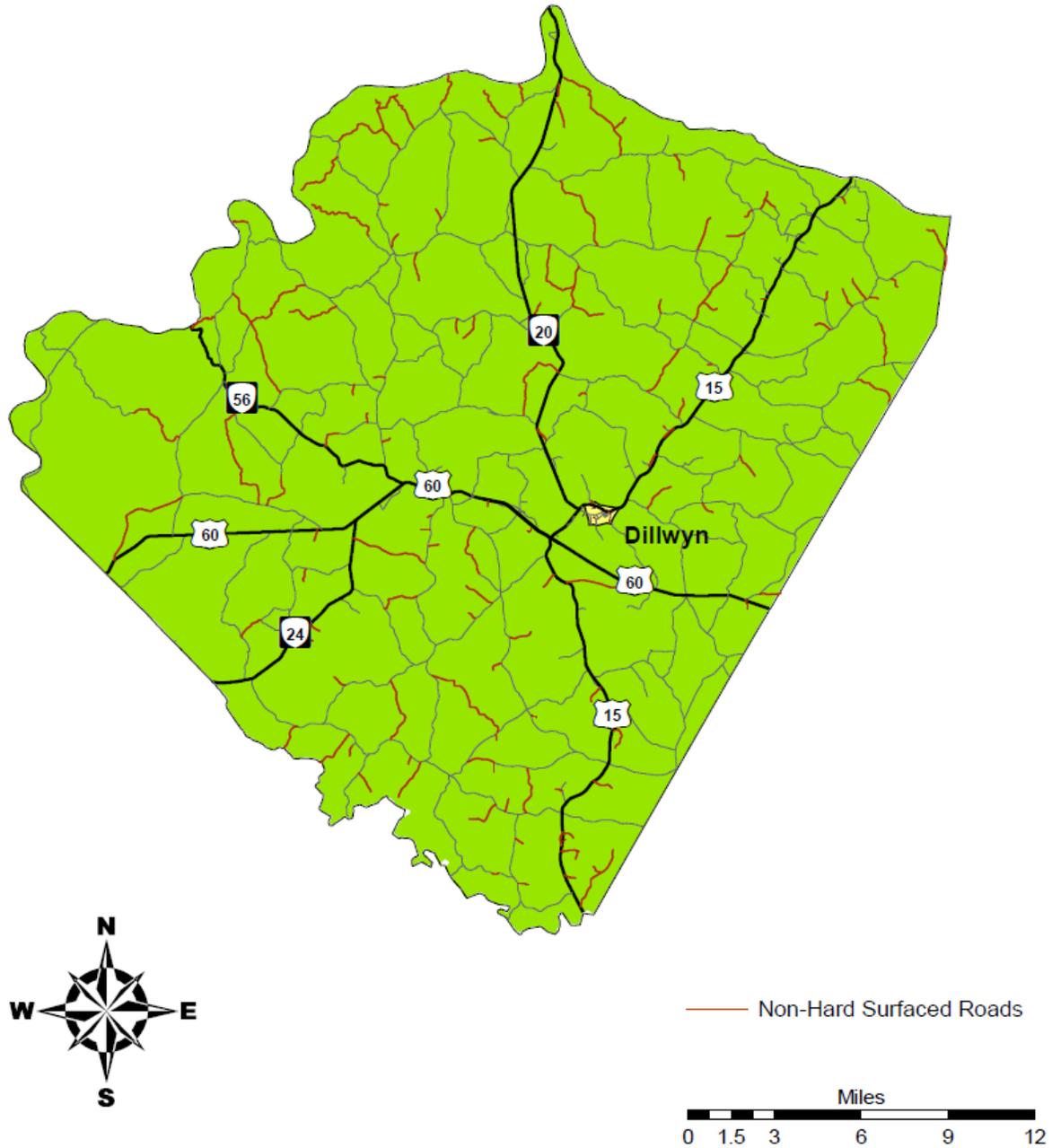
- Virginia Primary Highway 56, a two-lane undivided roadway passing through the County (off of U.S. Highway 60 at Dentons Corner) to Nelson County.
- U.S. Highway 60, a two-lane undivided high volume arterial passing through Buckingham County from west to east. For approximately four (4) miles west of Sprouses Corner, it is a four-lane divided highway. U.S. Highway 60 crosses the entire Commonwealth Regional Council area as it connects Richmond with Amherst near Lynchburg and goes on to Buena Vista, Lexington, Clifton Forge, and Covington. Route 60 has the potential of being a significant growth stimulant for the County in the future if other growth criteria are satisfied adjacent to it.
- U.S. Highway 15, a two-lane undivided high volume arterial passing through Buckingham County from north to south. U.S. Highway 15 crosses the entire Commonwealth Regional Council area as it connects Frederick, Maryland, to the Raleigh-Durham-Chapel Hill research triangle in North Carolina. This, too, has the potential of being a significant growth stimulant for the County in the future if other growth criteria are satisfied adjacent to it.
- Virginia Primary Highway 20, a two-lane undivided roadway passing through the County (off of U.S. Highway 15 at Dillwyn) to Charlottesville.
- Virginia Primary Highway 24, a two-lane undivided roadway passing through the County (off of U.S. Highway 60 at Mt. Rush) to Appomattox County.

Buckingham County does not have any interstate highways located within its borders. However, Interstate 64 is located approximately 15 miles from the Buckingham/Albemarle County Line (Virginia Primary Highway 20). Furthermore, Interstate 64 is located approximately 25 miles from the Buckingham/Fluvanna County Line (U.S. Highway 15).

Within Buckingham County, a significant portion of the area's roads are classified as unpaved roads. The Virginia Department of Transportation classifies unpaved roads into three categories: all weather surfaced, light surface, and un-surfaced. For the purposes of this Comprehensive Plan, all three classifications will be combined into untreated roads category. According to VDOT 2004 Data of Untreated Roads, there are 124 (22%) untreated roads out of 561 roads in Buckingham County (see Map VIII on next page). Furthermore, according to VDOT 2013 Data of Unpaved Roads, there are 122 miles of unpaved road and 479 miles of paved road in Buckingham County.

The unpaved roads primarily serve private residences, however there are several businesses which are located on unpaved roads also. The County's economy can be negatively affected by the existence of unpaved roads. The real estate values of the County are affected when access to an area is not easily accessible. Finally, potential business investments may be deterred if a locality's infrastructure is of poor quality. Unpaved roads also present a maintenance problem for localities and the State. Also, the unpaved roads are especially susceptible to erosive action of inclement weather.

**MAP VIII
Buckingham County
Unpaved Roads**



Map created by CRC – August 2014
Source: VDOT

Maintenance

The Virginia Department of Transportation (VDOT) maintains and provides maintenance funds for the County of Buckingham’s road system. The criterion for the amount of funding depends on whether a road is classified as primary or secondary. Primary roads are a statewide network connecting cities, towns and other points of interest. They include all roads with state and federal route numbers below 600 and numbered roads that serve as extensions to primary roads. All other public roads in the area are secondary roads.

There are nine (9) construction districts in the State. The County of Buckingham is included in the Lynchburg District. This District covers a total of nine (9) counties, which include: Amherst, Appomattox, Buckingham, Campbell, Charlotte, Halifax, Nelson, Pittsylvania, and Prince Edward.

Highway Functional Classification Plan

According to the Virginia Department of Transportation, highway functional classification is a grouping of highways into systems according to the character of service that they are intended to provide. All roads within the County of Buckingham are considered rural. The following are the Virginia Department of Transportation definitions for the rural road classifications:

- Principal Arterial – These highways provide an integrated network of roads that connect principal metropolitan areas and serve virtually all urban areas demands such as statewide and interstate travel. Traffic on this type of road normally has the right-of-way except in areas of high hazard, and then controls are used. Buckingham County does not have any Principal Arterial classified highways.
- Minor Arterial – These highways link cities and large towns and provide an integrated network for intrastate and inter-county service. They supplement the principal arterial system so that geographic areas are within a reasonable distance of an arterial highway. They are intended as routes that have minimum interference to through movement. There are a total of 214 miles of Minor Arterial Highways located in Buckingham County.
- Major Collector – These highways provide service to any county seat, large towns or other major traffic generators not served by the arterial system. They provide links to the higher classified routes and serve as important intra-county travel corridors. There are a total 108 miles of Major Collector Highways located in Buckingham County.
- Minor Collector – These highways collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. They provide service to small communities and link important local traffic

generators with the rural areas. There are a total 38 miles of Minor Collector Highways located in Buckingham County.

- Local – These roads provide access to adjacent land and serve travel of short distances as compared to the higher systems.

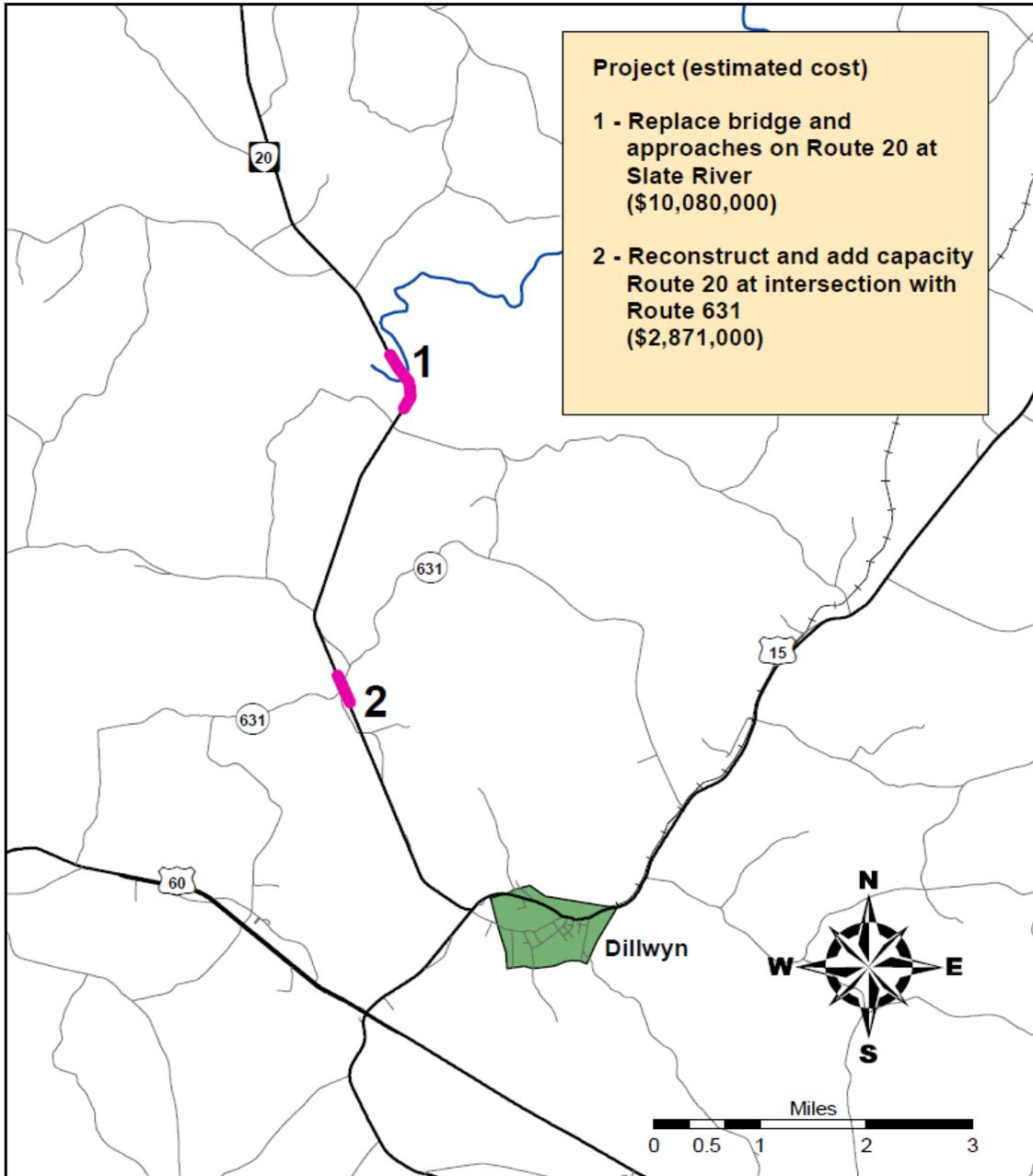
Map IX on next page indicates the basic highway network in Buckingham County classified by VDOT by function in consideration of future travel demand patterns within the County and to and from the north, south, east and west directions of the County Line.

Virginia Department of Highways and Transportation Plans for Road Improvements

The Virginia Department of Transportation and the Virginia Department of Rail and Public Transportation, through the Commonwealth's Transportation Board, promulgates the Virginia Transportation Development Plan, formerly known as the Six Year Improvements Program. This plan is updated annually and is divided into two (2) sections for developing highway projects. In the first section, the Feasibility phase, federal and state laws and regulations require various studies. During this phase, the scope, schedule and budget of a project are at their most tentative stage and significant delays often occur. In the second section, the Capital Improvement Program phase, projects are refined and approaching construction. The plan also includes information on all roadway systems, except secondary roads. State Primary Highway construction projects for Buckingham County under the State of Virginia 2015 Plan can be seen on MAP X on Page 73. A complete detailed listing can be seen on CHART VII on Page 74.

Secondary roads (generally roads with route numbers 600 and above) are not included in the State of Virginia 2015 Plan. The secondary road program is developed annually by each county in conjunction with VDOT. Consequently, each county has its own Six-Year Improvement Program for secondary roads. Neither Buckingham County nor the Town of Dillwyn has listed any road projects on the Priority Six-Year Improvement Construction Program (FY 2015) for secondary roads.

MAP X
State of Virginia Six-Year Primary Highways and
Transportation Plan
Buckingham County
FY 2015



Map created by CRC – August 2014
Source: VDOT

**CHART VII
Buckingham County
Priority Six-Year Improvement Construction
Program FY 2015
Primary Roads**



Six-Year Improvement Program

Home User's Guide About

All Projects Major Projects MPO Fund Reports

All Projects

Program: District:
 Jurisdictions Residencies Road System:

Only Show Projects with Programmed Allocations

Route: ZIP: UPC: Keyword:

Project Search Results (2 Projects found)

Export Project List

UPC	Description	Route	District	Road System	Estimate	Previous	FY15	FY16-20	Balance
					(Values in Thousands of Dollars)				
95931	RTE 20 - BRIDGE & APPROACHES OVER SLATE RIVER	0020	Lynchburg	Primary	\$10,080	\$3,838	\$1,248	\$4,993	\$0
98831	RTE 20 - RECONSTRUCTION	0020	Lynchburg	Primary	\$2,871	\$2,887	\$0	\$183	\$0

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Source: VDOT

Traffic Volumes

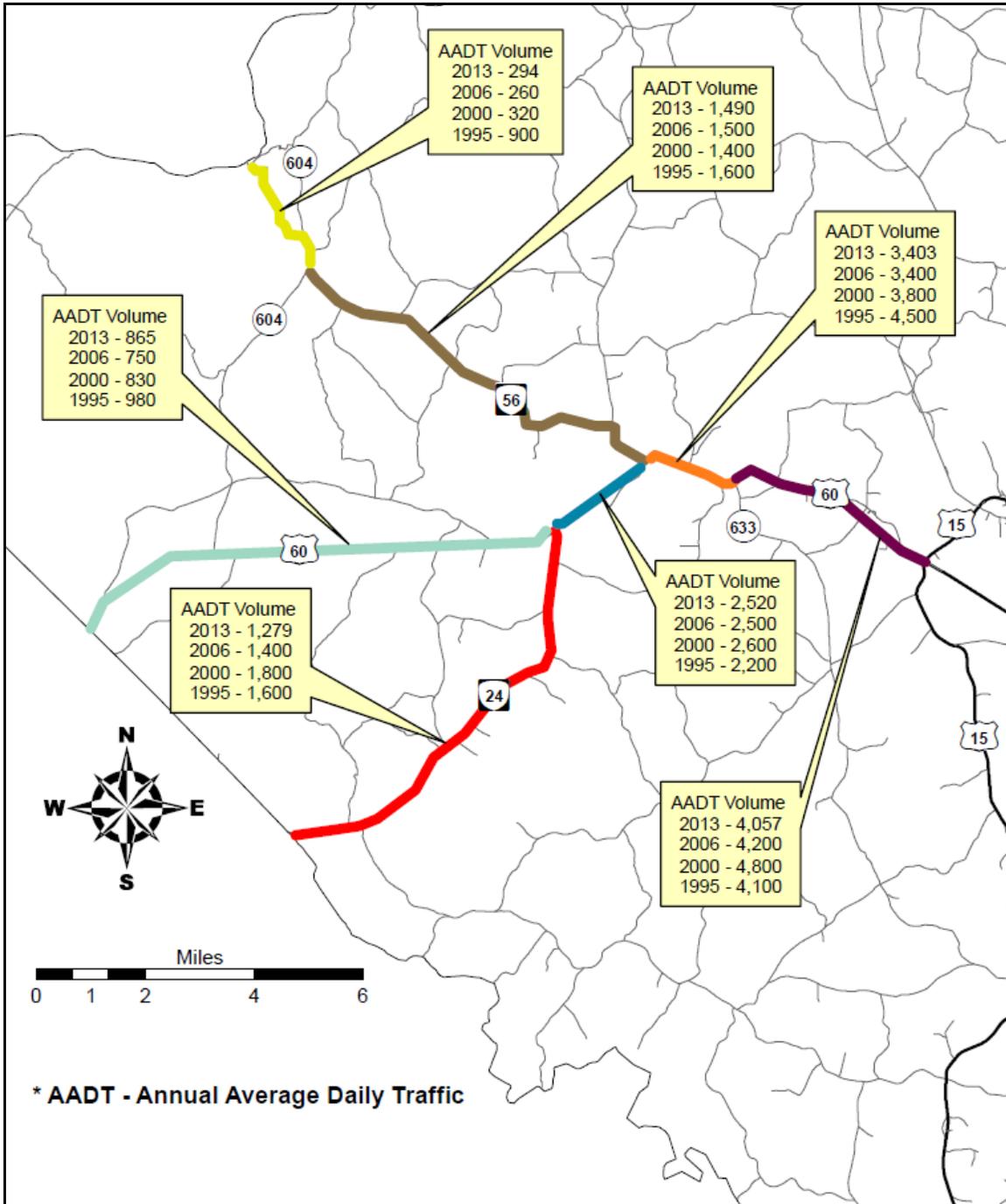
Daily traffic volume estimates on major roadway segments in Buckingham County for 1995, 2000, 2006, and 2013 can be seen in MAPS XI thru XV on Pages 76-80. The Virginia Department of Transportation (VDOT) conducts a program where traffic count data are gathered from sensors in or along roads and highways. From these data, estimates of the average number of vehicles that traveled each segment of road are calculated. Data for all other secondary roadways within the County for these periods and others can be seen at <http://www.virginiadot.org/info/ct-TrafficCounts.asp>

Future Traffic Projections

Roadways linear traffic projections for roadways in Buckingham County for 2015 to 2040 can be seen in EXHIBIT IV shown in Chapter VIII - Appendix of this document. The Virginia Department of Transportation determined these projections on a linear regression analysis. The percentage growth was based on a percentage growth/declines based on historical traffic data.

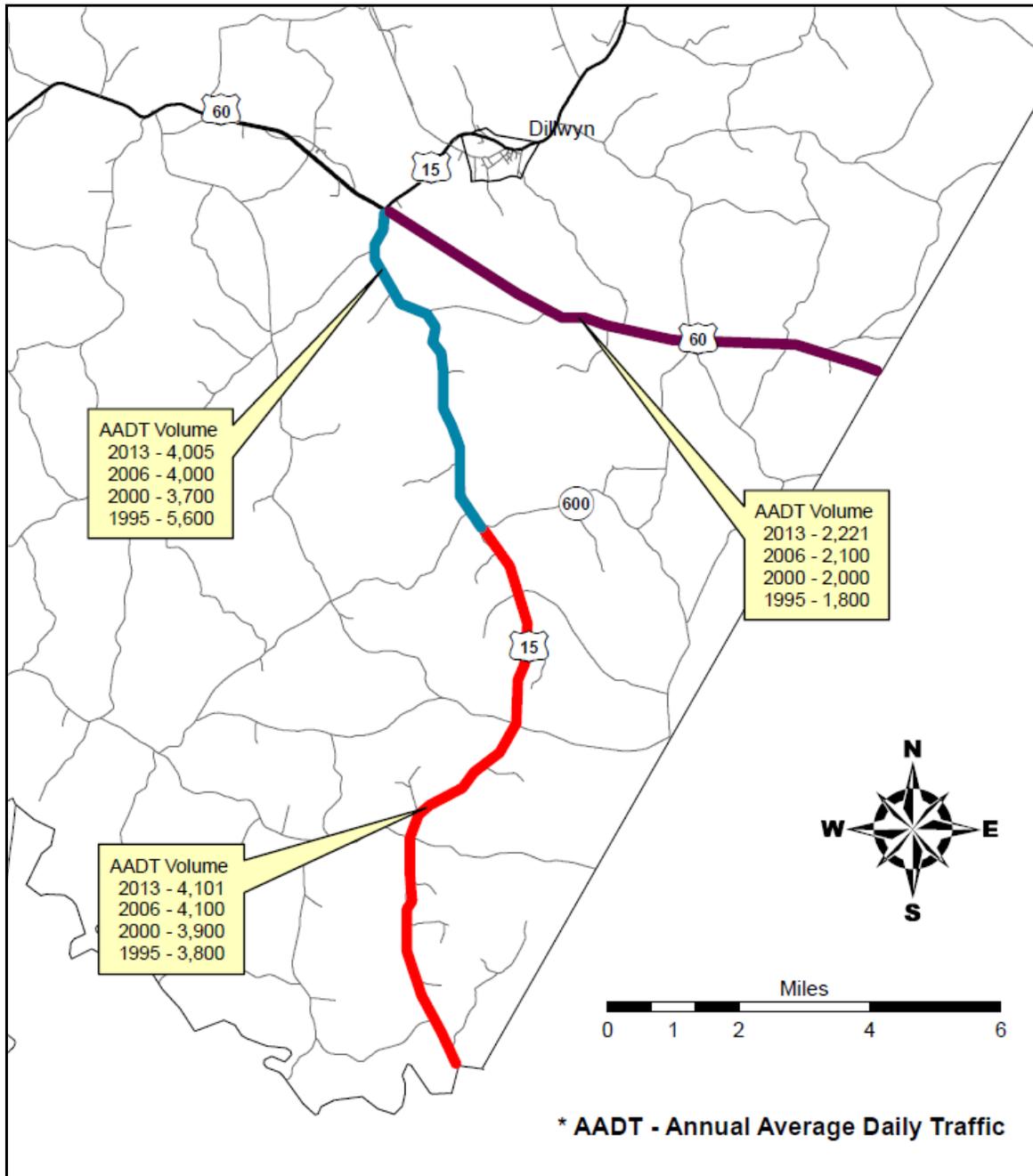
Those road sections an annual growth of 0 assumes a negative or level trend, with no growth. Road segments from 0 to 0.1 rare considered standard, with only a marginal projected growth. Road segments with 0.1 to 0.2 growth rate are considered stagnate (mid-range), with some growth anticipated. Road segments with a greater than .03 growth rate are areas where significant growth is anticipated. In these areas, the County will want to keep an eye on for future study.

Map XI 1995/2000/2006/2013 VDOT Daily Traffic Volume Estimates – Major Routes West of Sprouses Corner



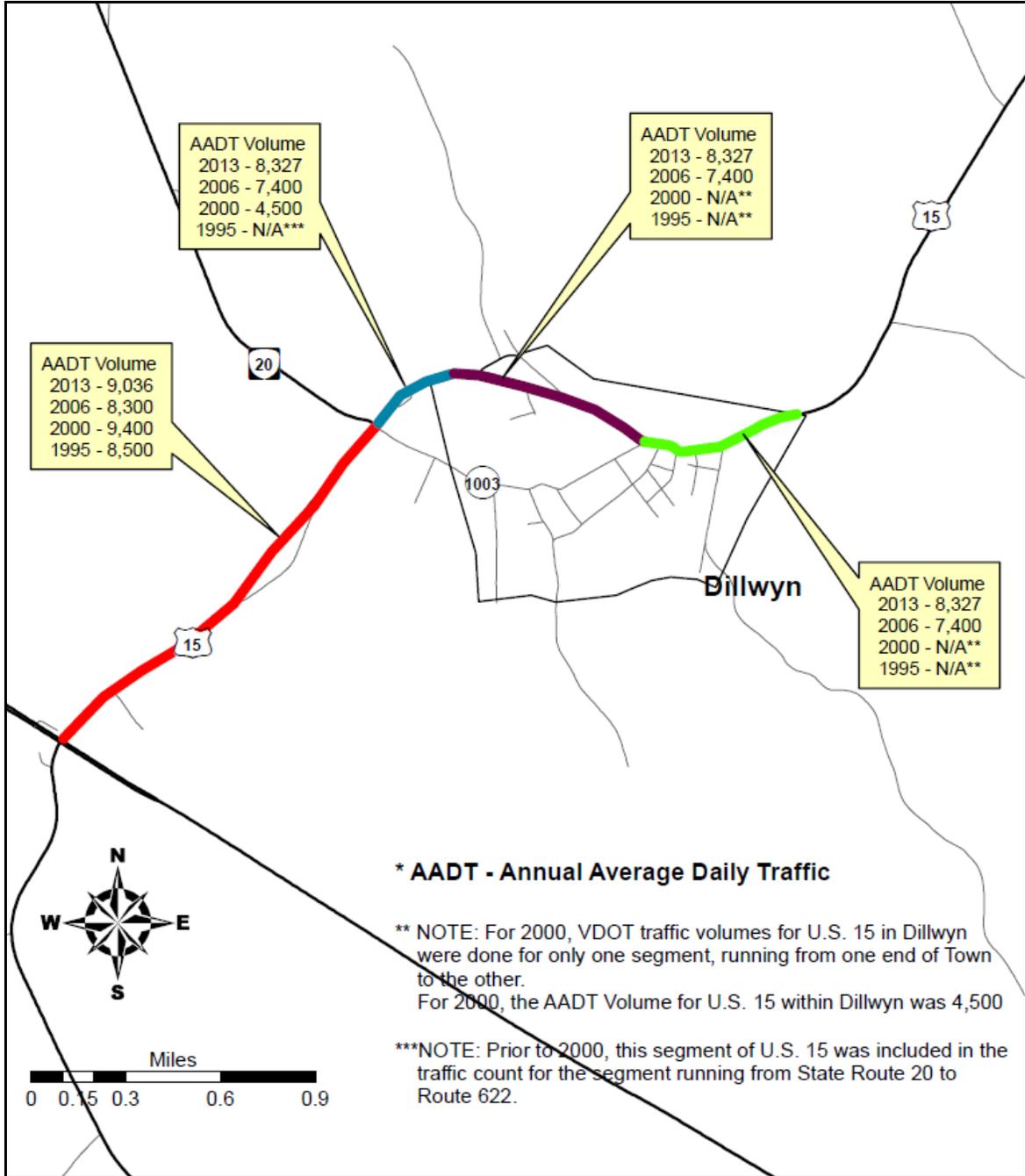
Map created by CRC – April 2015
Source: VDOT

Map XII 1995/2000/2006/2013 VDOT Daily Traffic Volume Estimates – Major Routes East and South of Sprouses Corner



Map created by CRC – April 2015
Source: VDOT

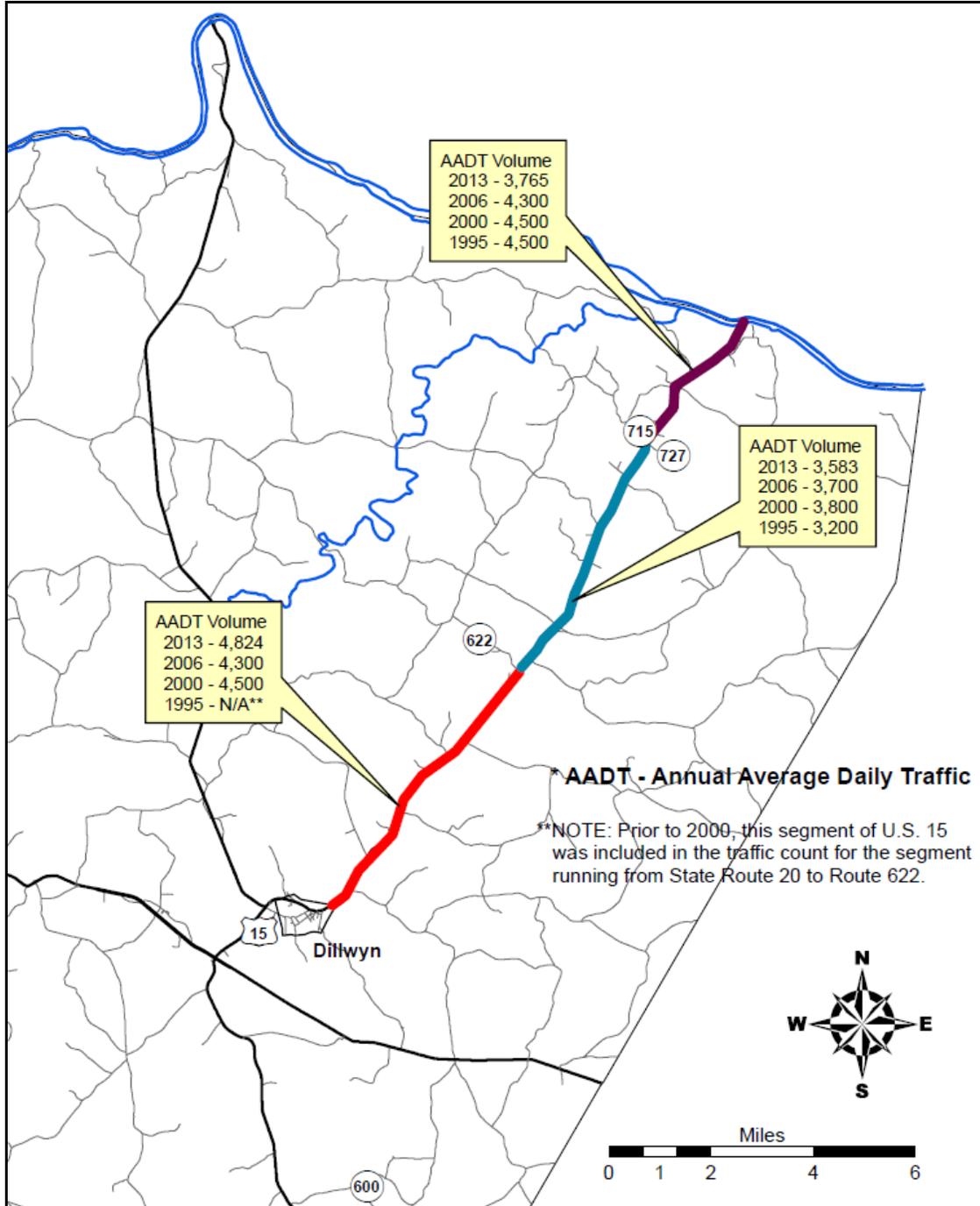
Map XIII 1995/2000/2006/2013 VDOT Daily Traffic Volume Estimates – U.S. 15, Sprouses Corner and Dillwyn



Map created by CRC – April 2015
Source: VDOT

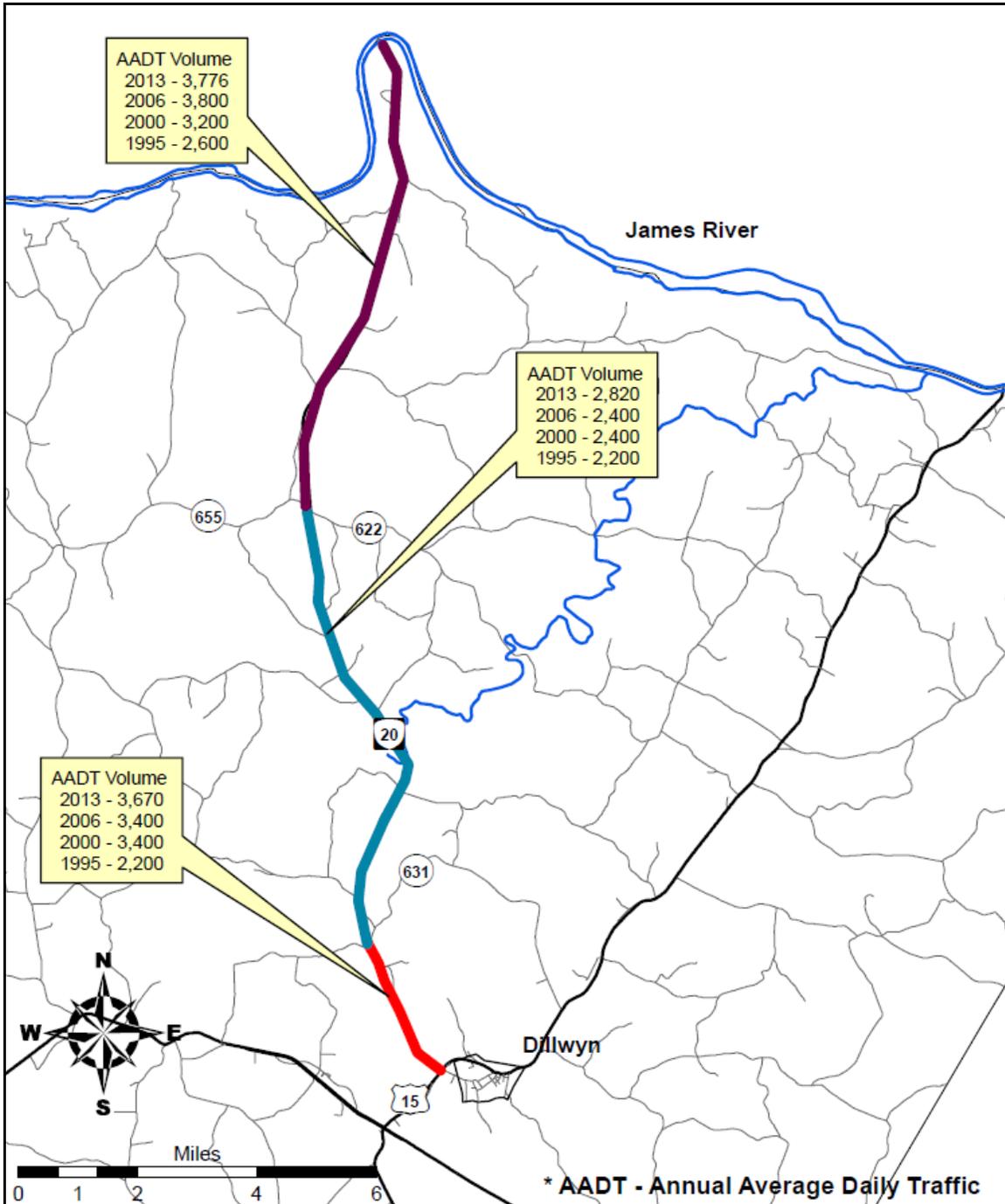
Map XIV

1995/2000/2006/2013 VDOT Daily Traffic Volume Estimates – U.S. 15 North of Dillwyn



Map created by CRC – April 2015
Source: VDOT

Map XV 1995/2000/2006/2013 VDOT Daily Traffic Volume Estimates – Route 20



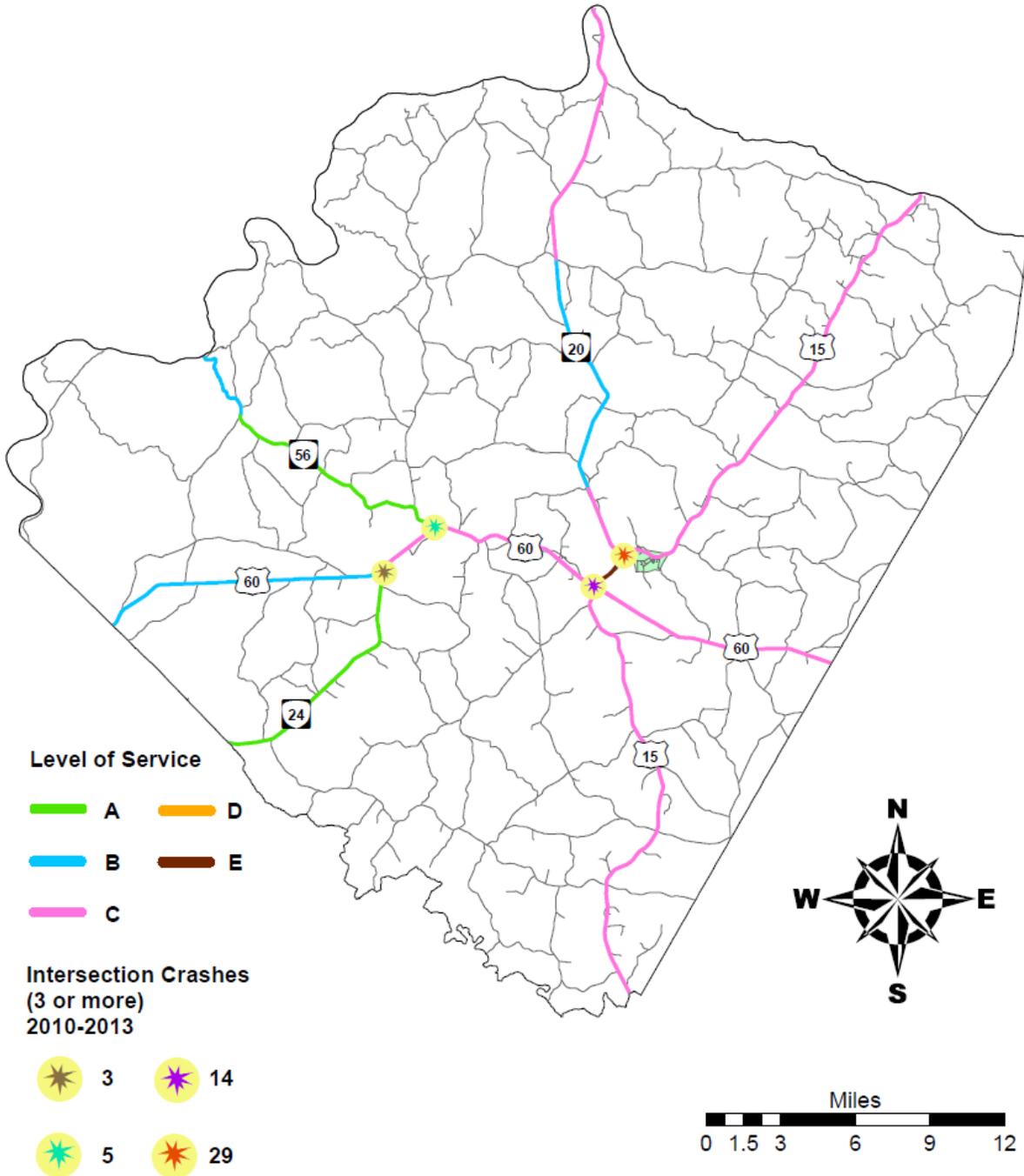
Map created by CRC – April 2015
Source: VDOT

Capacity Analysis (Levels of Service)

Levels of service are often used as measures of system performance in transportation planning analysis and to define public policy concerning highway performance. They are also used in traffic impact analyses to determine local traffic impacts of proposed development. Definitions of level of service differ for intersections and roadway segment. Where intersections are closely placed, traffic signals usually govern arterial and roadway capacity. Sprouses Corner (intersection of U.S. Highway 60 and U.S Highway 15) and the intersection of U.S. Highway 15 and Virginia Primary Highway 20 are examples of this situation.

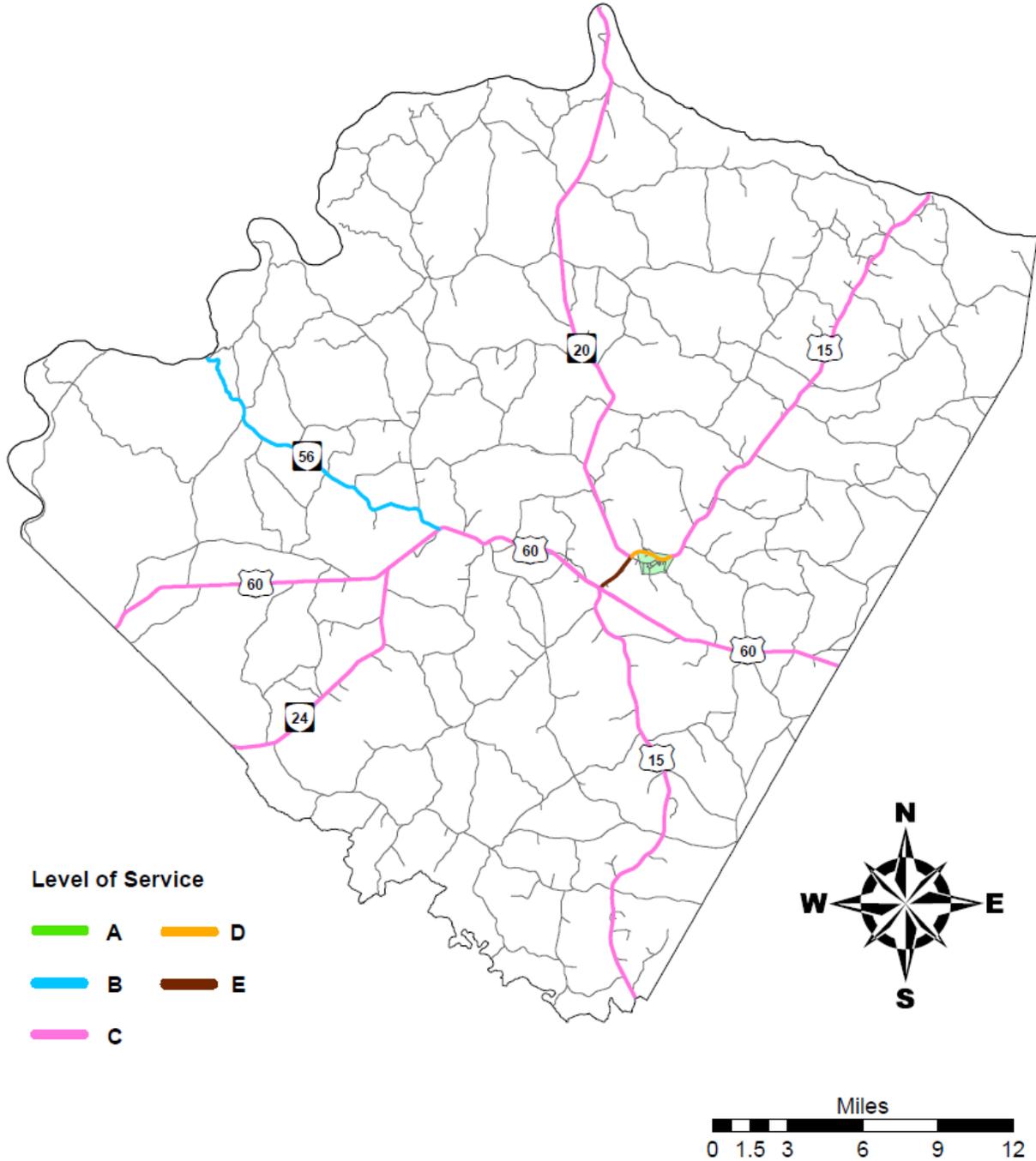
To evaluate the ability of a roadway or intersection to accommodated traffic, capacity analysis is conducted using a.m. and p.m. peak hour volumes. On roadways, capacity is graded by level of services. With A as the highest and F as the lowest, service levels decline as traffic volumes and vehicle delays increase. VDOT defines levels of C or better as indicating adequate service. A Level of Service Map for roads in Buckingham County in 2012 can be seen in MAP XVI on Page 82. A future Level of Service Map for roads in Buckingham County in 2040 can be seen in MAP XVII on Page 83.

MAP XVI Buckingham County 2012 Level of Service and Intersection Crashes



Map created by CRC – April 2015
Source: VDOT

MAP XVII Buckingham County 2040 Level of Service



Map created by CRC – April 2015
Source: VDOT

Level of Service Definitions



Level of Service A: Free-flow traffic with individual users virtually unaffected by the presence of others in the traffic stream.



Level of Service D: High-density flow in which speed and freedom to maneuver are severely restricted and comfort and convenience have declined even though flow remains stable.



Level of Service B: Stable traffic flow with a high degree of freedom to select speed and operating conditions but with some influence from other users.



Level of Service E: Unstable flow at or near capacity levels with poor levels of comfort and convenience.



Level of Service C: Restricted flow that remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeably at this level.



Level of Service F: Forced traffic flow in which the amount of traffic approaching a point exceeds the amount that can be served. LOS F is characterized by stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure.

Safety

Annually, the Traffic Engineering Division of the Virginia Department of Transportation monitors and summarizes motor vehicle accidents that occur along identified road sections. Road interests, for the purpose of this analysis, will include the four (4) major road intersections in the County ((U.S. Highway 60/U.S. Highway 15; U.S. Highway 60/Virginia Primary Highway 24; U.S. Highway 60/Virginia Primary Highway 56; and U.S. Highway 15/Virginia Primary Highway 20) – See TABLE XXXI on next page.

Transportation Issues

Highways and roads are critical links in people’s lives, as well as the communities they inhabit.

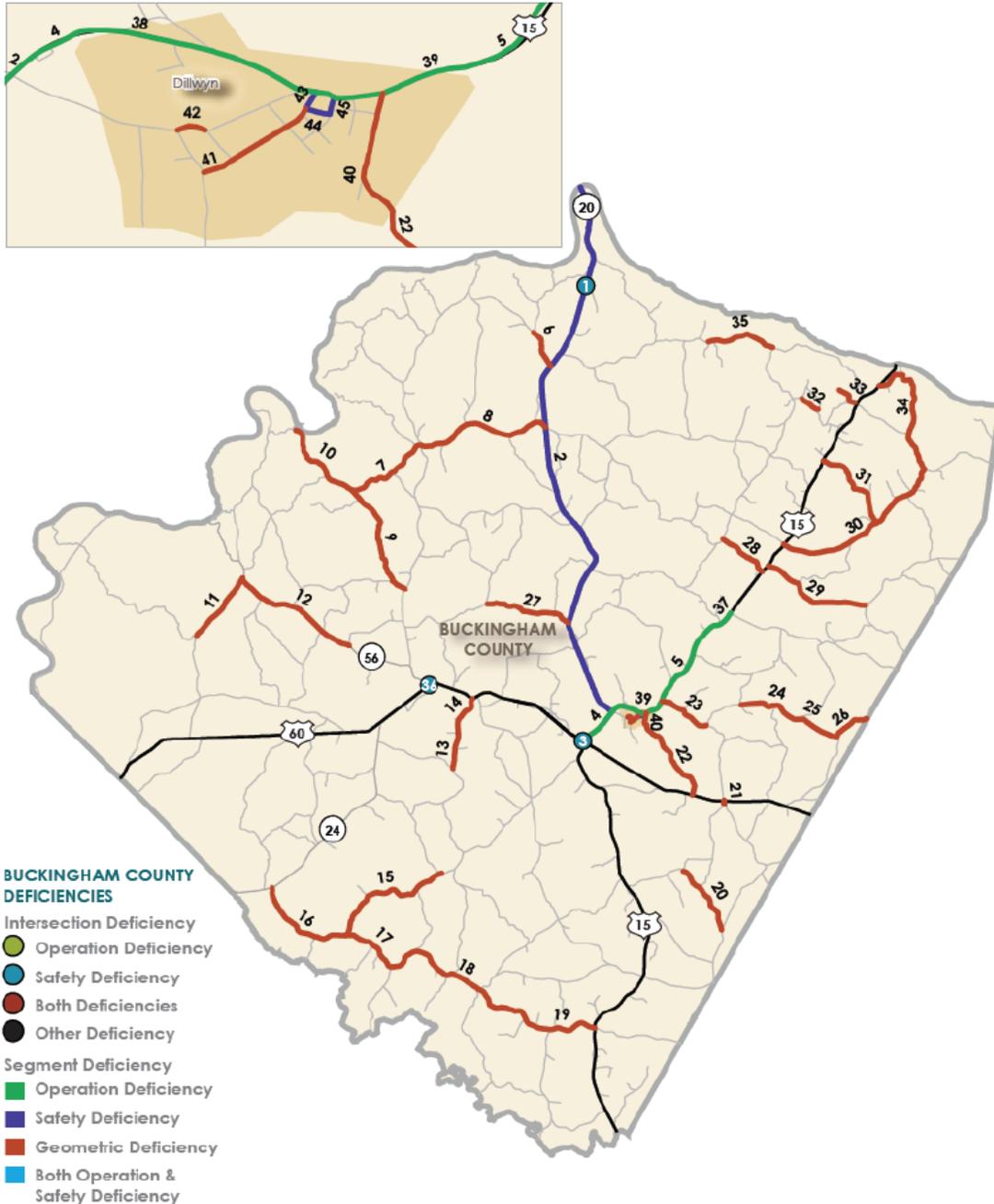
Vtrans 2035 is the long-range, statewide multimodal policy plan that lays out overarching vision and goals for transportation in the Commonwealth. This Statewide Transportation Plan (hereafter, VTrans2035) sets forth an assessment of capacity needs for all corridors of statewide significance, regional networks, and improvements to promote urban development areas. A quality, well-connected transportation system is critical to the Commonwealth’s longterm economic competitiveness, environment, safety, and security and to improving mobility and the overall quality of life for its citizens. Every five years, the Commonwealth Transportation Board (CTB) develops a strategic long-range transportation plan known as VTrans. This strategic planning document sets forth the transportation vision, needs, priorities, and strategies for the next 25 years. The State is currently in the process of updating the Vtrans 2035 Plan.

It should be noted that none of the corridors of statewide significance are located in Buckingham.

As part of the Commonwealth Regional Council’s (CRC) Rural Transportation Program, a Rural Long-Range Transportation Plan for the region (which includes Buckingham County) was adopted in 2011. The Commonwealth Regional Council’s (CRC) Regional Long-Range Transportation Plan also has a horizon year of 2035 and addresses the anticipated impact of population and employment growth on the transportation system within the region. The 2035 CRC Regional Long Range Transportation Plan is a visionary plan, addressing all needs of the transportation system studied regardless of anticipated funding availability. The Buckingham County deficiencies noted during the development of the Plan can be seen on MAP XVIII on Page 87, along with the specific recommendations which are shown in Chapter VIII - APPENDIX of this document – see EXHIBIT V.

TABLE XXXI			
Accident Data For Major Road Intersections			
2011, 2012, and 2013			
Road Intersection	2011	2012	2013
U.S. Highway 15/U.S Highway 60			
# Fatal Accidents	0	0	0
# Injury Accidents	2	0	0
# Property Damage Accidents	2	2	1
# Total Accidents	4	2	1
# Persons Killed	0	0	0
# Persons Injured	3	0	0
U.S. Highway 15/SR 20			
# Fatal Accidents	0	0	0
# Injury Accidents	2	1	2
# Property Damage Accidents	3	7	2
# Total Accidents	5	8	4
# Persons Killed	0	0	0
# Persons Injured	3	1	2
U.S. Highway 60/SR 24			
# Fatal Accidents	0	0	0
# Injury Accidents	0	0	0
# Property Damage Accidents	1	1	1
# Total Accidents	1	1	1
# Persons Killed	0	0	0
# Persons Injured	0	0	0
U.S. Highway 60/SR 56			
# Fatal Accidents	0	0	0
# Injury Accidents	0	0	0
# Property Damage Accidents	1	1	1
# Total Accidents	1	1	1
# Persons Killed	0	1	0
# Persons Injured	0	0	0
Source: 2011, 2012, 2013 Summary of Accident Data, Virginia Department of Transportation			

MAP XVIII CRC 2035 Long Range Transportation Plan Buckingham County Deficiencies



See next page for listing of recommendations

Source: CRC, VDOT (2011)

Bridges & Culvert Conditions

Within the State of Virginia, there are 20,000+ bridges and culverts that are designed, constructed and maintained with the best in professional care. Of those 20,000+ bridges and culverts, approximately 126 of them are located in Buckingham County. Bridges require long-term investment to ensure that they remain safe.

Since the I-35 W Bridge collapse in Minneapolis over the Mississippi River in August 2007, the term “structurally deficient bridge” has entered into the minds of many people. “Structurally deficiency” does not mean “unsafe.” The term comes from the National Bridge Inspection Standards (NBIS) which was established during the 1960s as a result of a major bridge collapse. NBIS is a standard system of rating bridges for constancy in all state and municipalities and on federal facilities.

The term structural deficiency is applies when the condition of one or more of three components –bridge deck, superstructure, or substructure – receives a rating of 4 or less on a scale of 0-9, with 9 being the best rating. These ratings result from biennial (and in some cases more frequent) bridge inspections in Virginia.

If any of the bridge’s three components receives a rating or less, it triggers priority status for maintenance and repair of that component. Funds then are allocated to fix the problem, and weight restrictions are also imposed. If the problem requires immediate attention, traffic restrictions also are imposed.

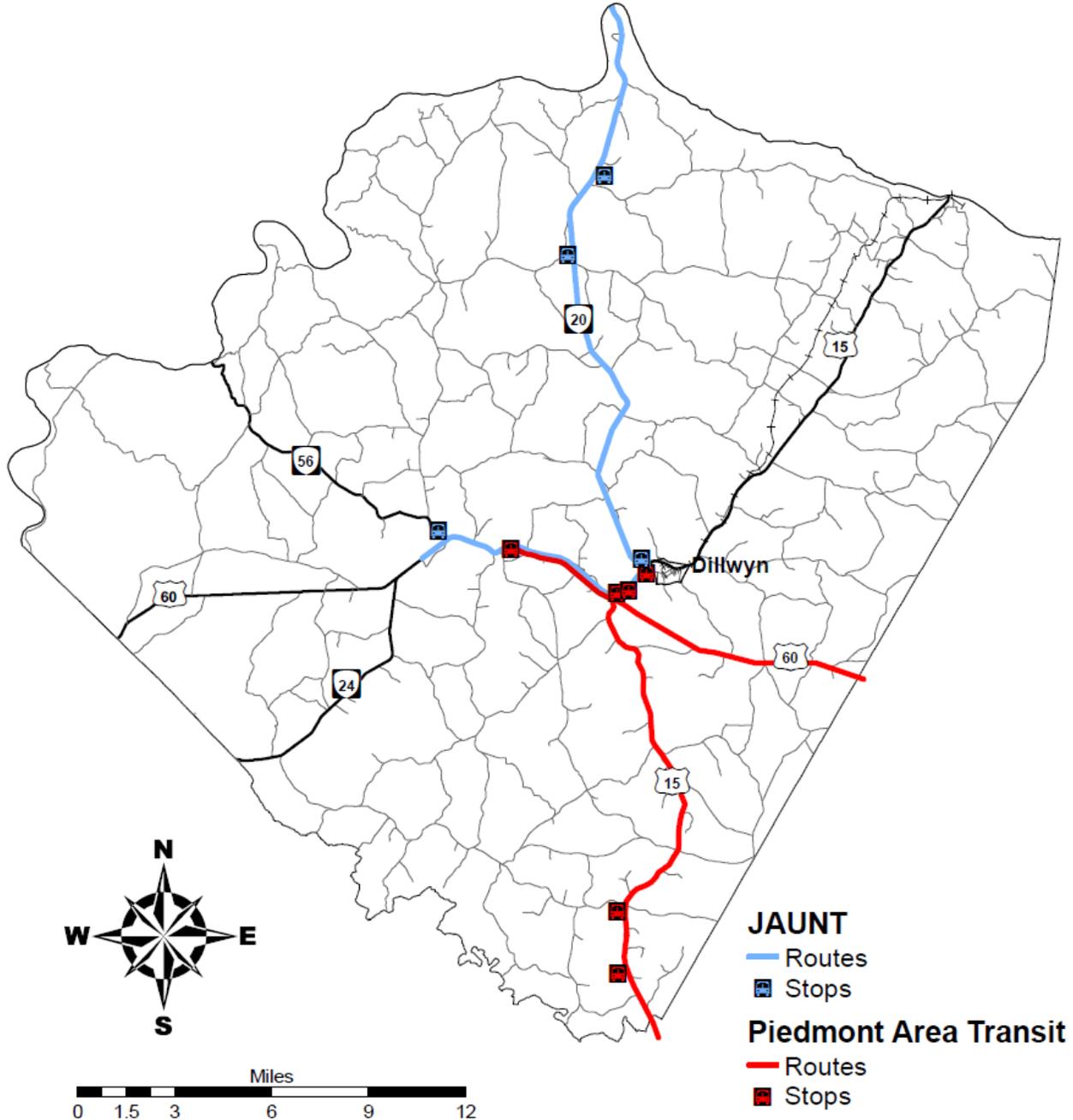
Shown in EXHIBIT VI in Chapter VIII - APPENDIX of this document are the bridges and large culverts located in Buckingham County and their conditions per the Virginia Department of Transportation (VDOT) Bridge Inspection.

Public Transportation

Residents of the County of Buckingham have limited access to public transportation. This is a common characteristic of the region as a whole. Services are extremely limited in the Commonwealth Regional Council area, with vast areas and many communities not served by the limited transportation systems that do exist.

Currently, the County of Buckingham is served by the following two transits (see MAP XIX on next page):

MAP XIX
Buckingham County
Public Transit Routes and Stops



Map created by CRC – August 2014
Source: JAUNT, BABS/Piedmont Area Transit

In 2013, the Commonwealth Regional Council completed a Public Transit Connectivity Study for all counties located in Planning District 14 (including Buckingham County). The report discussed the public transportation services available in PD14 and also discussed the connectivity of the available services to each other. CRC staff met with Public Transit Providers as part of the Study. Transit Providers were provided a map of existing service routes for review of accuracy. Transit Providers stated that funding is one of the main issues that they struggle with to maintain their services. Localities often do not realize how many citizens depend on the public transit service until funding is threatened to cease. Ridership trip destinations reported by the providers varies. A copy of the CRC 2012 Public Transit Connectivity Study can be seen in Chapter VIII – APPENDIX as EXHIBIT VII.

As noted by the Study above, public transportation in the County would assist workers with transportation to and from work, as well as enabling residents to have more freedom to travel to larger towns in the geographical area. Individuals seeking gainful employment are hindered by this lack, as many are unable to afford reliable personal transportation. It may be useful to consider a joint study/survey among residents to determine what services residents would utilize and find beneficial.

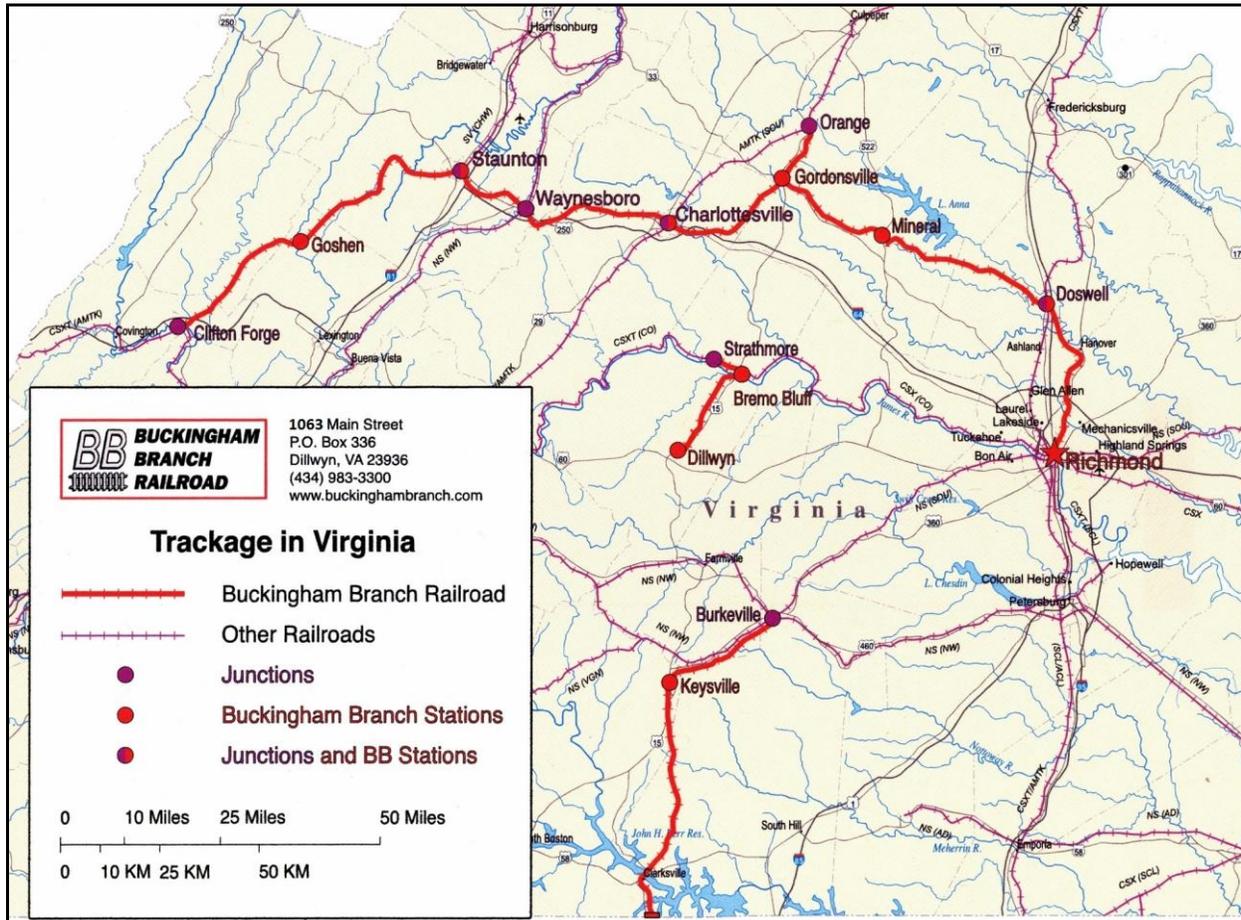
Furthermore, persons with disabilities, the elderly, students, and families all depend on some form of transportation to get from one place to another. The rural nature of Buckingham County is a factor which hinders the locality's ability to provide transportation service for persons with special needs. Currently, within Buckingham County, the coverage of this system is very limited and therefore the services offered cannot be adequately dispersed to the entire population of the County. However, Buckingham County is served by the Centra PACE service vans. Centra Pace is a nonprofit program funded through a unique arrangement with Medicaid and Medicare. If a citizen is eligible for Medicaid and Medicare, or Medicaid only, there may be a no fee to join the program or receive services provided by Centra PACE. Centra PACE is a comprehensive program for adults 55 years of age and older who meet the criteria for nursing facility placement, prefer to stay at home and have an assessment indicating that living at home with the support of the PACE program is a safe alternative. Centra PACE participants are picked up from their home by van each morning and brought to the PACE Center located in Farmville, Virginia. They participate in social activities, eat a hot lunch with friends, and receive medical assistance as needed from a dedicated and compassionate care team. At the end of the day, the PACE van takes the participants back home to enjoy family, friends and the surroundings they know and love.

Rail Service

The 16-mile Buckingham Branch Railroad is a former C&O operation which runs from Bremo south to Dillwyn (See MAP XX on next page). The line, which once extended to Rosney, at one time, intended to reach the N&W at Farmville. The Bryant family purchased the line from CSX in 1989. The interchange with CSX is at Strathmore yard, where the abandoned Virginia Air Line headed north to Lindsay. Daily CSX manifest trains Q302/303 switch the yard and Buckingham Branch trains run over CSX trackage between Bremo and Strathmore to reach the yard. The line crosses the James River on a high bridge just east of the US15 Bridge. From there it heads east briefly, paralleling the river, to a switchback at New Canton. Trains reverse direction to continue on to Dillwyn.

The line is un-sigaled and limited to 10 miles per hour. Railroad crews have been working continuously to repair the physical plant since the acquisition of the line from CSX in 1989. A major tie, ballast and bridge replacement program was completed last summer. The Buckingham Branch Railroad usually operates three days per week, on Mondays, Wednesdays and Fridays. The other days are reserved for operating the Shenandoah Valley Railroad, between Staunton and Pleasant Valley and for maintenance activities. The

Map XX Buckingham Branch Railroad



Source: Buckingham Branch Railroad

<http://www.buckinghambranch.com/freightservices/systemmap.htm#!prettyPhoto/0/>

Buckingham Branch's offices and shops are in Dillwyn. Trains originate at Dillwyn in the morning, and after switching industries in the town, head north to the CSX interchange at Strathmore. Stops are usually made along the way to pick up loaded cars outside of Dillwyn. The engineer on Buckingham Branch train will identify himself as the "Z710" when requesting permission to enter CSX rails. On the return trip, empties are spotted at various spurs.

Commodities shipped include pulpwood, untreated ties, sand, and solite. There are four locomotives on the property, all early GP's. These include ex-Seaboard (ex-A&WP) GP16 #1857, ex-Seaboard 1818 and 8851 and ex-RF&P 101. The BB's motive power has been repainted in the gray and red scheme. The units are now numbered one through three. The RF&P 101 retains its historic livery. The last unit is the property of the Old Dominion Chapter NRHS and is used primarily on excursions. The Buckingham Branch has an active excursion program throughout the year, including Santa Claus trains in December.

Motor Freight Carriers

There are numerous freight carriers that provide service to Buckingham County. Some include Overnite, Estes, and Wilson.

Airports

There are several airports in the area, all within a 90-minute drive of Buckingham County:

Charlottesville-Albemarle Airport- located off of U.S. 29 in Albemarle County. This is a commercial service airport that offers non-stop flights to and from New York/LaGuardia, Philadelphia, Charlotte, Washington/Dulles, Atlanta, and Cincinnati. Major carriers that provide service to the airport include Delta, United Express, and US Airways.

Lynchburg Regional Airport- located in the City of Lynchburg off of U.S. 460. Carriers that provide service to the airport include Delta Connection/Atlantic Southeast Airlines and US Airways. The airport offers 18 daily arrivals and departures. They provide commercial and general aviation services.

Richmond International Airport- located in Richmond, Virginia, the airport currently has eight air carriers with non-stop flights to over 20 destinations and connecting flights to destinations around the world. Nearly 2.9 million passengers used the airport in 2005 and that number continues to grow.

Farmville Regional Airport- located only 30 minutes from Buckingham County. This airport is not a commercial airport, but a general aviation airport. The airport is equipped with a 4,400 foot paved, lighted runway and automated weather system. Hangars, fuel, and instrument ratings are available as well.

There are no public airports directly in Buckingham County. However, there are several private grass strips located in the County.

Other (Bike, Waterways, Pedestrian)

Bicycling and walking are fundamental travel modes and integral components of an efficient transportation networks. Appropriate bicycle and pedestrian accommodations provide the public, including the disabled community, with access to the transportation network; connectivity with other modes of transportation; and independent mobility regardless of age,

physical, constraints, or income. Effective bicycle and pedestrian accommodations enhance the quality of life and benefit the environment. Bicycling and walking are successfully accommodated when travel by these modes is efficient, safe, and comfortable for the public.

Under the 2004 VDOT Policy for Integrating Bicycle and Pedestrian Accommodations, VDOT will initiate several policies relating to bicycle and pedestrian accommodations. These policies are as follows:

- VDOT will initiate all roadway construction projects with the presumption that the projects shall accommodate bicycling and walking;
- VDOT will promote the inclusion of bicycle and pedestrian accommodations in transportation activities at Local, Regional and Statewide levels;
- Bicycle and pedestrian accommodations can be developed through projects that are independent of highway construction either within the highway right-of-way or on an independent right-of-way;
- Highway construction funds can be used to construct bicycle and pedestrian accommodations either concurrently with highway construction projects or as independent transportation projects;
- Bicycle and pedestrian accommodation project will be funded in the same manner as other highway construction projects for each system; and
- All accommodations will be designed and constructed, or installed, using guidance from VDOT and AASHTO publications, the MUTCD and the American with Disabilities Act Accessibility Guidelines (ADAAG).

One thing that Buckingham County has in abundance is a scenic natural environment, including rivers, streams and forests. These resources offer great potential for the development of special transportation facilities including bikeways, pedestrian paths and boat ramps.

The County offers a number of biking trails for riders ranging from novice to experienced off-road rider. These scenic routes can be found in the James River State Park (offering nearly 20 miles of hiking, biking, and horseback riding trails). This park is located along the James River. Located in the heart of the Appomattox-Buckingham State Forest are excellent trails for hikers, bikers and equestrians.

There are several public boat landings located in Buckingham County. These include the following:

- Horsepen Lake
Access Area – Horsepen Lake Wildlife Management Area
- James River
Access Area – Slate River Water Shed

Piedmont Regional Bicycle Plan/Commonwealth Regional Council 2010 Bicycle Plan Update

In June 2000, the Piedmont Planning District Commission (now known as the Commonwealth Regional Council) prepared the Piedmont Regional Bicycle Plan in cooperation with the U.S. Department of Transportation, Federal Highway Administration and Virginia Department of Transportation. The FY 2000 Rural Transportation Planning Grant under the Rural Transportation Program funded the project. In order for any locality or region to be eligible for VDOT funding for highway projects, including bicycle facilities, the local government participating must have an adopted bicycle plan. Buckingham County formally adopted this Plan in 2008.

In 2010, the CRC undertook an update of the Regional Bicycle Plan. The Update was in August 2010. All seven (7) Counties (including Buckingham County supported the development of the updated Plan and participated in the process).

The 2010 Commonwealth Regional Council Bicycle Plan Update was adopted by the Buckingham County Board of Supervisors on April 7, 2015. During discussion at time of adoption, it was noted that the County would like to include as an amendment, the following addition to the Plan: Include Yogaville Route 601 north from Wingina (to connect Yogaville to James River State Park).A copy of the 2010 Commonwealth Regional Council Bicycle Plan Update can be seen in Chapter VIII – APPENDIX as EXHIBIT VIII.

Transportation Enhancement Program

Before 2013, the Transportation Enhancement Program, through the Virginia Department of Transportation, offered broad opportunities and federal dollars to undertake unique and creative action to integrate transportation into communities and the environment. There were twelve (12) eligible enhancement project activity types.

These categories include:

- Pedestrian and Bicycle Facilities
- Bicycle and Pedestrian Safety and Educational Activities
- Acquisition of Scenic Easements and Scenic or Historic Sites
- Scenic or Historic Highway Programs (including Tourist and Welcome Centers)
- Landscaping and Other Scenic Beautification
- Historic Preservation
- Rehabilitation of Historic Transportation Buildings, Structures or Facilities
- Preservation of Abandoned Railway Corridors
- Control and Removal of Outdoor Advertising
- Archaeological Planning and Research
- Mitigation of Water Pollution and Wildlife Protection
- Establishment of Transportation Museums

Buckingham County has been awarded a total \$623,000 in Transportation Enhancement Funds for the project entitled "Buckingham County Courthouse Transportation Enhancement Project." This funding went toward Phase I, Phase II and Phase II construction activities which included replacement/construction of new sidewalks from the County Court House heading east to the County Complex, ending at the Community Cemetery located in the Courthouse Village.

Transportation Alternatives Program

After 2013, the Transportation Enhancement Program was replaced with the Transportation Alternatives Program. This was the result of MAP-21 Transportation Bill passed in July 2012. The new program includes the following programs: Transportation Enhancement, Safe Routes to School, Recreational Trails, and a new one dealing with Interstate Routes or other divided highways.

In mid-2014, Buckingham County was awarded a total \$169,123 in Transportation Alternatives Funds for Phase IV (Final) of the Buckingham Courthouse Streetscape Project. This final Phase includes replacement of the existing sidewalks from the County Court House heading west in the Courthouse Village.

C. Community Facilities and Services

Introduction

Community facilities and services are made possible by individuals, families, businesses and industries working together to serve Buckingham County. The provision of such facilities and services is usually determined by the tax income that can be obtained from local population and businesses.

The following inventory analysis summarizes those public resources for which the government of Buckingham County has primary responsibility and control. However, it also considers other important resources and activities of other levels of government such as Federal and State agencies. In addition, some private or quasi-public facilities such as educational institutions and some utility systems are important resources for the local community and must be taken into account when analyzing the full range of public resources available to the citizens of this locality.

Administrative Facilities

Buckingham County owns several buildings within the County. These include:

- Buckingham County Courthouse Complex
The Buckingham County Courthouse Complex is located in the village of Buckingham Courthouse, on U.S. 60. This complex houses the historic Buckingham Courthouse, the offices of the Commonwealth Attorney, Sheriff,

Magistrate, Circuit Court and Clerk, Combined Court (General District and Juvenile & Domestic) and Clerk, judges, and probation.

The Buckingham County Court House was renovated in 2004, costing an estimated \$8 million dollars. The renovation was much needed, adding new state of the art technology, ample office space, and spacious courtrooms. There are now four courtrooms compared to the one that was utilized before the renovation and expansion. The Circuit Court Clerk's Office was also expanded; this office is attached to the courthouse.

- Buckingham County Administration Complex
A new Buckingham County Administration Complex was completed and occupied in 2013. The Buckingham County Administration Complex is located in the village of Buckingham Courthouse, on U.S. 60. The following Constitutional officers and county departments are located within the Building: County Administrator, Treasurer, Commissioner of Revenue, animal control, building inspection, zoning, web development, utilities, recreation, solid waste, Planning Commission, and industrial development.
- Buckingham County Agriculture Center
The Buckingham County Agriculture Center is located in the village of Buckingham Courthouse, on U.S. 60. This complex houses the Buckingham County Extension Office. The Virginia Department of Forestry (VDof) did have an office located in the Center. The VDof Office was moved to Cumberland in early 2014. The vacant office is currently a "work station" for VDof staff for meetings when needed.
- Staton Building
The Staton Building is located in the village of the Buckingham Courthouse, on U.S. 60. This building is the present location of the maintenance staff. The building was the old magistrate building.
- Buckingham County Schools
 - Buckingham Preschool
 - Carter G. Woodson Education Complex (houses Buckingham Primary and Elementary Schools)
 - Buckingham Middle School
 - Buckingham County High School
 - Buckingham County Career and Technical Center
 - Athletic Fields/Facilities
- Buckingham County School Board Office
The Buckingham County School Board Office is located on U.S. 60.
- Buckingham County Animal Shelter
The Buckingham County Animal Shelter is located on Andersonville Road (Hwy. 640).

Education Facilities

Approximately 2,118 students are enrolled in the Buckingham County School Division as of December 2014 (see TABLE XXXII below for school breakdown). Buckingham County High School also has career and technical education located in the adjacent Buckingham Career and Technical Educational Center. This Career and Technical Educational Center was opened in 1979.

In 1993, Buckingham County High School was renovated (constructed in 1939). These renovations included additional classrooms, a new gymnasium, new administrative offices, a new library, and a chemistry lab.

In 1999, the County Board of Supervisors and the School Board formed the Blue Ribbon Committee to study the school systems space and maintenance needs. They found a great need for maintenance and expansion within the School System. The need for a new Middle School was identified through the Blue Ribbon Committee.

TABLE XXXII Buckingham County School System December 2014				
School	Grades	Square Footage (Estimate)	# Instructional Areas	Enrollment 12/10/2014
Buckingham Preschool	Project 4	20,740	13	108
Carter G. Woodson Education Complex Buckingham Primary Dillwyn Elementary	K – 3 rd 4 th -5 th	134,015 Combined	35 31	533 451
Buckingham Middle	6 th -8 th	100,000	45	435
Buckingham High	9 th -12 th	93,558	40	591
Buckingham Career & Technical Educational	9 th -12 th	19,000	16	
TOTAL		367,313	180	2,118
Source: Buckingham County School Administration, December 2014				

In 2003, Buckingham County constructed a new Middle School, located on U.S. 60. This building is approximately 100,000 square feet in size and has the capacity to hold up to 750 students. The Middle School, divided into three (3) wings, houses the 6th, 7th and 8th grade students. The building has one cafeteria which is open in nature. It also has one Gymnasium which serves all the students. Other amenities include several science labs, a state of the art

library, a stage, a band room, and several computer labs. The new Middle School sits on 32 acres; however, the site does contain 3-4 acres of expansion area. The site also contains a soccer field, softball field and baseball field.

In 1999, the County Board of Supervisors and the School Board formed another Blue Ribbon Committee to study the entire school systems space and maintenance needs. Appointments to this committee were evenly divided between the Board of Supervisors and the School Board, with each Board selecting two (2) citizens from the seven (7) magisterial districts, along with one (1) at large member. These appointments resulted in a thirty (30) member commission, which had the responsibility to assist in the development of a completed school facility study and to make a recommendation on its findings. A consultant was hired to review the entire school system, with regards to facilities and how education programs and minimum requirements were impacted by these existing facilities.

The primary objective of this study involved three (3) major issues. The first mission was to review, collect and tabulate specific capital needs of the existing seven (7) educational facilities (schools plus the vocational center). Secondly, after review of the collected data, the Project Team was to provide options, along with associated costs, for future implementation of the documented needs. Both of these objectives were the primary responsibility of the Project Team. The third and final objective of this study was to provide a recommendation for each school facility and to prioritize the needs, in a manner which would create a master working plan for the coming years. The responsibility for this phase of the study rested with the Blue Ribbon Committee, along with the assistance from the Project Team. Through this study it became readily evident that a major capital improvement program (whether construction of new facilities or renovations of existing facilities) is needed within the Buckingham County Public School System.

As a result of the study on the entire school systems space and maintenance needs, a new education complex was completed in 2012– the Carter G. Woodson Education Complex. The complex is home to all of the County’s kindergarten through fifth grade students. The two former Elementary and Middle School schools (located on Virginia Primary 20), built in 1954 and 1962 respectively were re-fashioned into a modern learning campus for K-5 students with the aim to promote connectivity, creativity, health and well-being for the community. The new campus design takes advantage of every space and surface to support teaching and learning both inside and outside the traditional classroom.

Besides the Buckingham County Public School System, the County is also home to three (3) private schools. These include the following: 1) Calvary Christian School (Grades K-12); 2) Integral Yoga School (Grade K-6); and 4) Central Virginia Christian School (Grade K-8).

As noted in Chapter II, there are several institutions of higher education that are within commuting distance (1-hour or less) for residents of Buckingham County. Located in adjoining Prince Edward County is Longwood University and Hampden-Sydney College. In relation to the northern area of the County, in Albemarle County is the City of Charlottesville. Located in the heart of the City of Charlottesville is the University of Virginia. Also located in Albemarle County is Piedmont Virginia Community College (PVCC). In relation to the southern area of the County, a resident could also have an easy commute to Charlotte County where Southside Virginia

Community College (SVCC) is located. In relation to the western area of the County, a resident could also have an easy commute to the City of Lynchburg where Central Virginia Community College (CVCC) is located. In relation to the eastern area of the County, a resident could also have an easy commute to Chesterfield County where John Tyler Community College (JTCC) is located.

Industrial Park

The Buckingham County Industrial Park was created by the County of Buckingham for business/industrial use in 1995. The Park covers approximately 130 acres of available industrial property (see MAP XXI on next page). There is access to County water and sewer, and railroad accessibility in the Town of Dillwyn (Buckingham Branch Railroad). The location of the Industrial Park is very accessible, being minutes away from U.S. 15 and U.S. 60, and Route 20. From the U.S. 15 and Route 20 corridor, the park is less than a mile away. Industrial Park Road (or 802) and Main Street (1003) are paved, state maintained roads that allow for easy accessibility as these roads lie inside the Park. From this location, Lynchburg, Charlottesville, and Farmville are within an hour's drive.

Currently, within, surrounding, and adjacent to the Industrial Park is the Dillwyn Fire House, Buckingham Rescue Squad's Station 19 Dillwyn Building, Bullock Brothers Logging Equipment, a saw mill, convenience food stores, several service-oriented businesses, the Dillwyn Recycling Center, and a residential area along Lesueur Street on the east end.

Also located within the Industrial Park is the former Buckingham County Industrial Building which was built in 1998. The building was purchased and is currently occupied by the Central Virginia Christian School (a private school K-8).

In fall 2014, discussions began on changing the Industrial Park usage/name to a Business Park. Discussions include re-zoning the Industrial Park to business (B-1) instead of light industrial (M-1). The Buckingham County Community Development Advisory Committee (BCCDA) suggested this to the County Board of Supervisors. The BCCDA is a County appointed advisory committee of consisting of 11 members (2 Board of Supervisor Members, 3 County Administration Employees, with the rest being volunteers from the community that have a business affiliation. The Committee meets bi-monthly to discuss the development and execution of a plan to attract businesses to Buckingham Community. Such businesses include commercial, industrial, and service businesses. The Committee also acts as point of contact for existing businesses per future expansion/funding opportunities. As of adoption of this Comprehensive Plan, the Park has been rezoned to Neighborhood Commercial (NC-1), but the Park has not been renamed.

Furthermore, in fall 2014, the Buckingham Planning Commission began having preliminary discussions on the idea of the County possibly selling parts of the industrial park and using the money from the sale of the land to purchase property in the northeastern end of the County, near river and rail, for possible industrial development.

MAP XXI
Buckingham County Industrial Park



Map created by CRC – August 2014
Source: Google Earth, Buckingham County

Healthcare Facilities

As shown below, Buckingham County residents are in close proximity to the following hospitals (60 miles from the County line – east, west, south or north):

- Centra Southside Community Hospital (Farmville, Virginia)
- Martha Jefferson Hospital (Charlottesville, Virginia)
- University of Virginia Medical Center (Charlottesville, Virginia)
- Lynchburg General Hospital (Lynchburg, Virginia)
- Virginia Baptist Hospital (Lynchburg, Virginia)
- Augusta Health Hospital (Fishersville, Virginia)
- Bon Secours-St. Francis Medical Center (Midlothian, Virginia)
- Carillion Stonewall Jackson Hospital (Lexington, Virginia)
- Chippenham Johnston Willis (CJW) Medical Center (Richmond, Virginia)
- Bedford Memorial Hospital (Bedford , Virginia)
- Henrico Doctors’ Hospital (Richmond, Virginia)
- Bon Secours – St. Mary’s Hospital of Richmond (Richmond, Virginia)
- Halifax Regional Hospital (South Boston, Virginia)

Located in New Canton is the Central Virginia Community Health Center, a division of Central Virginia Health Services, Inc. This facility provides comprehensive medical care for the residents of Buckingham County and some residents from the surrounding area on an outpatient basis (including physical therapy, dentistry and a pharmacy). Most major insurance plans, including Medicare and Medicaid are accepted at the facility. The facility offers a sliding fee (discount) for those who need it.

Located in Dillwyn is the Buckingham Family Medicine. This facility provides general medical care for the residents of Buckingham County. The facility serves as a satellite facility with Martha Jefferson Hospital located in Charlottesville.

In addition, Buckingham County has two (2) licensed dentists and one (1) pharmacy. It also has one (1) physical therapy business (located in Dillwyn) and a chiropractic business (located in Arvonias).

The Buckingham County Health Department is located across from the Buckingham County Administration Complex in the Courthouse Village. Its services include maternity, pediatrics, family health care, WIC services, sanitarium and vital statistics units, home health services, Medicaid screenings and school programs.

Nursing Homes

There is one (1) nursing home located in Buckingham County. Heritage Hall Dillwyn is a state certified/licensed nursing home. The facility has a total of 60 beds. Onsite services provided by Heritage Hall Dillwyn include the following: daily activities, dietary services, housekeeping services, mental health services, nursing services, occupational therapy services, physical therapy services, physician services, podiatry services, social work services, and speech/language pathology services. Off site services include the following: storage of blood services, clinical laboratory services, dental services, physician services, and diagnostic x-ray services.

There are also two (2) Assisted Living facilities (private) located in Buckingham County. These facilities provide daily care activities to its residents. However, medical services are not provided.

Libraries

The Buckingham County Public Library is located on U.S. 15, within the Town of Dillwyn. There are 4 full-time staff on hand – the Library Branch Manager and three (3) assistant librarians. In addition, there are a number of volunteers who help run the library's many services. The library's schedule of operation is as follows: Monday thru Thursday – 9:00 a.m. to 6:00 p.m.; and Friday thru Saturday – 9:00 a.m. to 5:00 p.m. Programs offered by the library are open to everyone. No fee is charged for participation in any library-sponsored program. Announcements of library programs are advertised in the Farmville Herald and on local radio stations. The Buckingham County Public Library is part of the Central Virginia Regional Library System. The library building and adjacent parking lot and grounds are owned by the Buckingham County Public Library Board.

In early 2014, organizers of a proposed new Buckingham County Public Library sought a funding partnership with the county to secure funds to construct the new facility. Various sites within the County are being looked by the Buckingham County Board of Supervisors for the possible location of a proposed new library for the County.

Museums

Buckingham County is fortunate to have a beautiful historical museum. The Housewright Museum, located across from the Buckingham County Courthouse Complex, contains two floors full of Buckingham history. Included are old photos, documents, furniture, farm implements, toys, family records, and much more. The group responsible for the operation of the museum is Historic Buckingham Inc.

Arts Center/Community Centers

The Buckingham Arts and Community Center is located a few blocks from the Buckingham County Courthouse Complex in the Buckingham Courthouse Village. The building use to house the Buckingham Elementary School. It was built in 1916.

Located within the Buckingham Arts and Community Center is the Buckingham County Arts Council. The Buckingham County Arts Council is a non-profit organization dedicated to the support of the visual and performing arts, and is partially funded by a grant from the Virginia Commission for the Arts.

The Buckingham County Arts Council (BCAC), Inc., was organized in the spring of 1982 for the purpose of bringing art programs of superior quality to the citizens of Buckingham County. The Council's school-based programs have been diverse and have included instruction in art, photography, chorus, piano, string instruments, composition, puppetry, dance, and drama. For the community, BCAC has provided guest performances, exhibits, festivals, workshops in music, sculpture, auditioning, pottery, basketry, stained glass, etching, keyboard/synthesizer, drama, creative writing, figure drawing, watercolor, oil painting, drawing with pen and ink, pastels, charcoal, and an annual summer arts program for children. The Buckingham Youth Touring Company with its Institute for Performing Arts is an affiliate of BCAC. BCAC provides space, training, and work opportunities for aspiring as well as established artists.

In July of 1987, BCAC established the Buckingham Arts and Community Center through a renovation project funded by local donations and a grant from the Historic Landmarks Commission. With the establishment of the Arts Center, the BCAC has been able to provide space for training and work opportunities for aspiring as well as established artists. I has also provided an Annual Summer Arts Camp for children with a full range of art programs, performances and opportunities. BCAC provides an Annual Jurored Art Exhibition at the Arts Center with awards offered to area artists.

Located in the Francisco District (southern part of the County) is the Curdsville Community Center. This facility is opened to the public. It is utilized for various community-wide functions and is also utilized as a voting precinct during elections.

Located in northern Buckingham, in Arvonias, is the Frances Redwood Community Center. It, too, is utilized for various community-wide functions.

Conference Center

Located on 750 acres in the Yogaville community of Buckingham County is the Lotus Conference Center. The Center offers magnificent views of the Blue Ridge Mountains and the James River. The Lotus Conference Center provides accommodations for 22 people in private, semi-private, and dormitory style rooms. Larger groups can arrange for additional space in other Yogaville facilities located on the property. All the rooms are comfortable and modern, some with private baths. The Center is available for private retreats and workshops, church meetings, and family celebrations (including graduations, engagements, weddings, baby blessings, anniversaries and family reunions).

Located at the Ellis Acres Memorial Park in the Town of Dillwyn is a Conference Room for use by the community. The Conference Room is available for teams of 25 members. It has a conference table that fits 8, along with 17 side chairs. It has wireless internet access and ADA assessable restrooms.

Also, located in the County is the Lionheart Resorts. Lionheart Resorts has a full-service catering and outdoor banquet space that is suitable for various events (weddings, luncheons, family reunions, birthday parties, corporate retreats, fundraiser events, team buildings, festivals, and sporting events. It can accommodate up to 125 guests at its Rocks Banquet Facility and more on its grounds. Such an event can either be indoors or outdoors.

Religious Facilities

There are approximately 70 churches of various denominations in the area including the following: Apostolic, Baptist, Baptist (Independent), Catholic, Church of Jesus Christ of Latter-Day Saints, United Methodist, Pentecostal Holiness, Presbyterian, etc. There are also various non-denominational churches located in the area.

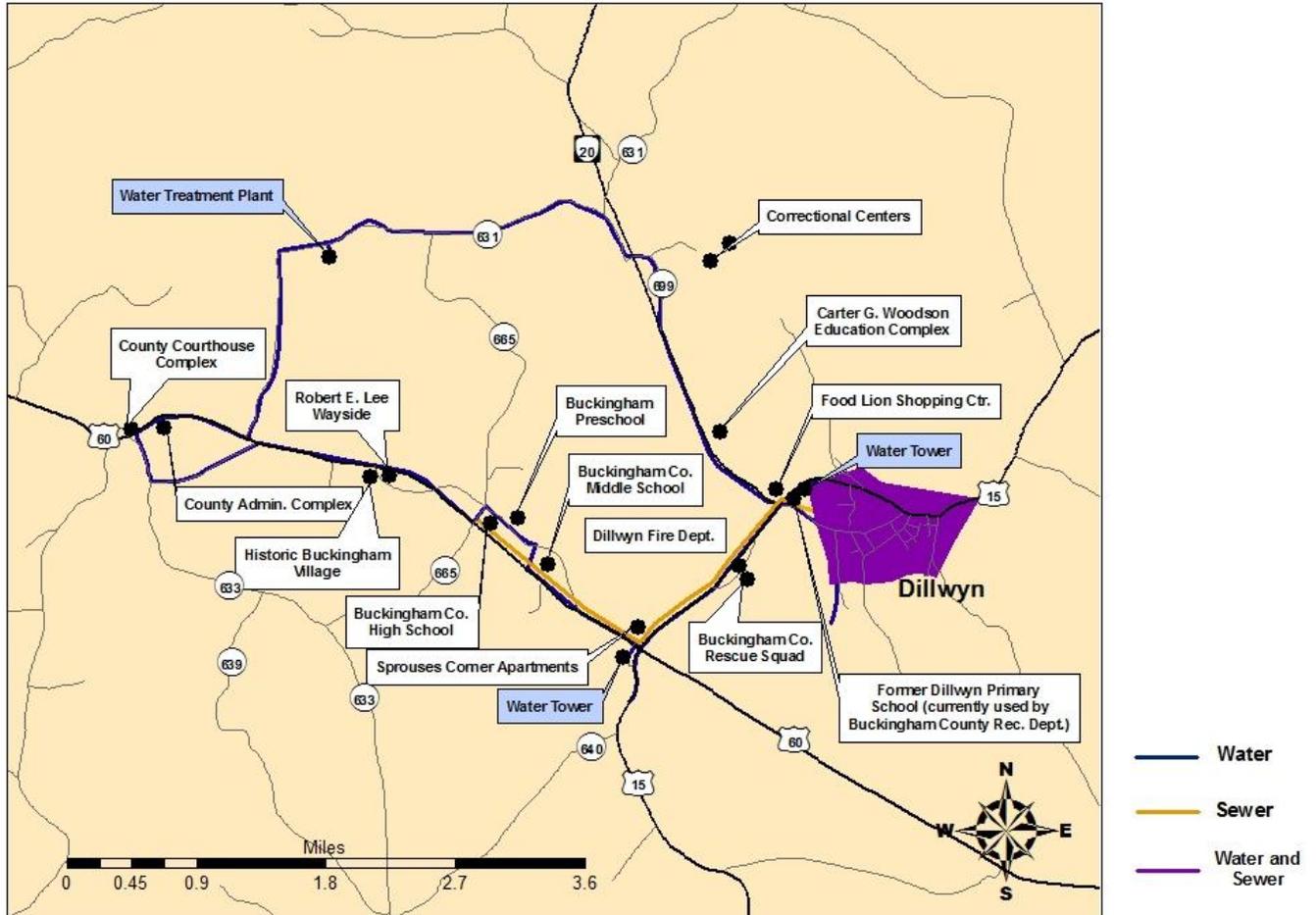
Also located within the County is the Light of Truth Universal Shrine (LOTUS). The Light of Truth Universal Shrine (LOTUS), international headquarters of Integral Yoga Institute is located at Satchidananda Ashram-Yogaville, Buckingham, VA, on Route 604, between Routes 56 and 601. Dedicated to the light of all faiths and to world peace, The Light of Truth Universal Shrine (LOTUS) is unique in the world. LOTUS is the first interfaith Shrine to include altars for all faiths known and yet unknown.

Also located within the County is the future home of the St. Thomas Aquinas Seminary, operated by the Society of Pope Pius X, an international sect founded in 1970 by the late French Archbishop of Marcel Lefebvre. The Seminary is currently located in Minnesota and has outgrown its existing facilities. It will be relocated to Buckingham County on a peaceful 1,000-acre rural parcel overlooking the Blue Ridge Mountains. The new campus will include classrooms, dormitory, a chapel library, dining facility and administrative offices to accommodate 120 seminarians and 12 faculty members. The Seminary is tentatively scheduled to be moved to its new home in Buckingham County in 2016. Construction is underway on the project.

Water Service

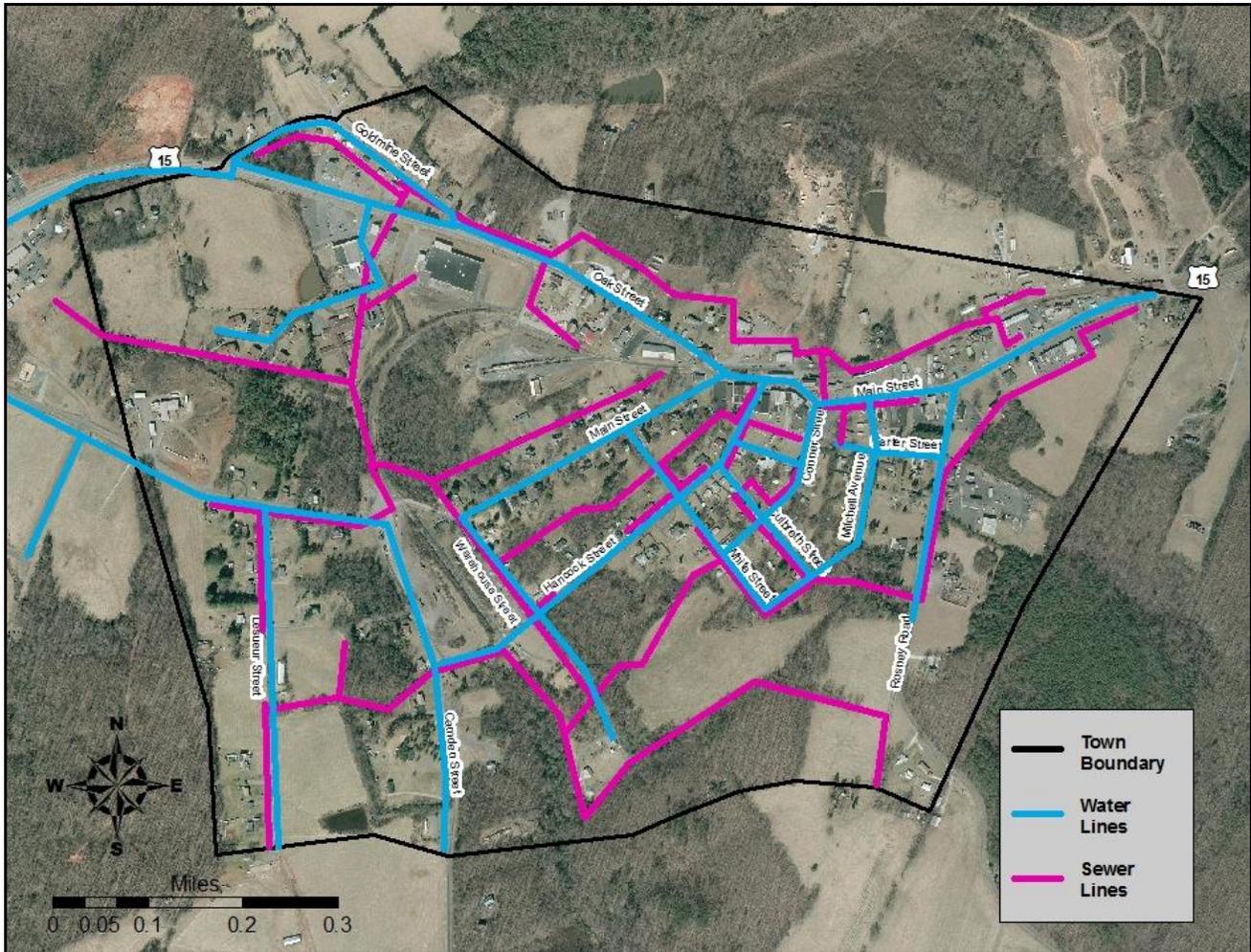
Wells provide the main supply of domestic water needs of the County's rural residents. However, a portion of the County is serviced by a public water system (see MAP XXII on next page for rural County service area and MAP XXIII on Page 106 for the Town of Dillwyn service area).

MAP XXII Buckingham Water/Sewer System (Rural Area)



**Map created by CRC – September 2014
Source – VEDP and Buckingham County**

MAP XXIII Dillwyn Water/Sewer System



Map created by CRC – March 2014
Source: Buckingham County Public Utilities, VGIN

The Code of Virginia, as amended by Senate Bill 1221 in 2003 (Section 62.1-44.38:1) requires the development of a comprehensive statewide water supply planning process to (1) ensure that adequate and safe drinking water is available to all citizens of the Commonwealth, (2) encourage, promote, and protect all other beneficial uses of the commonwealth's water resources, and (3) encourage, promote, and develop incentives for alternative water sources, including, but not limited to desalinization.

The regulation affecting the development of water supply plans in the Commonwealth is the Local and Regional Water Supply Planning Regulation (9VAC25-780), which became effective on November 2, 2005. The regulation requires that all counties, cities, and towns in the

Commonwealth of Virginia submit a local water supply plan or participate in a regional planning unit in the submittal of a regional water supply plan to the State Water Control Board.

On November 1, 2014, the County of Buckingham/Town of Dillwyn complied with this requirement by submission/acceptance of the Buckingham County/Town of Dillwyn Regional Water Supply Plan. This Regional Water Supply Plan includes information on existing water sources, water uses and existing resources; water demand management and current conservation practices; drought response and contingency plans; and project water demands. The Plan also includes a statement of need based on the adequacy of existing water sources to meet current and projected water demand of minimum of 30 years to a maximum of 50 years (see Chapter VIII - Appendix for Buckingham County/Town of Dillwyn Regional Water Supply Plan shown as EXHIBIT IX).

Sewer Service

A large majority of the residents in the rural areas of the County use individual septic systems. However, a small portion of the County is serviced by a public sewer system (see MAP XXII on Page 105). The Town of Dillwyn is all served by the County Public Sewer (see MAP XXIII on Page 106)

There is one additional community sewer system within Buckingham County. Within the community of Yogaville, the central sewer system main plant is a 10,000 gallon-per-day sewer treatment facility. In the same area, a 2,500 gallon-per-day sand filter system serves the laundry mat.

Natural Gas/Fuel Sources

A natural gas pipeline (Transcontinental Pipeline) runs through Buckingham County; however, currently there is no distribution of natural gas in Buckingham County. Tapping into the existing lines in the County would include a large capital investment, including the provision of a facility to tap into and the cost of the lines to the desired site. However, the County does have a close proximity to other natural gas distribution including the Town of Scottsville in neighboring Albemarle County and the City of Lynchburg and City of Richmond.

On September 2, 2014, Dominion Resources, Duke Energy, Piedmont Natural Gas, and AGL Resources announced a joint venture to build the proposed Atlantic Coast Pipeline to provide growing mid-Atlantic markets with a new route to access Marcellus and Utica basins of West Virginia, Pennsylvania, and Ohio. The partnership, called Atlantic Coast Pipeline LLC, will own the proposed 550-mile natural gas pipeline, formerly called Southeast Reliability Project. The project would cost an estimated \$4.5B-\$5B and have an initial capacity of 1.5 Bcf/d of natural gas. It would run from Harrison County, West Virginia to Robeson County, North Carolina. The route of the pipeline includes the crossing into Buckingham County (see MAP XXIV on next page). The project is currently in preliminary study stage.

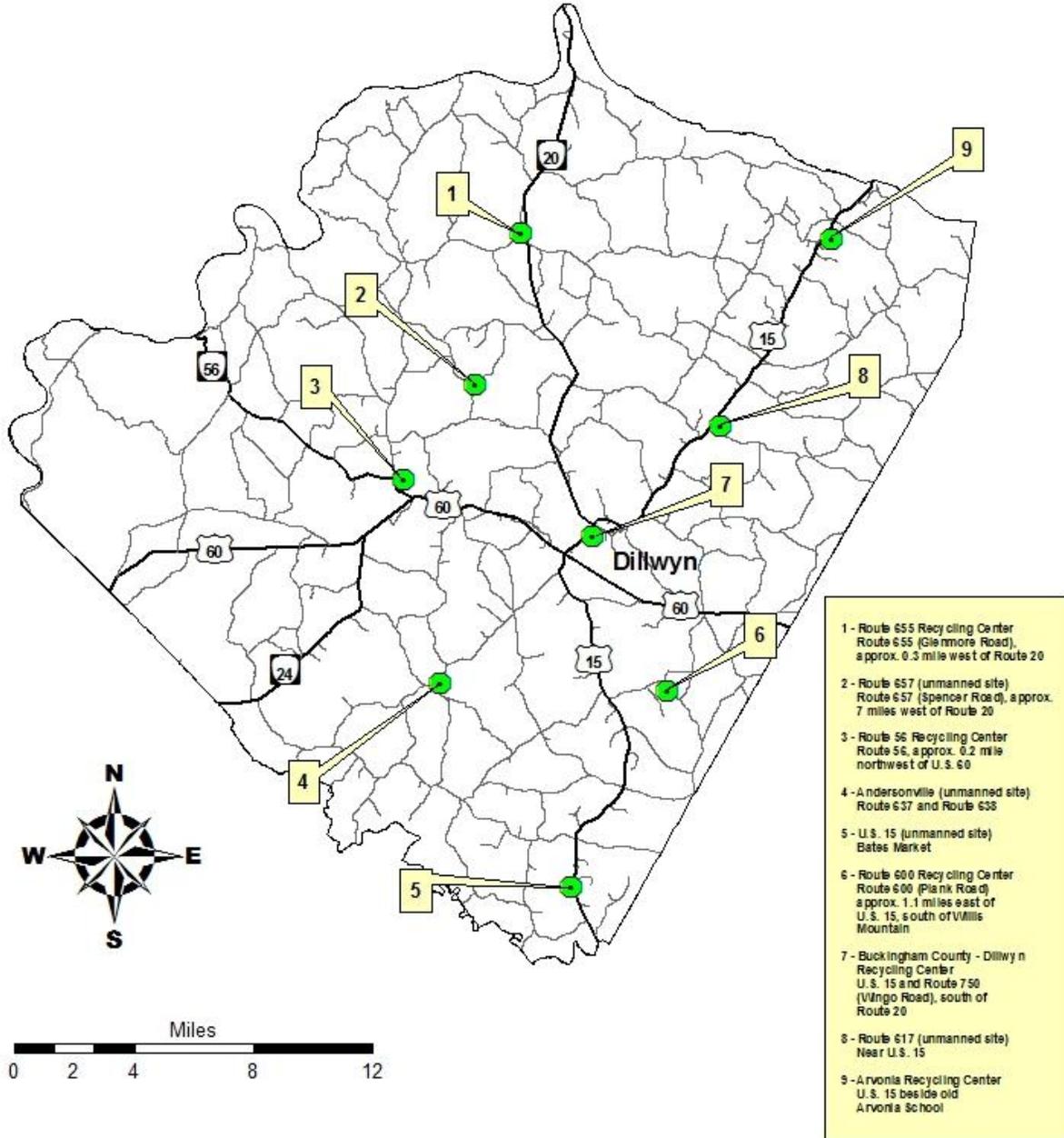
MAP XXIV
Atlantic Coast Pipeline LLC
Proposed 550-mile Natural Gas Pipeline



Source: Dominion Power – Proposed Atlantic Pipeline Route
September, 2014

Solid Waste Collection/Landfill

**MAP XXV
Buckingham County
Solid Waste/Recycling Sites**



**Map created by CRC –August 2014
Source – Buckingham County Solid Waste/Recycling Director**

In 2014, Buckingham County and the Town of Dillwyn updated its Solid Waste Management Plan. It was approved by the State in early 2015. The purpose of this Plan is to provide Buckingham County and the Town of Dillwyn with goals for the long-term management of solid waste. Based on current information, the County currently has a 17.1 percent recycling rate. The plan presents a schedule for revising the Solid Waste ordinance, investigating expanding the current recycling efforts, consolidating the existing solid waste satellite sites into solid waste and recycling sites expanding Waste & Recycling Centers where needed and the materials recycled, and continuing to provide educational programs and materials that involve and educate the community. A copy of the Solid Waste Management Plan can be seen in Chapter VIII - APPENDIX as EXHIBIT X.

Law Enforcement and Public Safety

The County's Sheriff's Office is located in the lower level of the Buckingham County Courthouse Complex. The Sheriff's Department primary responsibilities include property protection, basic complaints and handling civil papers. In addition to these responsibilities, it also provides protection for the County court system. As of August 2015, County law enforcement is provided by a sheriff, 1 Captain, 3 Investigators, 1 Field Lieutenant, 3 Sergeants, and 10 full-time deputies. Dispatch Staff includes 1 Administrative Assistant, 1 Communications Supervisor and 4 full-time dispatchers. County deputies are trained at the Central Virginia Criminal Justice Training Center located in Amherst. At least 2 officers are on duty at all times and all are on 24-hour call.

The Virginia State Police have primary responsibility over traffic investigations. Prisoners are transported to the Piedmont Regional Jail, in the Town of Farmville, for detention. In addition, the State Police will respond to calls for assistance. For better services, Buckingham County has an emergency number (911), which can be accessed by citizens 24 hours a day.

Buckingham County is also home to two (2) State Correctional Facilities – Buckingham Correctional Center and the Dillwyn Correctional Center. The Buckingham Correctional Center (close custody male institution) has been in operation since the early 1980's. This facility has a Security 3/4 Level (assignment criteria includes single, multiple, and Life plus sentences must have served 20 consecutive years on sentence. No disruptive behavior for at least past 24 months prior to consideration for a transfer to any less-secure facility). The facility is located on approximately 1,000 acres north of Dillwyn at the intersection of Route 20 and Prison Road. The Dillwyn Correctional Center (male institution) is located adjacent to the Buckingham Correctional Center. The Dillwyn Correctional Center was put into operation in Mid-1993. This facility is a Security 2 Level (No escape history within past 5 years. Single Life sentences must have reached their Parole Eligibility Date. No disruptive behavior for at least past 24 months prior to consideration for a transfer to any less-secure facility).

In August 2006, Buckingham County began using enhanced 911 with the dispatch center receiving road names. Residents can dial 911 to report a police, fire, or medical emergency. Dispatchers at the Sheriff's Office are connected to verify their location and to obtain information on the emergency. All roads within the County have been identified with a road marker. Furthermore, all houses are identified with a house marker.

Social Services

Buckingham County has a Department of Social Services staffed with a Director, Social Workers and Eligibility Workers. The Buckingham County Department of Social Services offers various programs and services to promote temporary self-reliance and protection for its residents. These services and programs include food assistance programs, energy assistance programs, medical assistance programs, employment training programs, adult services, newcomer services, employment services, child day care services, child protection services and foster care and adoption services.

Fire Department

Fire protection for residents in Buckingham County is provided by volunteer fire departments (non-paid). Buckingham County has four (4) volunteer fire departments and fire stations. They include the following:

- Arvonias Volunteer Fire Department
- Dillwyn Volunteer Fire Department
- Glenmore Volunteer Fire Department
- Toga Volunteer Fire Department

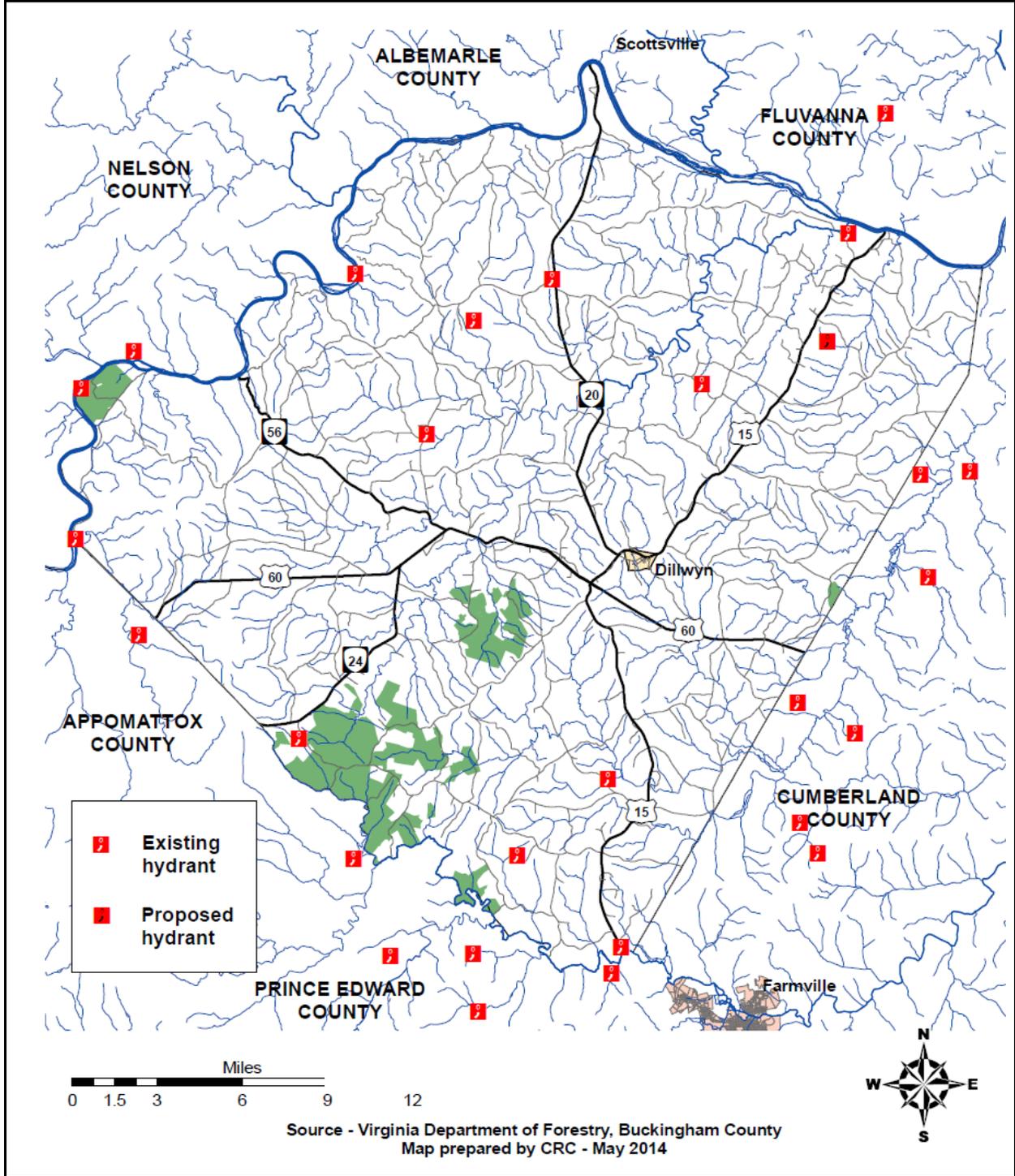
Equipment located at each of the volunteer fire companies includes tankers, engines, and crash and brush trucks.

All training is done in house for the volunteers. A Burn Building was built on County property to enhance the training capabilities for each of the volunteer fire companies.

On various occasions, fire companies assist one another where needed. Mutual Aid Agreements currently exist with the following counties: Fluvanna, Cumberland, Nelson and Prince Edward. A Mutual Aid Agreement also exists with the Town of Scottsville in neighboring Albemarle County.

Because the County is large in area and the existence of public water is minimal, many areas of the County have dry hydrants (see MAP XXVI on next page). Dry hydrant systems ensure an adequate water supply in areas where conventional fire protection is not available. Dry hydrant systems consist of a non-pressurized PVC pipe with a fire hydrant head above ground and a strainer below water. Dry hydrants, placed strategically around a rural fire district in ponds, lakes, streams or other bodies of water, eliminate the need for trucks to return to town to refill. Pumping water into tank trucks from these sources saves precious time. Reducing the travel distance for shuttling water saves time and energy. Adequate water supplies can reduce fire losses and lives. They may also lower the cost of insurance. Improved fire protection can stimulate economic growth by making an area more attractive to homeowners and developers.

MAP XXVI Buckingham County Dry Hydrant Sites



Rescue Squad

Emergency Rescue Squad services for residents in Buckingham County are provided by volunteer rescue squad departments. Buckingham County has three (3) volunteer rescue squad units. They include the following:

- Buckingham County Volunteer Rescue Squad
- Arvonias Volunteer Rescue Squad
- Glenmore Volunteer Rescue Squad

According to the Buckingham County Emergency Services Coordinator, there is a paid crew on 20 hours per day (a small portion that is paid through UVA Hospital). Volunteers cover from 6:00 p.m. to 10:00 p.m. Monday through Friday and all day Saturday and Sunday until 10:00 p.m. It is anticipated that within the next 3-4 months another crew will be added to give them one crew paid 24 hours a day (if not sooner).

The Buckingham County Volunteer Rescue Squad building located in Dillwyn is owned by the Buckingham County Volunteer Rescue Squad. The Glenmore squad building is owned by the Glenmore Voluntary Rescue Squad with the stipulation in the deed that it goes back to the original owner if the squad ever relocated. The Arvonias Rescue Squad building is leased from the Arvonias Fire Department.

Training classes are held at the Buckingham County Voluntary Rescue Squad building located in Dillwyn, with monthly drills in each station and classes offered at the University of Virginia (UVA).

On various occasions, rescue squads assist one another where needed. Mutual Aid Agreements currently exist with the following counties: Fluvanna and Cumberland. A Mutual Aid Agreement also exists with the Town of Scottsville in neighboring Albemarle County. A few county squads have run a few calls into Nelson, Appomattox and Prince Edward Counties. There is no Mutual Aid Agreement; however, this does fall under the statewide agreement for Nelson, Appomattox and Prince Edward Counties.

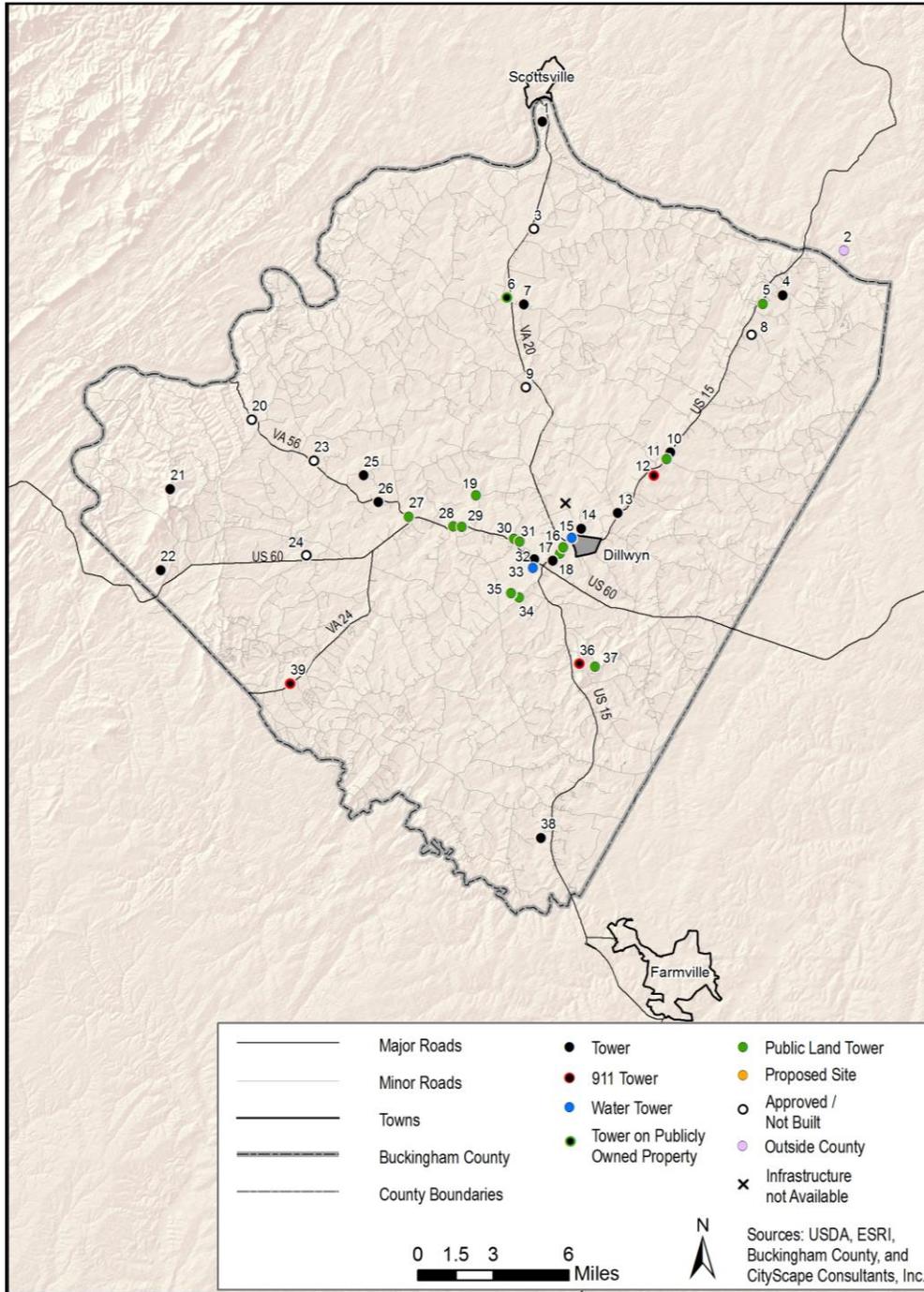
Communications

CenturyLink, formerly known as Embarq, is a major telephone provider in Buckingham County and the surrounding area. There are a variety of other telephone providers in the area: Budget Phone, CCI, ITC, DeltaCom, and Reconex.

The following are the major long distance providers in Buckingham County: AT&T; MCI/WorldCom; and CenturyLink.

As of April 2011, there were eighteen (18) wireless communication facilities in the County with three (3) cell phone providers (see MAP XXVII on next page): 1) AT&T; 2) US Cellular; and 3) Verizon.

MAP XXVII Buckingham County Existing Antenna Locations



Map created for Buckingham County by CityScape Consultants, Inc. – April 2011

Furthermore, there are many quality radio stations in and outside of Buckingham County. Stations located in the County include WBNN (105.3 FM) Big Country.

Buckingham County residents have access to several local newspapers:

The Farmville Herald
The Buckingham Beacon
The Daily Progress
The Richmond Times-Dispatch
The Free News
The Informant
The Scottsville Monthly
The Dillwynian

Although there are no television stations based out of Buckingham County, residents are able to pick up the following television stations:

WTVR CBS 6
WSET ABC 13
WVAW ABC 16
WCAV CBS 19
WVIR NBC 29
WCVE PBS 23
WCVW PBS 57
WRLH FOX 35
WWBT NBC 12
WRIC ABC 8
WHTJ PBS 41

DirecTV , Dish Network, and Comcast provide satellite and cable television.

Electric Services/Power Plants

Electricity is supplied by Dominion Virginia Power in the eastern part of the County and by Central Virginia Electric Cooperative in the western portion of the County.

In June 2001, the County of Buckingham approved a special use permit for Tenaska, Inc. for the construction of a 900-megawatt natural gas-fueled power plant to be located in the northern part of the County. In January 2003, the State Corporation Commission (SCC) approved the building of Tenaska's electric generation plant in Buckingham County. However, construction has not begun on the facility. According to Tenaska, the economy was a factor in the start of construction.

In December 2007, Dominion Virginia Power purchased the Tenaska Power Station Development Project in Buckingham. Completed in the summer of 2011, the plant is now known as the "Bear Garden Power Plant. The \$619 million combined-cycle station produces

enough electricity for approximately 146,000 homes. Bear Garden is a 2-on-1 unit, in which two combustion turbines generate electricity and exhaust heat produces steam to generate additional electricity. It is fueled by natural gas with ultralow-sulfur diesel fuel as a backup and provides 24 permanent positions and more than \$1 million annually in taxes to Buckingham County.

Telecommunications

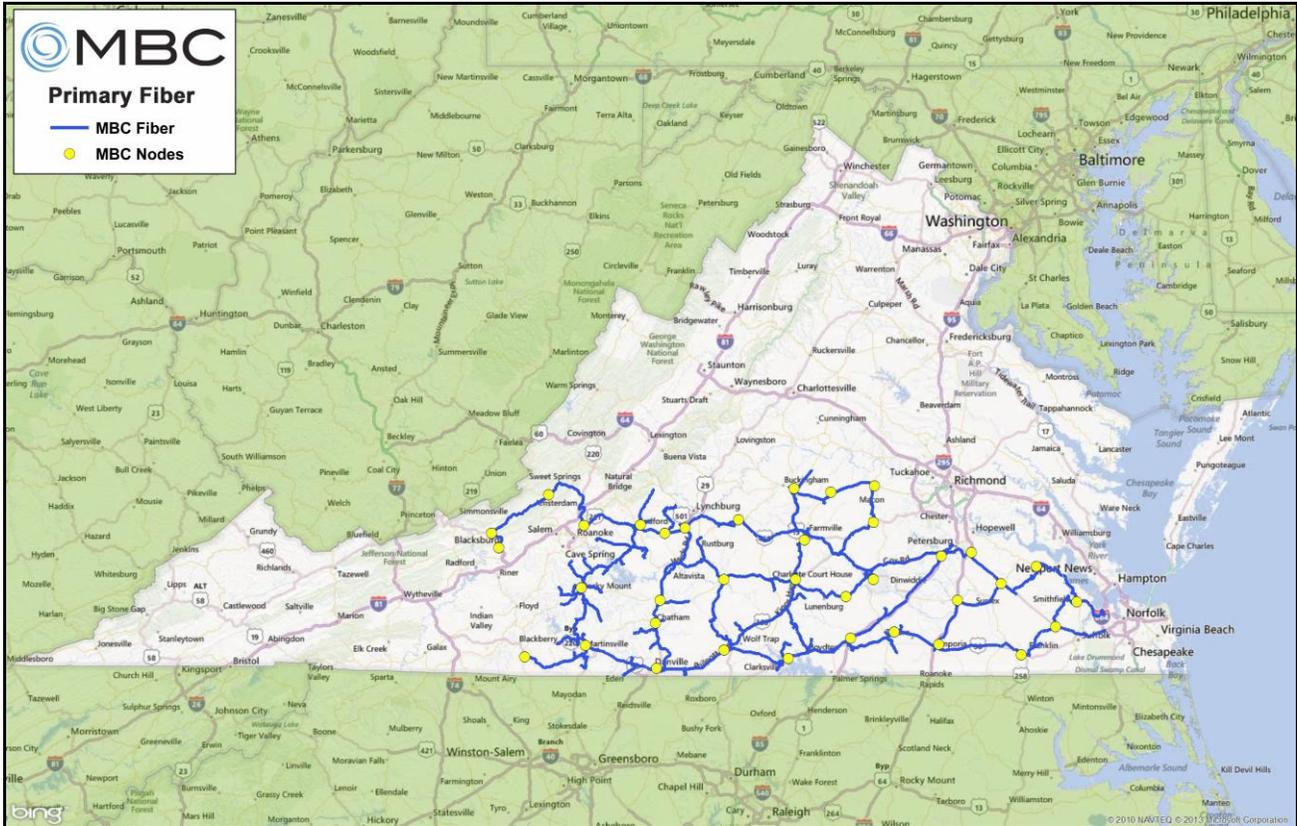
Within any community, access to fiber optics is extremely important. The unprecedented growth in telecommunications capacity and in telecommunication applications has changed the way all persons and businesses function. Due to Buckingham County being very rural in nature, it does not have the resources to provide this costly infrastructure.

In May, 2004, U.S. Senator George Allen (R-VA), along with Senator John Warner (R-VA), Congressman Virgil Goode (R-5th) and Congressman Randy Forbes (R-4th), announced that a \$4,000,000 federal matching grant was approved for the Southside Broadband Initiative by the U.S. Department of Commerce Economic Development Administration (EDA). The Mid-Atlantic Broadband Cooperative is a non-profit entity formed to deploy broadband services such as high-speed Internet in Southside Virginia. These funds were matched with a \$4,000,000 grant awarded by the Virginia Tobacco Indemnification and Community Revitalization Commission to build an open access 144 strand fiber optic backbone which extend over 300 miles and served currently 356 businesses, commercial, community colleges and industrial parks in Southside Virginia. The Buckingham County Industrial Park is one of the "GigaParks" served by this regional backbone (see MAP XXVIII on next page and MAP XXIX on Page 118). "GigaParks" such as the Buckingham County Industrial Park feature a number of advantages for businesses looking to locate their operations.

Furthermore, there are a number of Internet service providers in the County and surrounding area. Specifically, DSL Service Providers include the following:

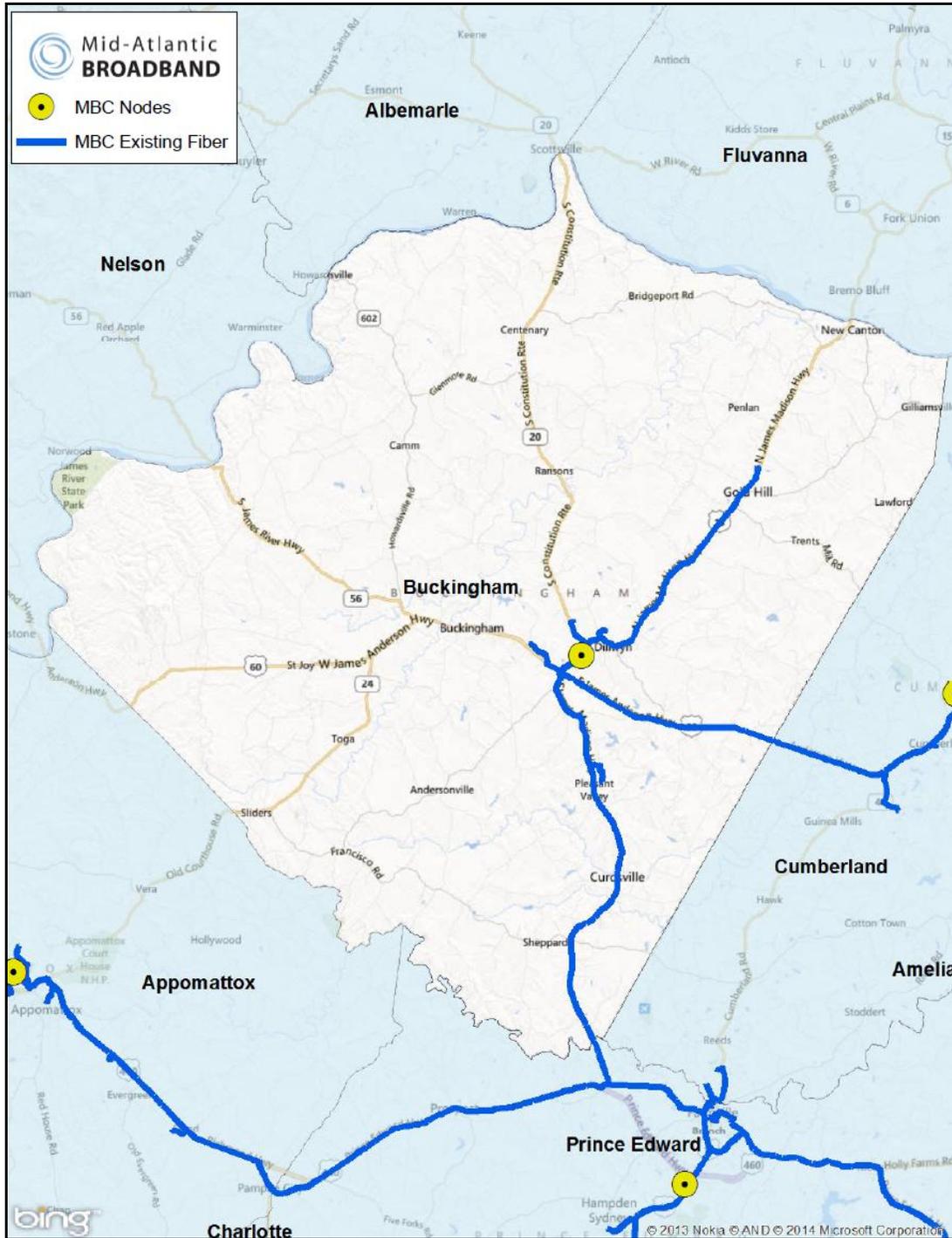
- Century Link
- Charter
- AT&T
- Verizon
- Comcast
- DirectTV
- Hughes Net
- U.S. Cellular

MAP XXVIII Mid-Atlantic Broadband Coverage Southside Virginia



Source: Mid-Atlantic Broadband Cooperative 2014

MAP XXIX Mid-Atlantic Broadband Coverage Buckingham County



Source: Mid Atlantic Broadband Cooperative 2014

General Recreation

Buckingham County youth can participate in local sports through the Buckingham County Recreational Department and the Buckingham County Youth League. Additional programs are also offered through the public school systems.

The Buckingham County Recreational Department has a full-time Recreational Director and Recreation Assistant. The Department offers a broad range of recreational opportunities for all ages including soccer, aerobics, yoga, basketball, swimming, softball, and many others.

The Buckingham County Youth League is operated by volunteers. The Youth League offers a broad range of recreation opportunities including the following: baseball/softball (ages 6-19); football (ages 8-14); and cheerleading (ages 6-14). It also offers girls and boys basketball for ages 7-14. Most of the outdoor events are held at the Gene Dixon Memorial Park, located on Road 797 (Cotton Alley Road).

Other recreational facilities include a County Pavilion and a Community Playground (located across the road from the Industrial Park). The playground and pavilion are available for picnics, birthday parties and meetings.

Furthermore, there is a baseball/softball field located in Arvonias. This facility can be used for ball practice and other activities.

There are also numerous facilities/fields located at the school facilities. Permission must be obtained for use of these facilities/fields from the public school system.

Ellis Acres Memorial Park

Located in the Town of Dillwyn, in Buckingham County is the Ellis Acres Memorial Park. It is sited at the Ellis School on Camden Street, which was the site of the first African American High School in Buckingham County, 1924-1953. It has also been called the Buckingham Training School, later becoming Stephen J. Ellis Elementary School. The land is owned by the Town and has been developed by the Ellis Acres Memorial Park, Inc.

Amenities at the Memorial Park include the following:

Conference Room

- Available for teams of 25 members
- Conference table with 8 high back chairs and 17 side chairs
- Flat screen 55" TV with HDMI cable computer connection
- Wireless internet access
- ADA - accessible restroom
- Refreshment bar

Classroom

- Seats 15 individuals at tables
- Podium and white board
- Wireless internet access
- ADA - accessible restroom
- Access to refreshment bar in reception area

Commercial Instructional Kitchen

- Gas stove with 6 burners/oven and 5 gallon fryer
- Exhaust and fire suppression system
- Double door refrigerator/single door freezer
- Three components sink plus hand washing sink
- Worktable, pots, pans and utensils
- All stainless steel
- Wireless internet access

Covered Pavilion (20' X 40')

- Seats 80 with folding chairs/36 with picnic tables
- Presentation platform
- Wireless internet access, 110/220 V service, water
- RV connection
- ADA - accessible restrooms

State Forests and Parks

State Forests play an important role in meeting education and recreational needs of a community. They are managed for multi purposes including water shed protection, recreation, timber production, applied forest research programs, and wildlife and fisheries managements.

Buckingham-Appomattox State Forest/Holliday Lake State Park

The Buckingham-Appomattox State Forest is located in a portion of the south-central portion of Buckingham County. Deep in the heart of the Appomattox-Buckingham State Forest is Holliday Lake State Park. Fishing for largemouth bass, crappie and bluegill is a popular activity in the 153-acre lake within the park. The nearby state Department of Game and Inland Fisheries delayed-harvest trout stream allows anglers to fish for brown and rainbow trout. The park also features excellent trails open to hikers, bikers and equestrians. Swimming is a popular summer activity at the park's life-guarded beach. Park facilities include a 30-site campground, a large shaded picnic area, two picnic shelters, two playgrounds, a boat ramp, a seasonal full-service concession stand and camp store, and canoe, rowboat and paddle boat rentals. Interpretive and

environmental education programs also are available for school and scout groups.

In 2000, the Virginia General Assembly completed a study statewide to identify a place to train foresters, biologists, and habitat ecologists. While no funds have been provided, the study determined that creating a natural resources and law-enforcement training center at Holliday Lake was feasible.

James River State Park

In 1999, a grand opening was held for the James River State Park located in Buckingham County. James River State Park is one of the state's newest parks.

The James River State Park, located six miles downriver from Bent Creek in Buckingham County features, 3 miles of river frontage along the James River and 1,500 acres of rolling farm meadows and forests. Visitors can hike, bike, canoe, kayak, fish or tent camp on the banks of the historic river or at Branch Pond. Facilities include cabins, a visitor center, a gift shop, a camp store, a natural playground, picnic shelters, multi-use trails, boat launches, water/electric campgrounds and equestrian camping. The park also has a universally accessible fishing pier and a .25-mile-long wheelchair accessible trail around Green Hill Pond. James River State Park Outdoor Adventures, a full-service canoe livery, provides canoe, kayak and tube rentals as well as shuttle services. The park is also a great place to view the annual James River Batteau Festival. A replica of one of the unusual vessels is on display at the visitor center.

Wildlife Management Areas

Conservation areas are selected areas that should be conserved and managed wisely because of their important environmental characteristics. The Virginia Department of Game and Inland Fisheries have one (1) designated Wildlife Management Area in Buckingham County – Horsepen Lake Management Area (Note: A portion of Featherfin Wildlife Management Area is located in Buckingham County – see description below)

Horsepen Lake Management Area

The Horsepen Lake Management Area is located on approximately 3,065 acres in Buckingham County. It is situated on the southeastern part of the Slate River drainage at an elevation of about 500 feet above sea level. The area supports extensive pine and hardwood forests. The hardwoods include a mixture of mature oaks and hickory. Bottomland hardwoods round out the timber types in the area. Also located within this area is an 18-acre lake called Horsepen Lake. A dam formed Horsepen Lake across Horsepen Creek. Principal game species located at Horsepen include deer, turkey, squirrel, rabbit, and quail. Horsepen Lake offers fishing for largemouth bass, black crappies, bluegill, pumpkinseed and redear sunfish. Additionally, channel catfish and northern pike have been stocked. Habitat management involves the development of annual and perennial

plantings for wildlife species in conjunction with an active forest management program.

In addition to this wildlife management area, it should be noted that several private companies allow public hunting on their lands through agreements with the Virginia Department of Game and Inland Fisheries.

Featherfin Wildlife Management Area

Featherfin Wildlife Management Area covers nearly 2,800 acres in Prince Edward, Appomattox and Buckingham Counties. Numerous forested ridges and small drainage merge with the Appomattox River along Featherfin's 10 miles of river frontage. These forest habitats include both hardwood and pine stands. Many hardwood stands were selectively harvested over the past 30 to 40 years, but mature hardwoods exist throughout much of the area. Most of the pine forests are composed of various aged loblolly pine stands planted on old farm fields as they were taken out of agricultural production. Diverse wetland habitats border the Appomattox River, including approximately 125 acres of low ground fields in the central part of the area. Featherfin's extensive pine and hardwood ridges provide abundant habitat for all of the forest game species found in Virginia's Piedmont. Deer, turkey, and squirrel hunting can be very productive. In recent years, black bears also have become more common in the area, and occasional sightings by hunters have been reported. Some or all of the hunting is controlled by quota hunts. In addition, with its diverse forests, grasslands, and wetland habitats, Featherfin is also an excellent place to view a wide variety of bird and other wildlife species.

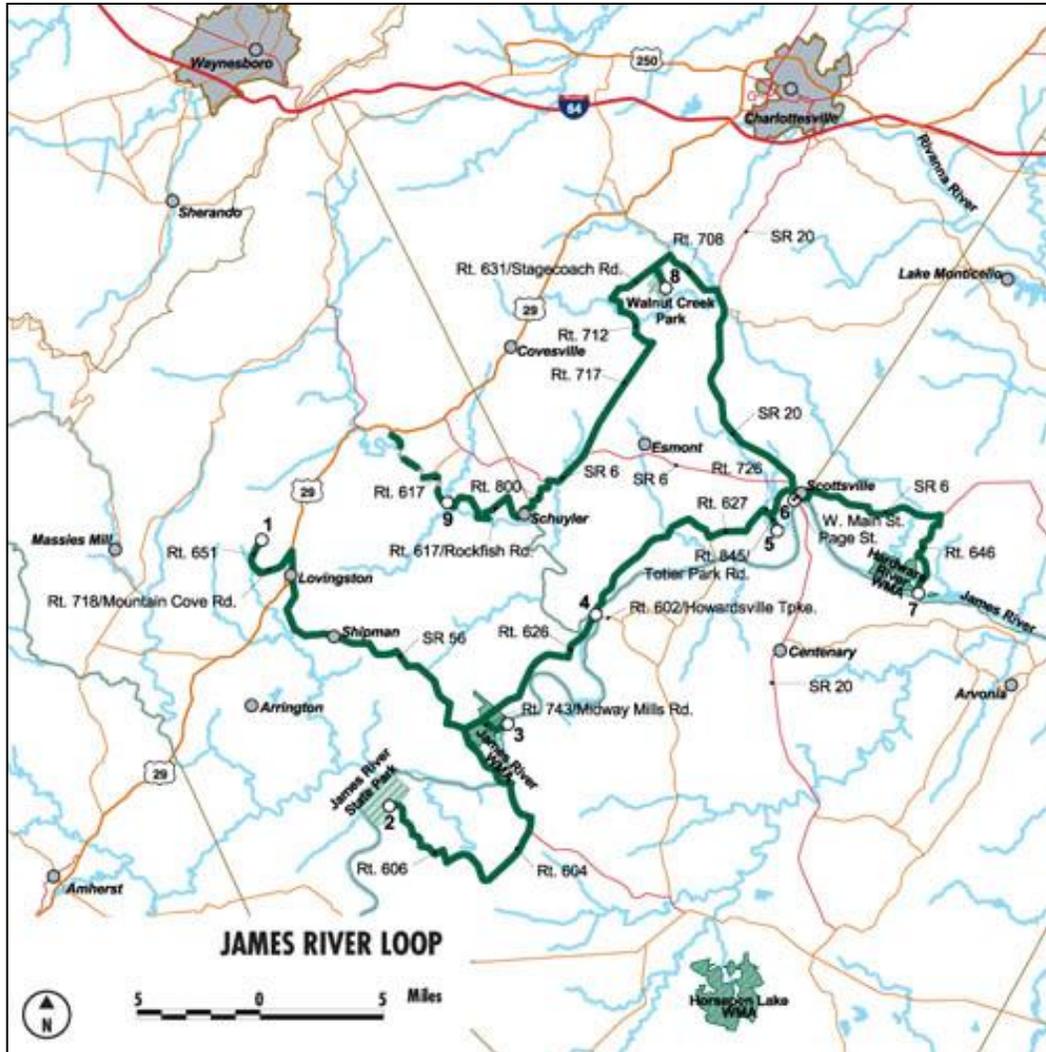
Pedestrian Trails

Besides the various trails available in the State Parks, the County does have a unique trail running in its area – the Virginia Birding and Wildlife Trail.

Virginia Birding and Wildlife Trail

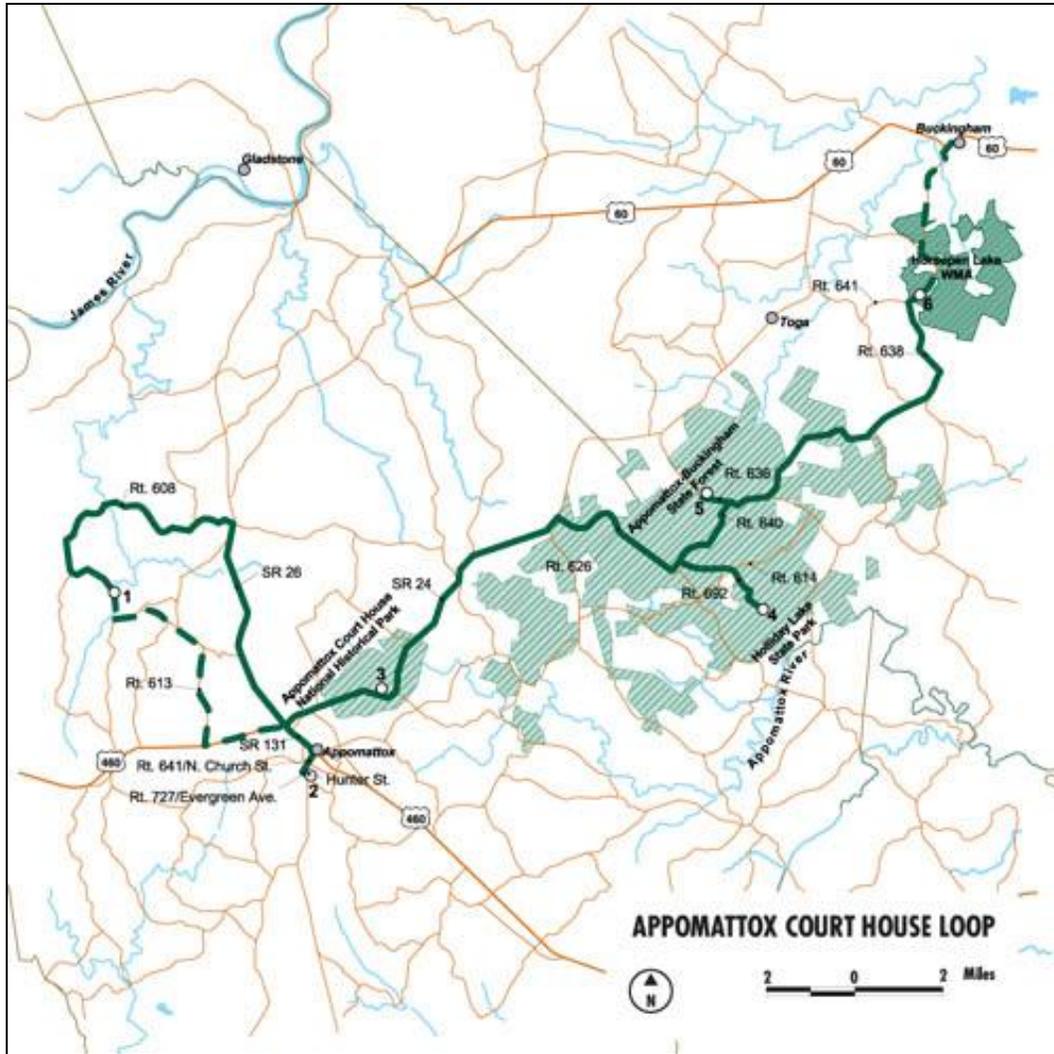
Within Virginia's 43,000 square miles of diverse natural habitat, you can find some 400 species of birds, 250 species of fish, 150 species of terrestrial and marine animals, 150 species of amphibians and reptiles, and a wide variety of aquatic and terrestrial invertebrates. The Virginia Birding and Wildlife Trail celebrates this diversity. In fact, it is the first statewide program of its kind in the United States. In Virginia, three phases of the trail link wildlife viewing sites throughout the state. Portions of the Piedmont Trail link run in Buckingham County – the James River Loop (see MAP XXX on next page) and the Appomattox Court House Loop (see MAP XXXI on Page 124).

MAP XXX
Virginia Birding and Wildlife Trail
James River Loop



Source: Virginia Dept of Game & Inland Fisheries Website, 2007
<http://www.dgif.state.va.us/vbwt/loop.asp?trail=3&loop=PJR>

MAP XXXI
Virginia Birding and Wildlife Trail
Appomattox Court House Loop



Source: Virginia Department of Game & Inland Fisheries Website, 2007
<http://www.dgif.state.va.us/vbwt/loop.asp?trail=3&loop=PAP>

Civic Organizations

Buckingham County has many civic clubs and organizations for children and adults. Some, but not all, are listed below:

- 4-H Club
- American Legion
- Arts Council
- After-Prom Committee
- Bee Keepers
- Boy Scouts
- Brownies
- Cattlemen Association
- Cub Scouts
- Chamber of Commerce
- Democratic Committee (Buckingham County)
- Friends of the Library
- Garden Club
- Girl Scouts
- Jaycees
- Lions Club
- Masons
- Moose Lodge
- Republican Committee (Buckingham County)
- Rotary Club
- Ruritan Club
- Triad
- VFW
- Woman's Club
- Yogaville Community Association

Festivals/Community Events

Each year, the Town of Dillwyn hosts a Christmas Parade in which various local and state officials participate.

Each year, Buckingham County hosts a Community Christmas Tree Lighting Ceremony at the Courthouse.

The Buckingham Branch Railroad, through the Old Dominion Chapter of the National Railroad Historical Society Inc., offers train rides at various times of the year. The rides are held usually May - June, October and December.

The Buckingham Chamber of Commerce, Buckingham's premiere business organization, currently offers annual events such as Holiday House Tour, Garden Tour, Spring Fling, Buckingham's Best Grandparents Contest, and Community Pride, Volunteer of the Year &

Lifetime Achievement Awards. The chamber sponsors the Farmer's Market and is partnered with Historic Buckingham and the Buckingham-Dillwyn Garden Club.

Each year, Historic Buckingham, Inc. and the Buckingham Farm Bureau sponsor the Buckingham Fall Farm Festival the first Saturday in October at the Historic Village at Lee Wayside. The event features animals, buggy rides, food, face painting, live music, children's games, numerous informational booths, panning for gold, corn milling, a blacksmith presentation, bobbing for apples, and much more.

Also, the Town of Scottsville, in neighboring Albemarle County, holds the Scottsville Bluegrass Festival on the shores of the James River. Also, the Batteau Festival is held along the James River each year.

Commerce

Dillwyn, which is the only incorporated Town within the boundaries of Buckingham County, is the current center of commerce for Buckingham County. It is currently served with both public sewer and water infrastructure. Businesses within the Town include a grocery store, hardware stores, general merchandise stores, convenience store, Virginia ABC Store and various service related businesses (insurance, attorneys, auto sales/repair, medical, food, lumber, gas/oil, and banking).

With the extension of public water and sewer service south of the Town of Dillwyn following U.S. Highway 15 toward Sprouses Corner, the County also has additional concentrated commerce along the corridor. Businesses along the 15 South Corridor, up to Sprouses Corner include another grocery store, hardware store, auto parts store, general merchandise stores, convenience stores, and various service related businesses (dental, restaurant, auto sales/repair, tires/towing, real estate, manufactured homes, banking, exercise).

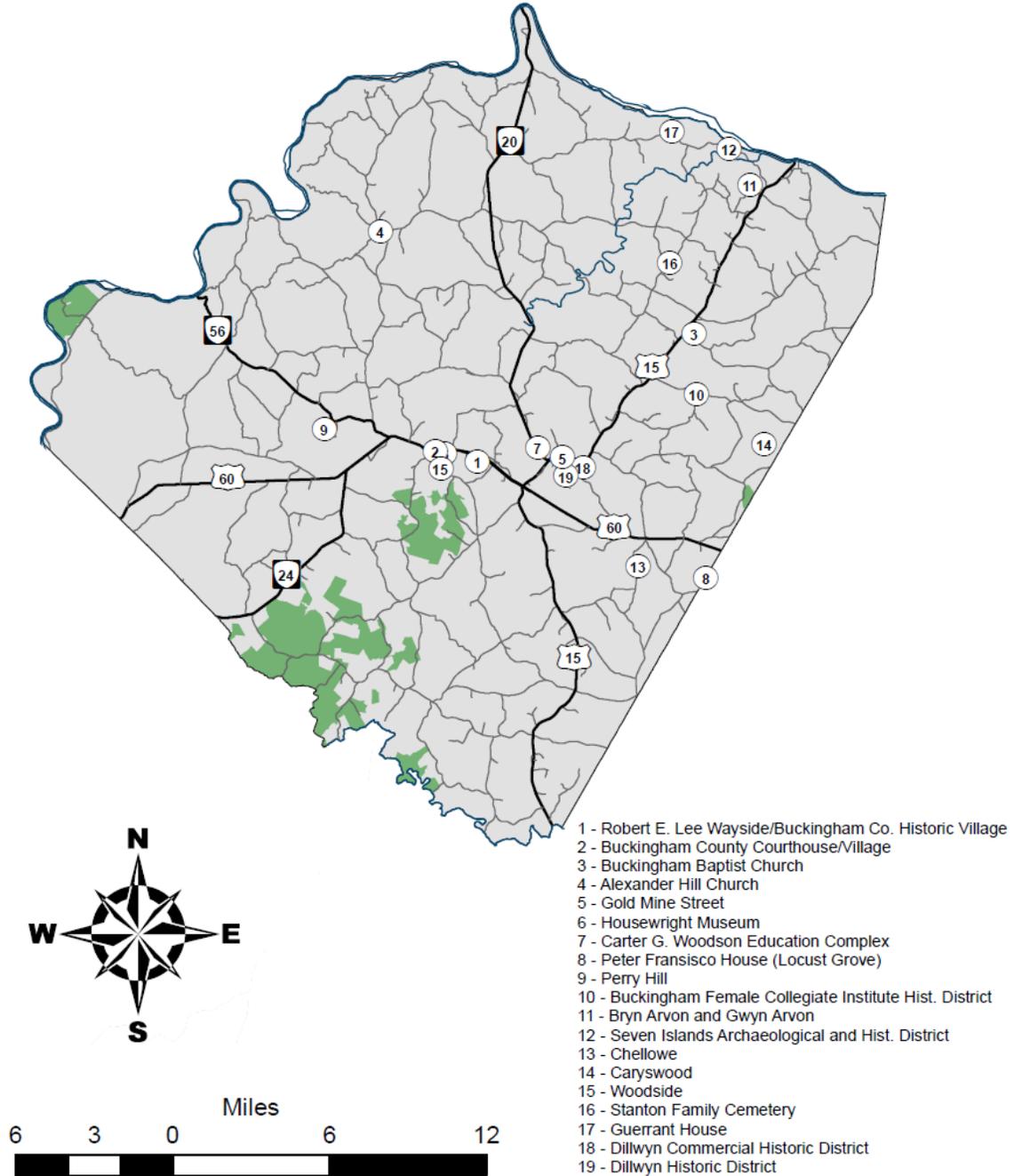
Residents also have access to the Town of Farmville, Town of Appomattox, Town of Amherst, Town of Scottsville, and Village of Fork Union in neighboring counties to do their shopping for goods and services. Because of the strategic location of Buckingham County, the City of Richmond, the City of Lynchburg and the City of Charlottesville are also popular destinations for residents when shopping for goods and services.

D. Historical Sites

Introduction

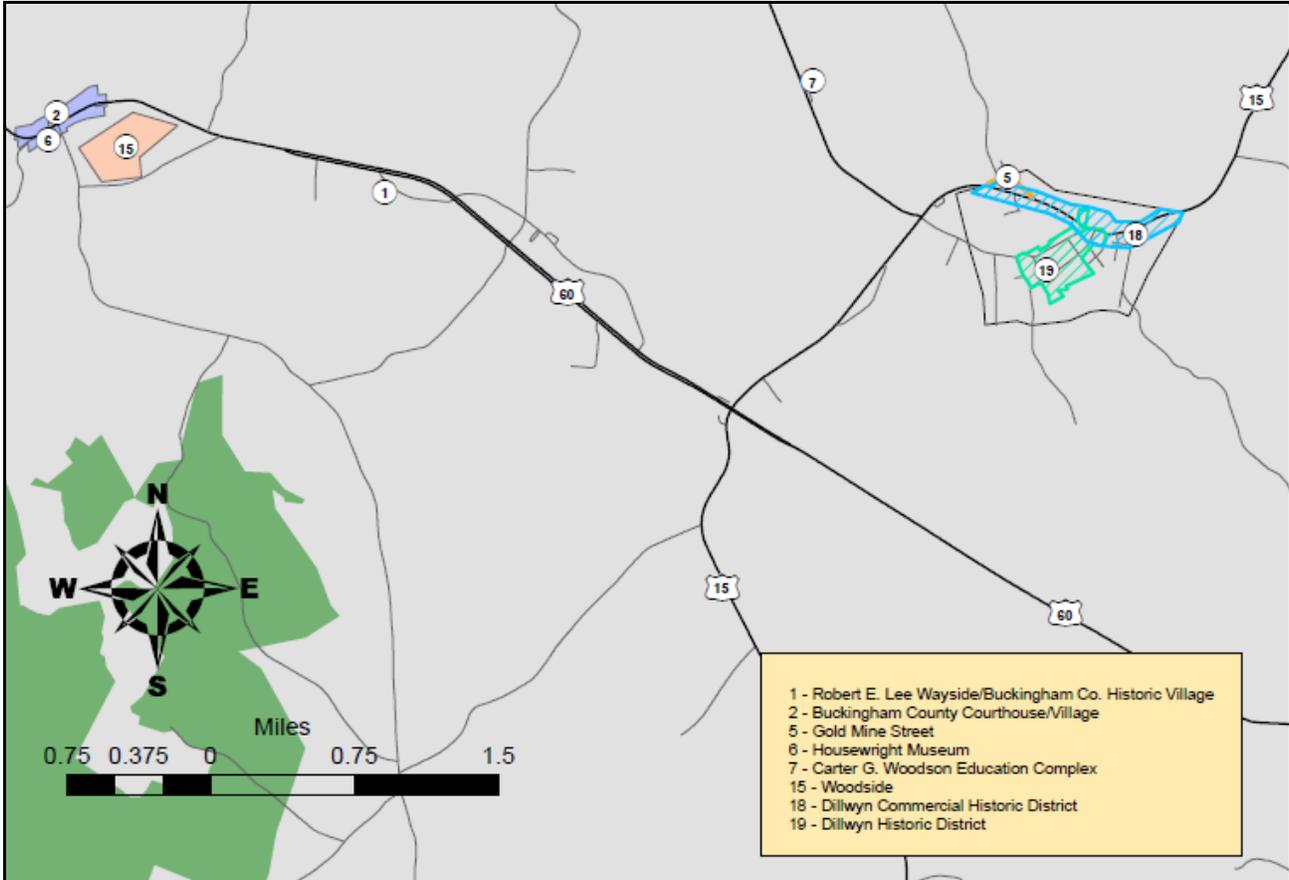
Many historic sites exist throughout the County of Buckingham. Of these, some have been placed in the Virginia Landmarks Register and the National Register of Historic Places. Through the enhancement of the assets comes tourism via economic development. A location map of various sites can be seen on the next two (2) pages – MAP XXXII and MAP XXXIII.

MAP XXXII Buckingham County Local Historical Sites



Map created by CRC – May 2014
Source – DHR and the Town of Dillwyn

MAP XXXIII
Local Historical Sites
Buckingham Court House, Town of Dillwyn



Map created by CRC – May 2014
Source – DHR and the Town of Dillwyn

Local Historical Sites

- Robert E. Lee Wayside- on Route 60, about one mile from Routes 15 & 60, Confederate Army of Northern Virginia General Robert E. Lee camped out along present Route 60 while traveling through Buckingham County (following the battle at Appomattox). There is also a small cemetery located there that has Civil War graves and stone markers where slaves are buried.
- Buckingham County Historic Village - One of the current projects of Historic Buckingham is the creation of the "Buckingham Historic Village" on land adjacent to the Lee Wayside on U.S. Route 60 in Buckingham. Historic Buckingham has plans to move donated structures from the 1800's to the

village site. A chestnut tobacco barn, a slate-roofed privy, a one-room Africa-American schoolhouse, an old post office, an old slate company office building, a shoe shop, and a corncrib building have been moved to the site. Also, a nature/walking trail has been completed as part of Phase One of the project. Scheduled to be moved to the site soon is an old church building.

- Buckingham County Courthouse/Village- the courthouse was designed by Thomas Jefferson in 1821. The courthouse burned in 1869, was rebuilt in 1873, and was restored in 1976. The courthouse and village of Buckingham were registered in 1969 as National and State Historic landmarks. The courthouse was renovated in 2005, costing an estimated \$8 million dollars.
- Buckingham Baptist Church- oldest church in Buckingham County, located on U.S. Highway 15 North of Dillwyn.
- Alexander Hill Church- oldest African American Church in Buckingham County, located on Jerusalem Church Road (route 655) in the Glenmore Area.
- Gold Mine Street- a notable region for gold in the area before the California gold rush.
- Town of Dillwyn Historic District – located in the Town of Dillwyn. The primary landscape features in this district are the Buckingham Branch Railroad Depot, the Buckingham Farm Supply building in the center of Town, and the surviving shop building at the Buckingham Training School.
- Town of Dillwyn Business Historic District – located in the Town of Dillwyn. The Dillwyn Business District runs along U.S. 15 from the intersection with Route 1003 (Oak/Main Street) to the intersection with Route 629 (Rosney Road).
- Housewright Museum - In 1976, Historic Buckingham, Inc., acquired and restored the Housewright House, a Jeffersonian-era brick home on U.S. Route 60 in the village of Buckingham Court House. The Housewright House serves as the headquarters for Historic Buckingham, Inc., as well as a museum and a repository for historical books, genealogical records and other resources, such as cemetery surveys and maps.
- Carter G. Woodson Education Complex (Carter G. Woodson School)- located on Route 20, the Dillwyn Elementary School, originally Carter G. Woodson High School, was a school for African Americans. The School is now part of the Carter G. Woodson Education Complex – which consists of Buckingham Elementary and Buckingham Primary (Grades K-5).

- Peter Francisco House (Locust Grove) – Childhood home of Peter Francisco, a famous American Revolutionary War soldier. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1972.
- Perry Hill – Located at Saint Joy. Noted for its Gothic Revival architectural style. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1980.
- Buckingham’s Female Collegiate Institute Historic District – located off of Highway 15 on Gravel Hill Road. Noted for its historical education function. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1984.
- Bryn Arvon and Gwyn Arvon - Noted for its agriculture/subsistence historic function and Queen Anne architectural style. Located in Arvonia. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1991.
- Seven Islands Archaeological and Historic District – Located in Arvonia. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1991.
- Chellowe – Located near Sprouses Corner. Noted for its Classical Revival and Gothic Revival architectural style. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1999.
- Caryswood – Listed on the Virginia Landmarks Register/National Register of Historic Places.
- Woodside – Located on U.S. Highway 60 in Buckingham. Noted for its Greek Revival architectural style. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1993.
- Stanton Family Cemetery – Located at Diana Mills. Noted for its historical African American cemetery. Listed on the Virginia Landmarks Register/National Register of Historic Places since 1993.
- Guerrant House – Located in Arvonia. Noted for its historical function as a domestic/funerary facility. Listed on the Virginia Landmarks Register/National Register of Historic Places since 2000.

Regional Historic Initiatives

In March, 1993, Virginia's Retreat was organized to explore ways that the Counties of Amelia, Appomattox, Buckingham, Charlotte, Cumberland, Dinwiddie, Nottoway and Prince Edward and the City of Petersburg, could work together to promote the region's rich abundance of natural and historical resources. Representatives of these localities, working closely with the Virginia Division of Tourism, the Virginia Division of State Parks and the National Park Service, held a planning retreat in April 1993, to design a strategy for accomplishing the Consortium's mission—increase tourism and economic development activity in this region of Virginia. Virginia's Retreat has continued its successful mission of increasing tourism, economic activity and quality of life in the participating Southside Virginia localities through the promotion, preservation, enhancement and education of the region's natural, recreational and historic resources. The following section looks at those successful regional historic initiatives.

Lee's Retreat Civil War Trails

In October 1993, a group of Southside counties (Amelia, Appomattox, Cumberland, Dinwiddie, Nottoway and Prince Edward Counties) received \$174,152 in federal ISTEA (Intermodal Surface Transportation Efficiency Act) funds to promote the route of Lee and Grant's pas de deux toward Appomattox during the Civil War. These funds were used to develop and print brochures and plan and design a series of 20 historic pull-off sites for motorists taking a self-guided tour of the historical retreat route.

In 1994, the group was awarded just over \$312,000 for the development of Phase II of what is now known as "Lee's Retreat." This state funding constructed the 20 pull-off sites along the retreat route from Petersburg and Appomattox, and installed solar-powered radio transmission equipment.

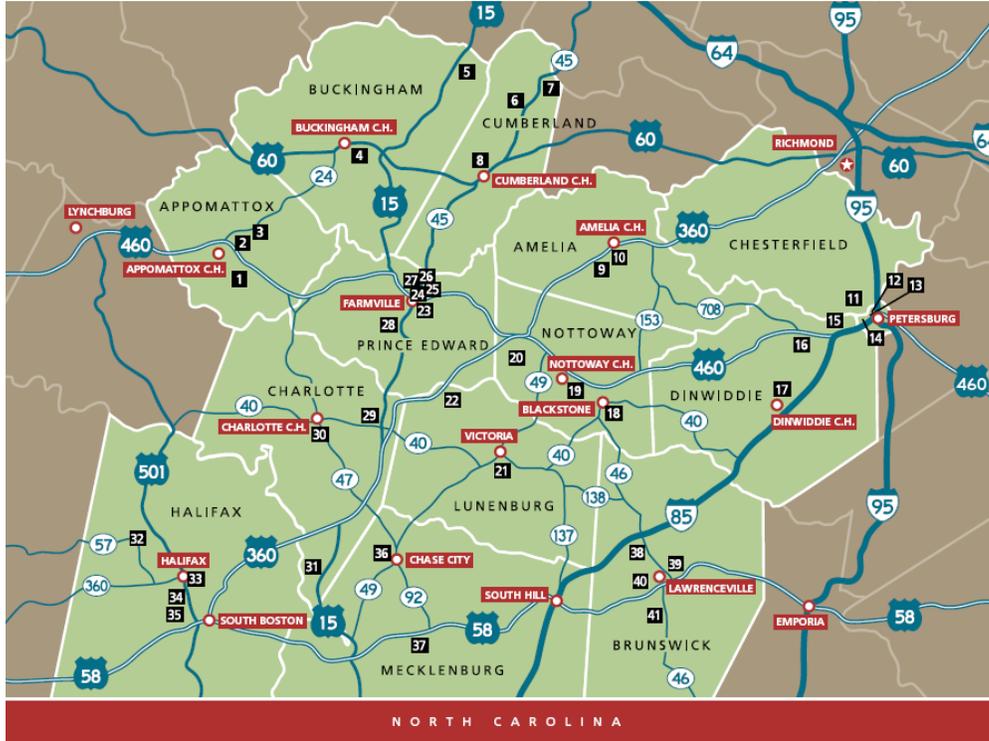
In December 1995, Buckingham County agreed to become part of the Lee's Retreat. Within Buckingham, the following two (2) stops were designated (see MAP XXXIV on the next page).

- **Clifton** - Radio stop is in place at this historic home west of the intersection of US 15 and Route 636. Part of the Confederate army passed here April 8, 1865, with Federals on its heels. Grant spent that night in the house and received Lee's message suggesting a meeting.
- **New Store** - All of Lee's exhausted army passed by this tiny settlement on April 8th. They would be surrendered the next day.

Civil Rights in Education Heritage Trail

In March 2004, Virginia's Retreat kicked off the grand opening of south central Virginia's newest tourism product—the Civil Rights in Education Heritage Trail. The project is modeled after the successful Lee's Retreat Trail and the Wilson-Kautz Raid Driving Trail. Instead of focusing on the Civil War, the Heritage Trail highlights contributions made to bring equal education to all Americans. The trail includes 41 sites throughout 13 counties (including Buckingham County) and the City of Petersburg that describe the

MAP XXXV Civil Rights in Education Heritage Trail



APPOMATTOX COUNTY

- 1 Winonah Camp/Mozella Price Home
U.S. Rt. 460, 1.1 miles east of Town of Appomattox
(Sign located at Carver-Price School.)
- 2 Carver-Price School
0.4 mile from west terminus of U.S. Rt. 460
Business, Town of Appomattox
- 3 Education in 1800's Rural Virginia
Rt. 24, 1.1 miles east of U.S. Rt. 460 Bypass

BUCKINGHAM COUNTY

- 4 One-Room Schoolhouse
Rt. 690 South, across from Lee Wayside,
1.7 miles east of Buckingham CH
- 5 Carter G. Woodson Birthplace
Rt. 670, 2.2 miles east of Rt. 15 in New Canton

CUMBERLAND COUNTY

- 6 Hamilton High School
2.0 miles west of Cartersville on Rt. 45
at intersection of 690
- 7 Rosenwald School at New Hope Church
1.5 miles west of Cartersville on Rt. 45
- 8 Jackson Davis
Cumberland CH on U.S. Rt. 60

AMELIA COUNTY

- 9 Russell Grove Presbyterian Church and School
8701 Otterburn Rd., across from Middle School,
Amelia C.H.
- 10 Mrs. Samantha Jane Neil
16501 Church St., across from Courthouse

CHESTERFIELD COUNTY

- 11 Virginia State University
River Road, just west of Colonial Heights

PETERSBURG

- 12 Earliest Known Public High School
for African Americans in Virginia
NE corner of Harrison and Fillmore streets
- 13 McKenney Library
137 S. Sycamore St.
- 14 The Peabody-Williams School
629 South Jones St.

DINWIDDIE COUNTY

- 15 Southside Virginia Training Center
26317 W. Washington St. (U.S. Rt. 1), Petersburg
- 16 Rocky Branch School
Terminus of Rt. 636 in Sutherland,
0.3 miles off of U.S. Rt. 460
- 17 Early Education in Dinwiddie County
14101 Boydton Plank Rd. (U.S. Rt. 1)
at corner of Sycamore St., Dinwiddie C.H.

NOTTOWAY COUNTY

- 18 Blackstone Female Institute
(at Virginia United Methodist Assembly Center)
College and Fourth streets, Blackstone
- 19 Mt. Nebo Church
U.S. Rt. 460 to Rt. 614 south for 0.1 miles.
Turn right onto Rt. 659 for 0.8 miles, between
Blackstone and Nottoway CH.
- 20 Ingleside Training Institute
Terminus of Miller St. at Burkeville Elementary School

LUNENBURG COUNTY

- 21 The People's Community Center
1021 Tidewater Ave., Victoria
- 22 St. Matthew's Lutheran Church
Christian Day School
Rt. 630 in Meherin, 0.5 south of U.S. Rt. 360

PRINCE EDWARD COUNTY

- 23 Prince Edward County Public Schools
Rt. 628 (Zion Hill Rd.) at intersection of
U.S. Rt. 15, just south of Farmville
- 24 R. R. Moton High School
Intersection of Griffin Blvd. and Main St.
(U.S. Rt. 15), Farmville
- 25 Farmville Female Seminary
(at Longwood University)
High St., Farmville
- 26 First Baptist Church
100 S. Main St., at intersection of Fourth St., Farmville
- 27 Beulah AME Church
115 S. Main St., at intersection of Fourth St., Farmville
- 28 Hampden-Sydney College
From U.S. Rt. 15, 4 miles south of Farmville, go
south on Rt. 133 and right on Rt. 692 (College Rd.)

CHARLOTTE COUNTY

- 29 Southside Virginia Community College -
John H. Daniel Campus
Rt. 40, 0.5 miles east of U.S. Rt. 360, Keysville
- 30 Charlotte County Library
LeGrande Ave. (Rt. 47), 0.1 miles from
intersection of Rt. 40, Charlotte CH
- 31 Salem School
Intersection of Rt. 632 and Rt. 608, Red Oak

HALIFAX COUNTY

- 32 Meadville Community Center
3.5 miles west of Town of Halifax on Rt. 360. To
west onto Rt. 57 (Chatham Rd.) for 6.5 miles.
- 33 Mary M. Bethune High School
201 Cowford Rd., Town of Halifax
- 34 Washington-Coleman Elementary School
1927 Jeffress Blvd., South Boston
- 35 Mizpah Church
308 Ragland St., South Boston

MECKLENBURG COUNTY

- 36 Thyne Institute
Rt. 47, 0.4 miles west of the intersection of
Rt. 49 and Rt. 47 in Chase City
- 37 Boydton Academic and Bible Institute
U.S. Rt. 58, approx. 0.5 miles west of Boydton

BRUNSWICK COUNTY

- 38 Southside Virginia Community College -
Christanna Campus
Intersection of Rt. 46 and U.S. Rt. 1, Alberta
- 39 Saint Paul's College
North on Rt. 46 from U.S. Rt. 58, Lawrenceville
- 40 Hospital and School of the Good Shepherd
Rt. 681, first right off U.S. Rt. 58 south of Lawrenceville
- 41 Fort Christanna
Off Rt. 46, south from Lawrenceville, cross
Meherin River and take first right turn onto Rt. 61



In 1870, the Old African Church was renovated and housed both an elementary school and the first public high school for African Americans in Virginia. Site No. 12 on the Civil Rights in Education Heritage Trail.

E. Natural Resources

Land Surface

Buckingham County is located in the Piedmont province where rolling topography is the norm. The County encompasses 582 square miles. The western portion of the County is considered the geographic center of the State of Virginia.

The elevations within the County range from 1,159 feet above sea level on Spear's Mountain to 300 feet above sea level at the lowest point in the County.

Climate

Buckingham County experiences a generally moderate climate. The average annual temperature in 2010 was 56.3 F degrees. January was the average coolest month. The average temperature in January was 43.91 F degrees. July was the average warmest month. The average temperature in July was 68.57 F degrees. The highest recorded temperature was 106 F degrees in 1932. The lowest recorded temperature was -16 F degrees in 1940. The 2010 annual average rainfall was 44.87 inches. The maximum average precipitation occurred in May.

Drainage

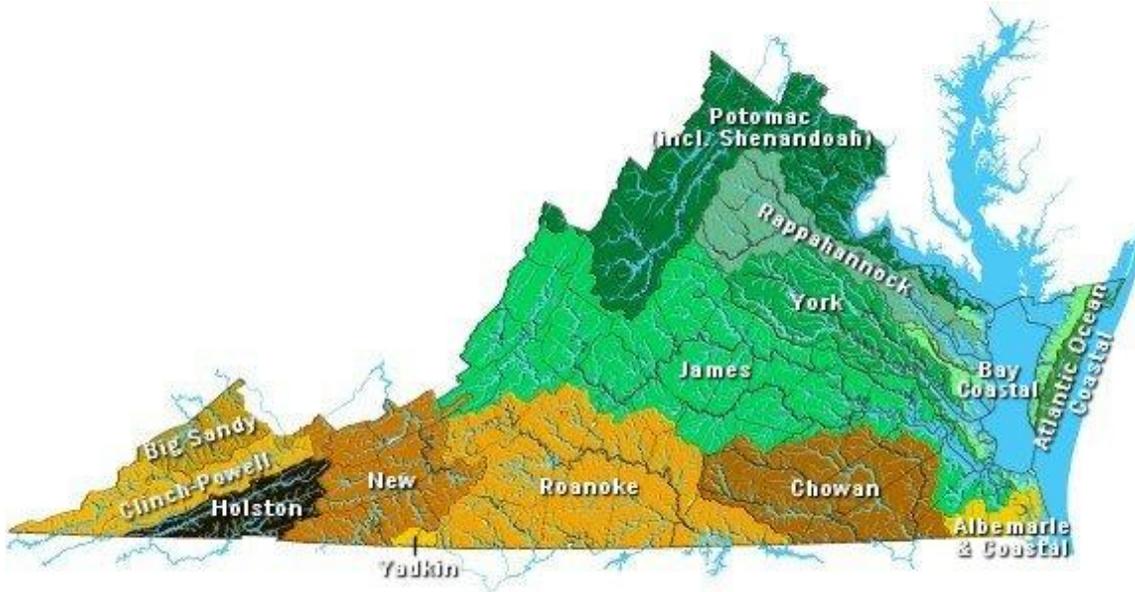
Buckingham County is within the James River Watershed (see Map XXXVI on next page). The James River watershed is 10,236 square miles and is the largest river contained within a single state. The James River watershed covers one quarter of the Commonwealth of Virginia and includes 57 counties. The James River flows past Richmond and Williamsburg, and into the Chesapeake Bay.

Because of the size and diversity of land use within the James River watershed, the watershed was divided into three sections Upper, Middle and Lower. Buckingham County is located in the Middle James Watershed. The Middle James watershed region is approximately 6,190 square miles and is the largest and most diverse portion of the James River watershed. With the diversity of the Middle James watershed, comes many valuable natural areas, historical areas and resources.

Major tributaries of the James River Watershed include the James River, Appomattox River, Maury River, Jackson River, and the Rivanna River. Buckingham County is drained by the Appomattox, James, North (Bent Creek), Slate and Willis Rivers.

A gauging station is located on the Slate River (at Bumpass) and on the James River (at Scottsville in Albemarle and at Bent Creek in Buckingham). These sites only give the height of the river.

**Map XXXVI
Virginia's Major Watershed's**



**Source: Virginia Department of Conservation and Recreation Website, 2014
<http://www.dcr.virginia.gov/soil & water/wsheds.shtml>**

Rivers

Appomattox River

The Appomattox River, a major tributary to the James River, flows out of Appomattox County toward Petersburg and Hopewell, and along its course forms the boundaries between such counties as Buckingham, Prince Edward, Cumberland, Amelia, Powhatan, Chesterfield, Dinwiddie, and Prince George (see MAP XXXVII on next page). Lake Chesdin, just west of Petersburg, is a major man-made impoundment on the river.

James River

The James River in the U.S. state of Virginia is 547.160 km (340 miles) long and drains a watershed comprising 10,432 square miles, including about 4% open water, an area with a population of 2.5 million people (see MAP XXXVIII on next page). It is one of the larger rivers in the United States that remains entirely in a single state.

**MAP XXXVII
James River Watershed
Appomattox River**



Source: http://en.wikipedia.org/wiki/Appomattox_River 2014

**MAP XXXVIII
James River Watershed
James River**



Source: http://en.wikipedia.org/wiki/JamesRiver_Virginia 2014

Slate River

The Slate River is a 48.8-mile-long tributary of the James River. It rises about 10 miles (16 km) northeast of Appomattox and flows northeast past Buckingham, eventually reaching the James River near Breemo Bluff. The river's course is entirely within Buckingham County.

Willis River

The Willis River is a 61.8-mile-long tributary of the James River in Buckingham County. It is part of the James River Watershed.

North River (Bent Creek)

The North River is a 9.3-mile-long tributary of the Slate River in Buckingham County. It is part of the James River Watershed.

Watershed Dams

In 1954, the Watershed Protection and Flood Prevention Act, Public Law 83-566 (PL-566) was passed. This Act authorized the U.S. Department of Agriculture (USDA) to provide local groups financial and technical assistance for flood prevention and other watershed-based activities. Through the years, approximately 18 watershed dams have been constructed in Buckingham County (see MAP XXXIX on next page).

Benefits of these watersheds include flood protection, water quality, reduced soil erosions and wildlife habitat. Furthermore, in the case of the Slate River Dam Watershed #2 (which is County owned) this reservoir serves as the water source for the public water system.

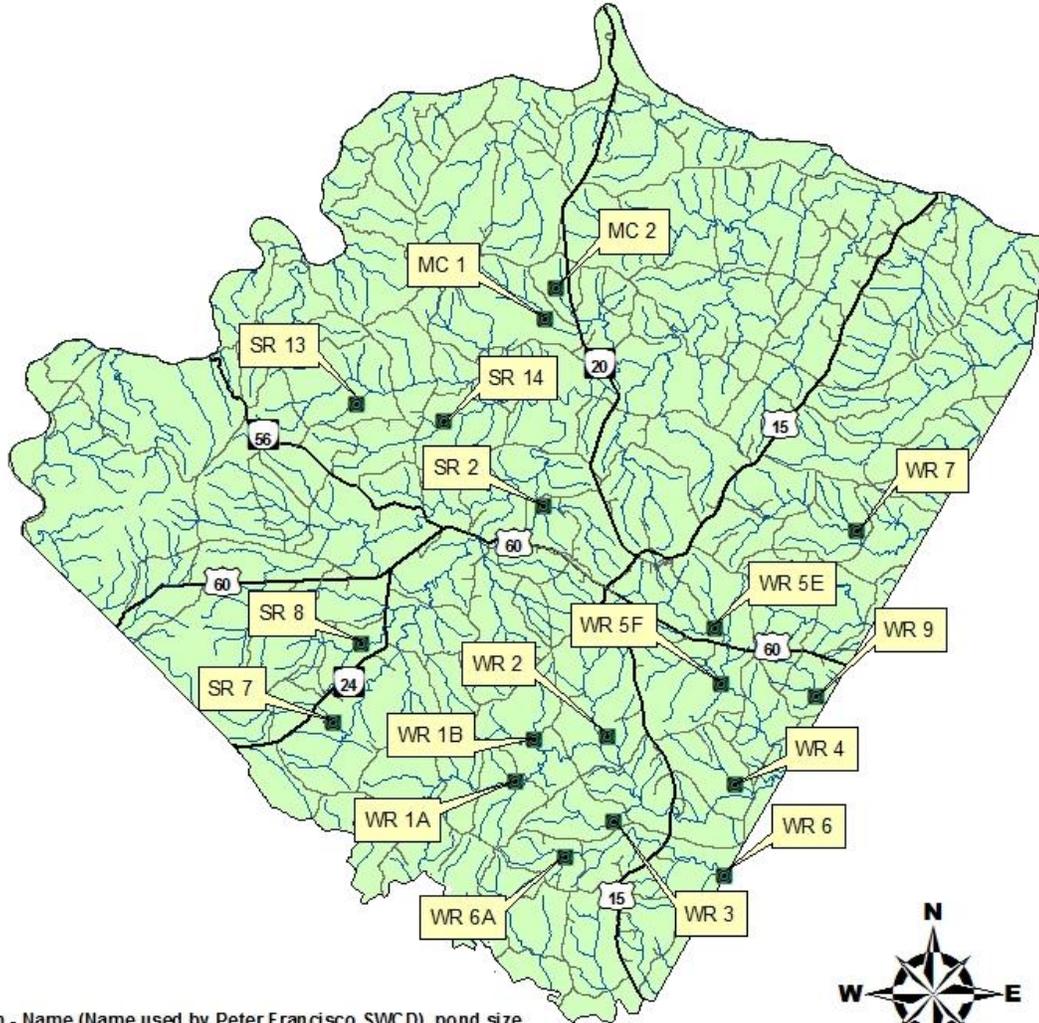
Soils

Soil is a mixture of mineral and organic matter, air, water and living things. There are about 500 different soils in Virginia.

A soil survey, made on a county basis, is a scientific inventory of these soils. This inventory includes maps that show soil's location and types, detailed descriptions of each soil and laboratory data on many physical and chemical properties of the soil. The data can be used to make decisions on how to use the land. Soil data for Buckingham County can be seen on MAP XL on Page 139.

Homebuyers and owners can avoid costly mistakes by using soil surveys. These surveys show the extent and hazards of flood prone areas, give the amount of sand, silt and clay in soil, and rate the shrinking and swelling potential of soils high in clay content. They also detail erodibility, slope, permeability, wetness, depth to bedrock and water tables to determine, for example, whether a septic tank absorption field can be safely installed.

MAP XXXIX Buckingham County Watershed Dams



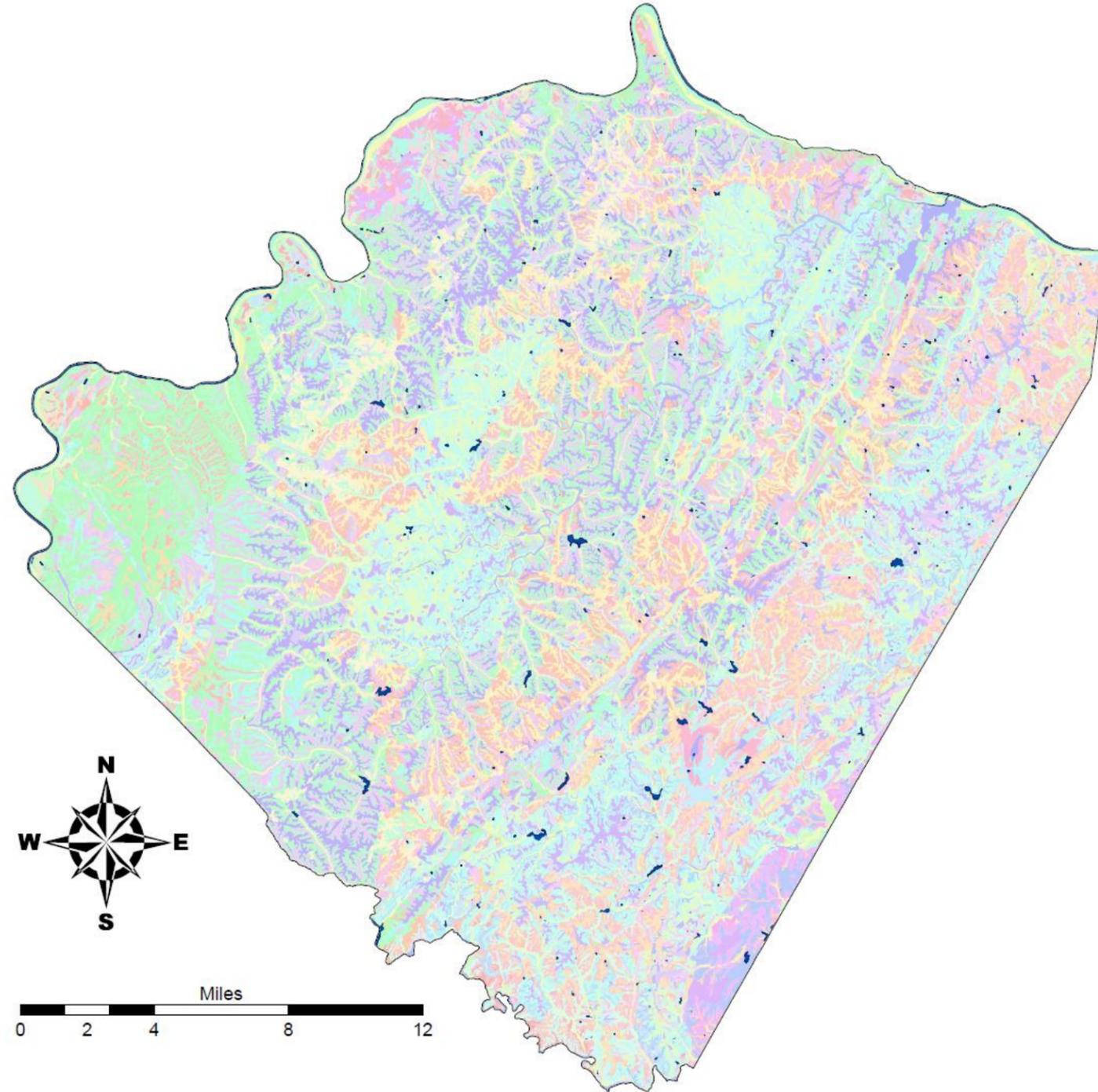
■ Dam - Name (Name used by Peter Francisco SWCD), pond size

- MC 1 - Muddy Creek Dam #1 (Nuckols), 13 acres
- MC 2 - Muddy Creek Dam #2 (Banton), 10 acres
- SR 2 - Slate River Dam #2 (County Reservoir), 58 acres
- SR 7 - Slate River Dam #7 (State), 39 acres
- SR 8 - Slate River Dam #8 (Coffey), 37 acres
- SR 13 - Slate River Dam #13 (Slate Chesapeake), 28 acres
- SR 14 - Slate River Dam #14 (Ripley Creek), 26 acres
- WR 1A - Willis River Dam #1A (Big Chesapeake), 38 acres
- WR 1B - Willis River Dam #1B (Little Chesapeake), 16 acres
- WR 2 - Willis River Dam #2 (Booker), 36 acres
- WR 3 - Willis River Dam #3 (Tipton), 16 acres
- WR 4 - Willis River Dam #4 (Seaman), 16 acres
- WR 5E - Willis River Dam #5E (Hardiman), 20 acres
- WR 5F - Willis River Dam #5F (Kyanite), 13 acres
- WR 6 - Willis River Dam #6 (Johns), 39 acres
- WR 6A - Willis River Dam #6A (Elcan), 39 acres
- WR 7 - Willis River Dam #7 (Ownby), 38 acres
- WR 9 - Willis River Dam #9 (Spencer), 12 acres



Map created by CRC - September 2014
Source - Peter Francisco SWCD

MAP XL Buckingham County Soils



Soil Type

- | | |
|--|--|
| MUSYM | Penhook loam, 2 to 7 percent slopes |
| Bugley-Rock outcrop complex, 7 to 15 percent slopes | Pilot Mountain-Westfield complex, 25 to 60 percent slopes |
| Bugley-Rock outcrop complex, 15 to 35 percent slopes | Pits, quarry |
| Bugley-Rock outcrop complex, 35 to 60 percent slopes | Polkton-Altavista complex, 2 to 7 percent slopes |
| Carbonton loam, 0 to 2 percent slopes | Sindion loam, 0 to 3 percent slopes |
| Codorus-Hatboro complex, 0 to 3 percent slopes | Spears Mountain silt loam, 2 to 7 percent slopes |
| Dan River loam, 0 to 4 percent slopes | Spears Mountain silt loam, 7 to 15 percent slopes |
| Delanco loam, 2 to 7 percent slopes | Spears Mountain silt loam, 15 to 25 percent slopes |
| Devotion gravelly sandy loam, 7 to 15 percent slopes | Spears Mountain-Bugley complex, 7 to 15 percent slopes |
| Devotion gravelly sandy loam, 15 to 25 percent slopes | Spears Mountain-Bugley complex, 15 to 25 percent slopes |
| Devotion gravelly sandy loam, 25 to 50 percent slopes | Spears Mountain-Bugley complex, 25 to 50 percent slopes |
| Elsinboro loam, 2 to 7 percent slopes | Speedwell loam, 0 to 3 percent slopes |
| Fairview sandy loam, 2 to 7 percent slopes | Spriggs-Toast complex, 7 to 15 percent slopes |
| Fairview-Devotion complex, 7 to 15 percent slope | Spriggs-Toast complex, 15 to 25 percent slopes |
| Fairview-Devotion complex, 15 to 25 percent slope | Spriggs-Toast complex, 25 to 50 percent slopes |
| Fairview-Devotion complex, 25 to 45 percent slopes | Appomattox-Penhook complex, 2 to 7 percent slopes |
| Grassland-Delanco complex, 2 to 7 percent slopes | Stoneville loam, 2 to 7 percent slopes |
| Appomattox -Ayersville complex, 7 to 15 percent slopes | Toast sandy loam, 2 to 7 percent slopes |
| Appomattox-Ayersville complex, 15 to 25 percent slopes | Toast-Devotion complex, 7 to 15 percent slopes |
| Halifax-Delanco complex, 2 to 7 percent slopes | Toast-Devotion complex, 15 to 25 percent slopes |
| Hatboro loam, 0 to 2 percent slopes | Udortheints, loamy |
| Jackland-Mirerock complex, 2 to 7 percent slopes | Westfield, Pilot Mountain complex, 7 to 15 percent slopes |
| Littlejoe silt loam, 2 to 7 percent slopes | Westfield, Pilot Mountain complex, 15 to 25 percent slopes |
| Littlejoe silt loam, 7 to 15 percent slopes | Westfield, Pilot Mountain complex, 25 to 60 percent slopes |
| Littlejoe-Appomattox Complex, 7 to 15 percent slopes | Wintergreen clay loam, 2 to 7 percent slopes |
| Littlejoe-Bentley complex, 7 to 15 percent slopes | Wintergreen clay loam, 7 to 15 percent slopes |
| Mayodan-Exway complex, 2 to 7 percent slopes | Yogaville loam, 0 to 2 percent slopes |
| Mayodan-Exway Complex, 7 to 15 percent slopes | Ayersville-Meadows complex, 7 to 15 percent slopes |
| Meadows loam, 25 to 60 percent slopes | Ayersville-Meadows complex, 15 to 25 percent slopes |
| Oak Level loam, 7 to 15 percent slopes | Banister fine sandy loam, 2 to 7 percent slopes |
| Oak Level loam, 15 to 50 percent slopes | Bentley-Fairview complex, 2 to 7 percent slopes |
| Oak Level-Diana Mills complex, 2 to 7 percent slopes | Bentley-Fairview complex, 7 to 15 percent slopes |
| Appomattox-Littlejoe complex, 2 to 7 percent slopes | Bentley-Penhook complex, 2 to 7 percent slopes |
| Appomattox-Littlejoe complex, 7 to 15 percent slopes | Bentley-Spears Mountain complex, 2 to 7 percent slopes |
| Appomattox-Littlejoe complex, 15 to 25 percent slopes | Bentley-Spears Mountain complex, 7 to 15 percent slopes |
| Oak Level-Siloam complex, 7 to 15 percent slopes | Bentley-Spears Mountain complex, 15 to 25 percent slopes |
| Oak Level-Siloam complex, 15 to 25 percent slopes | Brickhaven-Creedmoor complex, 2 to 7 percent slopes |
| | Brickhaven-Creedmoor complex, 7 to 15 percent slopes |
| | Water |

Map created by CRC – September 2014
Source: USDA, NRCS Web Soil Survey

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Ground Water

The availability and quality of groundwater can be a significant factor in the planning of development within a county. Groundwater is the primary source of potable water for a majority of county households. With public water lines located in only a few limited areas of the county, county residents rely upon this natural resource for everyday needs.

Domestic water supplies are obtained from spring, dug wells, and drilled wells in the area. Most springs and dug wells are located in or near the James River valley or other large valleys where the water table is at or near the surface. Most dug wells have been replaced by drilled wells, and only a few springs are now being used for water supply. Subsurface water is obtained from the pore spaces in the weathered saprolite zone, 30 to 60 feet below the surface, and in rock below the saprolite, water is obtained mainly from interconnecting fractures. Rock fractures decrease in size and number with depth, particularly below 150 feet.

Information on more than 30 drilled water wells in the Buckingham quadrangle is on file at the Virginia Division of Mineral Resources. A compilation of this data indicates the following ranges: depth to bedrock, 10 to 115 feet; depth to water table, 10 to 105 feet; total depth of well, 42 to 177 feet; and yield up to 35 gallons per minute

Quality of groundwater varies with type of bedrock and depth of wells. Excessive iron or hardness is reported in some areas. Water from near the upper surface of the bedrock is often less mineralized than water from deeper within the bedrock.

The County is site of a "Real Time" ground water monitoring well for the USGS National Water Information System. This site is one of sixty-one sites located in the State of Virginia. The well is equipped with monitoring equipment that monitors the depth of ground water on a daily basis, at specific times. Individuals can obtain "real time" information on water depth in this location by a website

(http://waterdata.usgs.gov/nwis/nwisman/?site_no=372608078404601&agency_cd=USGS).

This site is located in the southern end of the County.

Quality of Groundwater

The variables which affect the quality of groundwater include the natural factors such as mineral composition of the water bearing rock, seasonal variation in the amount of water recharge, duration of contact between rock and water and the mean annual air temperature. Manmade contaminants may also affect the quality of groundwater.

Potential sources of such contaminants within the Piedmont region include septic systems, sanitary landfills, sewage lagoons, leaking pipelines, leaking fuel storage tanks, improperly constructed wells, agricultural activities such as animal wastes and fertilizer and pesticide applications, highway d-icing salts and infiltration of poor quality surface water from lakes and streams.

Natural water quality concerns in the region are often iron, manganese and chloride content, hardness (primarily calcium and magnesium content), dissolved solids, sulfate concentration, nitrate concentration, pH (acidity) and color (typically from iron or manganese content).

In Buckingham County, most of the wells are used for individual residences, farms and small businesses. There does not appear to be any major well contamination problems in the County, although there are some complaints about mineral content and some cases of surface water infiltration in older wells. As development of septic fields and intensification of agricultural uses continues, well water quality should be monitored closely.

Potential for Groundwater Contamination

The most widespread source of groundwater contamination in the Piedmont region is septic systems. The contaminants that may come from septic systems include nitrates, sulfates, chlorides, bacteria and viruses. Although the placement of the drainfields of septic systems is important in the proper functioning and avoidance of contamination problems, the capacity for them to properly protect the groundwater from harmful contaminants decrease after many years of use. This is due, in part, to the reduction in the capacity of the soils to filter and absorb the contaminants. Some of the contaminants from septic fields, including nitrate, sulfate and chloride, can move down to the water table even when a septic drainfield is placed in appropriate soils. Thus, the placement and design of septic fields is critically important to long term groundwater quality in developing areas of Buckingham County.

The other potential sources of groundwater contamination are also important. To the extent possible, these should be controlled or mitigated through the proper location, design, maintenance and operation of the facility or activity that presents the contamination threat. These include a variety of agricultural and industrial uses. Many of these sources are controlled by State or Federal regulations, but continual attention must be applied in order to maintain the groundwater as a valuable long term local source.

For more in depth information analysis per groundwater, please see EXHIBIT IX in Chapter VIII - APPENDIX for Buckingham County/Town of Dillwyn Regional Water Supply Plan.

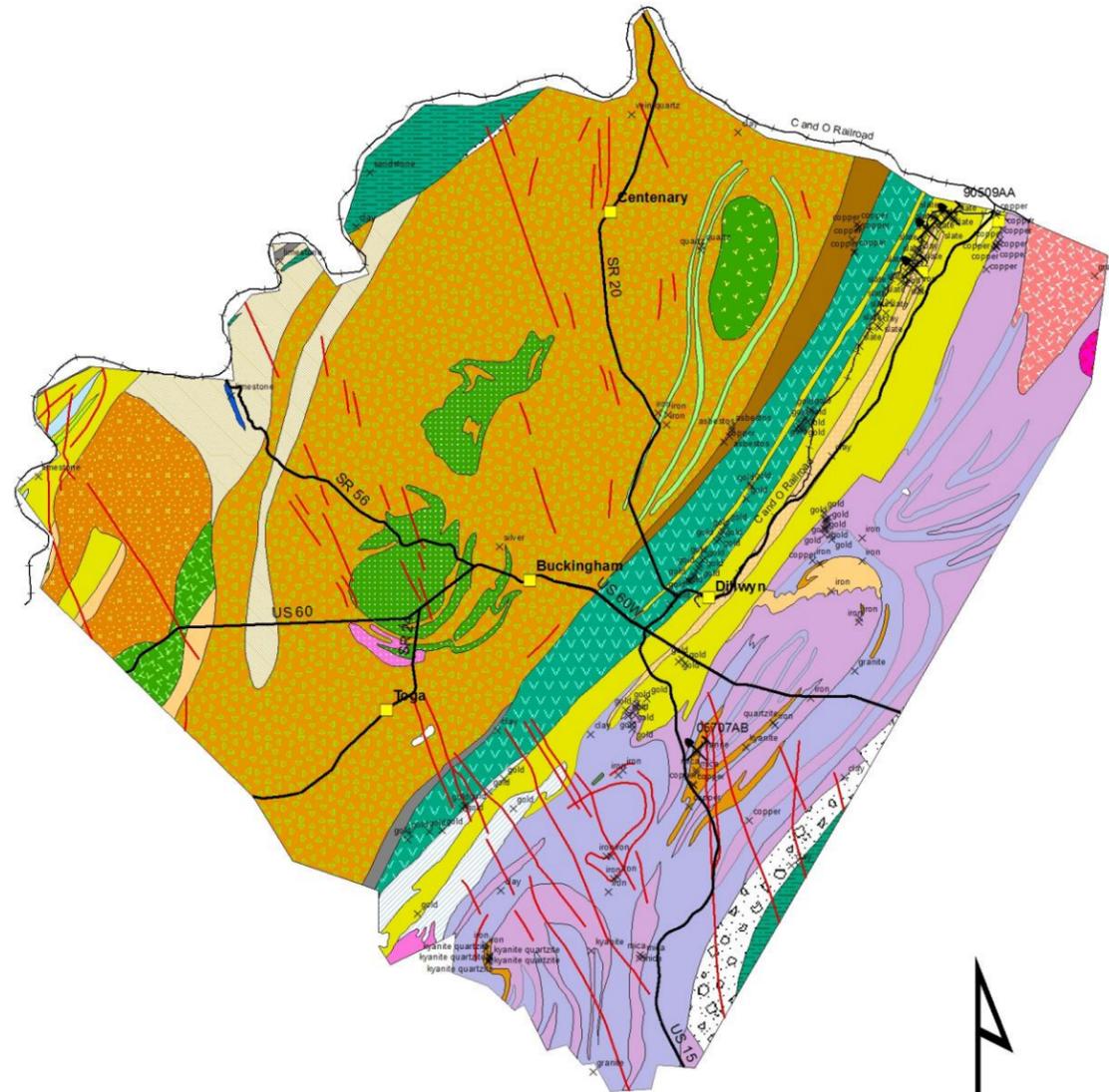
Mineral Resources

According to the Virginia Division of Mineral Resources, Charlottesville, Virginia, resources that might be considered for future evaluation and development include kyanite and slate, with substantial reserves in the areas of current mining, and granite gneiss in the southern part of the County with potential for crushed-stone purposes. Kyanite-bearing quartzite also occurs west of Sheppards on Woods Mountain. Mica occurs in the vicinity of Sheppards and Nuckols, and vermiculite occurs in the west-central part of Buckingham County.

For more in depth information on mineral resources in the County, see MAP XLI on next page.

MAP XLI

GEOLOGY AND MINERAL RESOURCES OF BUCKINGHAM COUNTY, VIRGINIA



Geology (see expanded explanation)

- diabase dike
- c1 - conglomerate, carbonate clasts
- br - breccia, mixed clasts
- ss - sandstone and siltstone
- Oa - Arvonian Formation, slate and porphyroblastic schist
- Obq - Arvonian Formation, Bremo quartzite
- Okq - Arvonian Formation, kyanite quartzite and schist
- Obf - Buffards Formation
- Ocg - Columbia pluton
- Ccv - Chopawamsic Formation, undivided
- Cfv - foliated felsite
- Cmv - amphibolite, hornblende-biotite gneiss, and schist
- Cbg - quartzfeldspathic biotite gneiss
- Cfq - ferruginous quartzite
- Csg - quartz muscovite schist and gneiss
- grc - Carysbrook pluton, biotite granite
- pg - plagiogranite
- um - ultramafic rocks
- my - mylonite
- Cca - Candler Formation, phyllite and schist
- ls - Candler Formation, limestone
- CZas - Alligator Back Formation, actinolite schist
- CZac - Alligator Back Formation, banded marble
- CZmy - Alligator Back Formation, feldspathic metagraywacke
- CZfm - Fork Mountain Formation
- OZIII - Mine Run complex, melange zone III
- vo - exotic blocks within melange
- CZpm - metagraywacke, quartzose schist, and melange
- Cfvs - felsic metatuff, mica schist, and gneiss
- Cmvs - greenstone or amphibole gneiss
- PzZdm - Diana Mills complex, hornblende metadiorite
- PzZbq - Buckingham complex, quartz diorite
- PzZbk - Buckingham complex, metamorphosed mafic and ultramafics
- gs - actinolite schist metabasalt

Mineral Resources

- ⌘ Active Mine (permit #)
- × Historic mine or prospect

Data Sources:

Geology: VA Division of Mineral Resources (DMR), Geologic Map of Virginia and Expanded Explanation (1993), scale 1:500,000.
 Active Mines: VA Division of Mineral Mining, scale 1:24,000.
 Historic Mines: DGMR Mineral Resources of Virginia database, scale 1:24,000.

Geologic data and mineral resource locations presented on this map are based on current information in the records of the VA Department of Mines, Minerals and Energy (DMME). The locations and extent of many of the historic mine sites have been confirmed by field investigations, yet for others, the locations may be approximate and subject to change. DMME is continuing to modify the datasets included on this map, and the user is responsible for ensuring that they have the most current information. This map is designed for use at the designated scale and should not be enlarged or used for making site-specific decisions. The user should be aware of possible errors in scale, resolution, and positional accuracy. Distribution of this map is intended for informational purposes and should not be considered authoritative for navigation, engineering, legal, or other site-specific uses.

Virginia Department of Mines, Minerals and Energy
 Division of Geology and Mineral Resources
 Charlottesville, VA
 14 January 2015

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Forests

According to the 2012 Forestry Inventory Analysis (FIA) completed by the Virginia Department of Forestry, there are 317,151 acres of commercial forest land in Buckingham County.

According to the 2012 FIA, the percentage of forestland owned by the State of Virginia in Buckingham County is 22,972 acres or 7.2%.

According to the 2012 FIA, the percentage of forestland in private holding is 294,179 acres or 92.7%.

The percentage and total acreage of forestland that is industrial owned in Buckingham County is no longer available. The Virginia Department of Forestry has moved away from providing forest inventory acres and volumes at the county level due to confidential issues that have come up in some areas of the country when there were only two companies with holdings within a county. Therefore, information on this statistic is unavailable for Buckingham County.

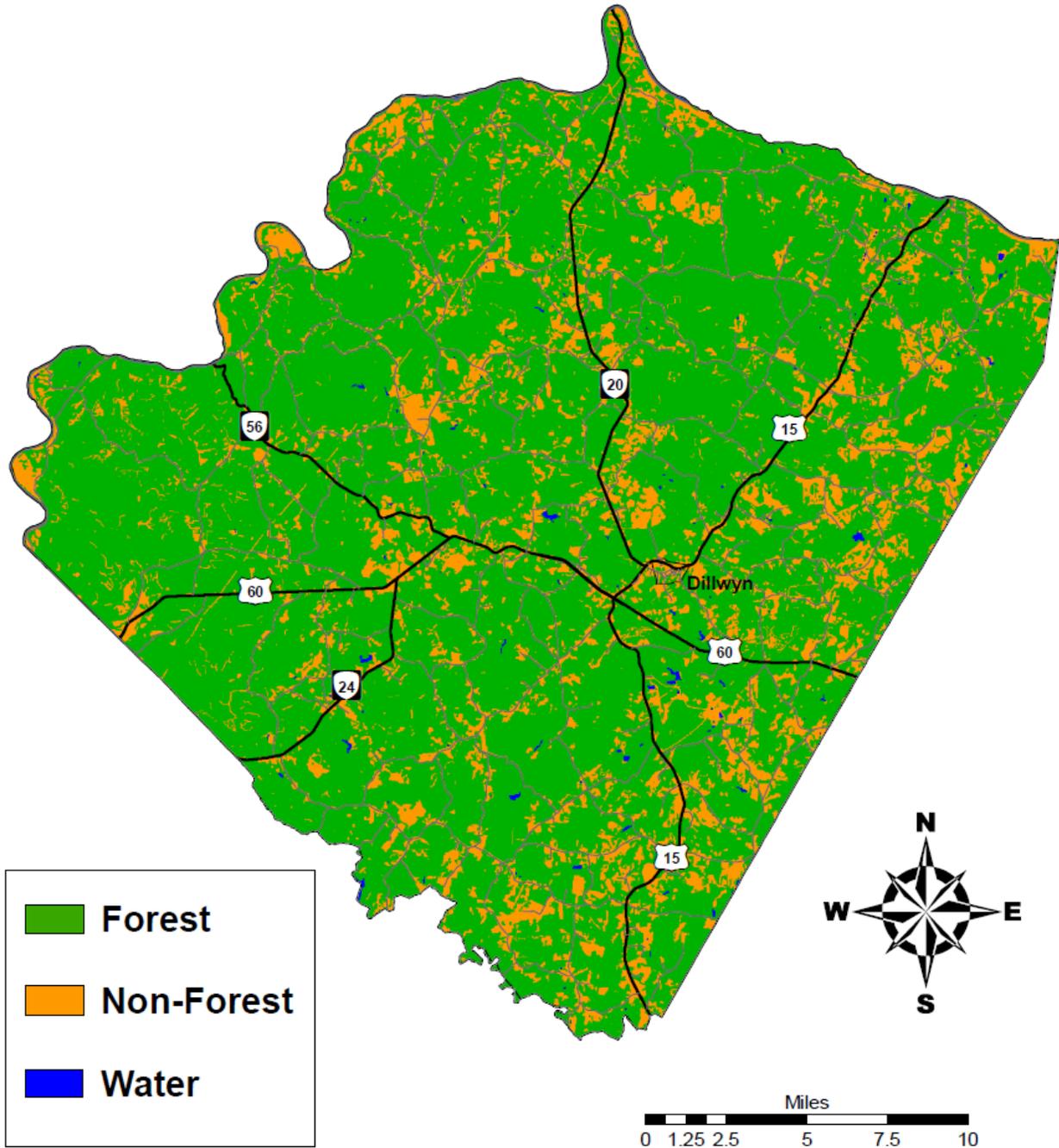
According to the 2012 FIA, the major timber types in the County area are as follows:

Loblolly Pines	77,120 acres
Virginia Pine	14,482 acres
Oak-Pine	47,935 acres
Oak-Hickory	161,535 acres
Bottomland Hardwood	5,773 acres
Non-stocked (recent cutovers)	10,306 acres

It has been noted by the Virginia Department of Forestry that the cutting data will be a little different with the next inventory study. There is currently a study in progress to determine the forest sustainability issue. The Virginia Department of Forestry and Virginia Tech are working together to collect data to see if there is overcutting of the timber resource, especially in the Piedmont Counties (includes Buckingham County). In this study, there are various variables being considered such as natural regeneration and reforestation. There seems to be a few obstacles in determining what is actually going on. Regardless, it is a statewide consensus that it will be important for the State and localities to work with landowners in assisting them in the management of their timberland in such a way that it promotes sustainability of the forest in all areas.

MAP XLII, shown on the next page, features the 2014 Forest Cover GIS layer generated by the Virginia Department of Forestry from satellite image classification. The Virginia Department of Forestry generated this layer to show the forestland in Buckingham County that meets the United States Forest Service, Forested Inventory and Analysis Program's definition of forestland. Forestland is defined as lands with at least a stocking of 10% cover of live forest trees of any size, or formally having such tree cover, and not currently developed for non-forest use. The minimum area for classification of forestland is usually 1 acre with a minimum width of 120 feet stem-to-stem. Forested strips must be at least 120 feet wide for a continuous length of at least

MAP XLII
Forest & Non-Forest Coverage
Buckingham County



Map created by CRC – May 2014
Source: Virginia Department of Forestry

363 feet in order to meet the acre threshold. Unimproved roads and trails and clearings in forest areas are classified as forest if less than 120 feet wide or smaller than 1 acre.

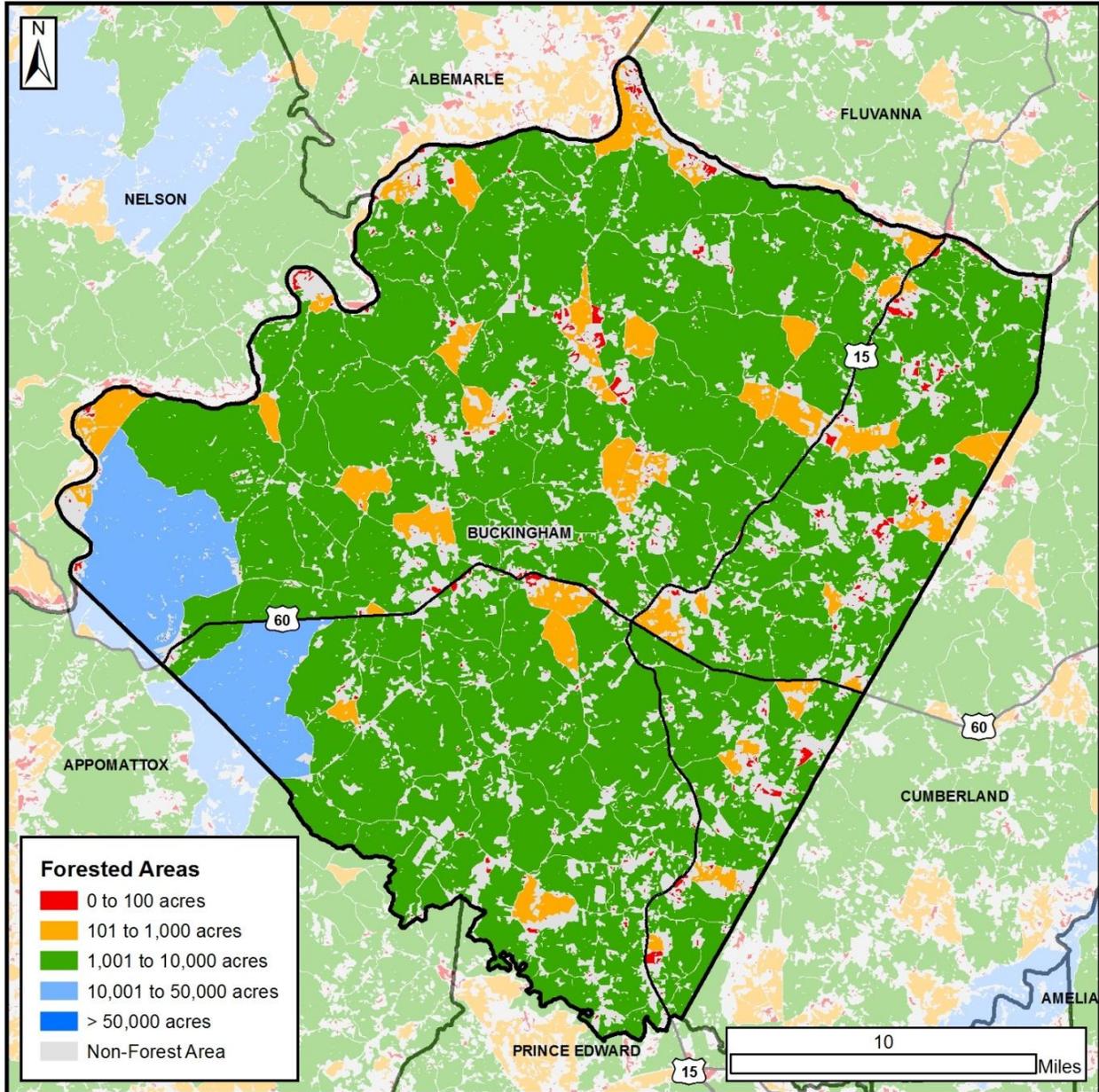
MAP XLIII, shown on the next page shows forest patches featuring the 2014 Forest Cover GIS layer generated by the Virginia Department of Forestry from satellite image classification. Part of the layer processing includes intersection with the VDOT roads layer so forest patches represent continuous forest blocks unbroken by other land use or roads. The map shows these patches color-coded by size to demonstrate the degree of forest fragmentation within Buckingham County.

The Virginia Department of Forestry provides full time personnel and equipment to help protect the forest land from wildfires. With the help of the local volunteer fire departments, damage to the forest land is generally kept to a minimum. On average, about 30-35 wildfires occur each year. These would be wood fires or field fires that threaten the woods. For the last few years, the acreage burned has been less than 100 acres per year. This is due in part to the diligence of the citizens in reporting wildfires and also in part to the quick response of the volunteer fire departments.

In 2003, the Virginia Department of Forestry (VDof) used GIS to develop a statewide spatial Wildfire Risk Assessment model that aims to: (1) identify areas where conditions are more conducive and favorable to wildfire occurrence and wildfire advancement; (2) identify areas that require closer scrutiny at larger scales; and (3) examine the spatial relationships between areas of relatively high risk and other geographic features of concern such as woodland home communities, fire stations and fire hydrants. This model incorporates data from several other state and federal agencies including land cover, demographics, transportation corridors and topography. Map XLIV, shown on Page 149, provides a wildfire assessment (low, minimum, high) of the County as reported by the Virginia Department of Forestry in 2003.

Over the years, there have been some moderate outbreaks of Southern Pine Bark Beetle activity and some minor activity from Gypsy Moths. At the present time, neither of these pests is a big threat to the County. The Virginia Department of Forestry monitors the Gypsy Moth activity. Recommendations to landowners who may develop problems from these pests are made as needed.

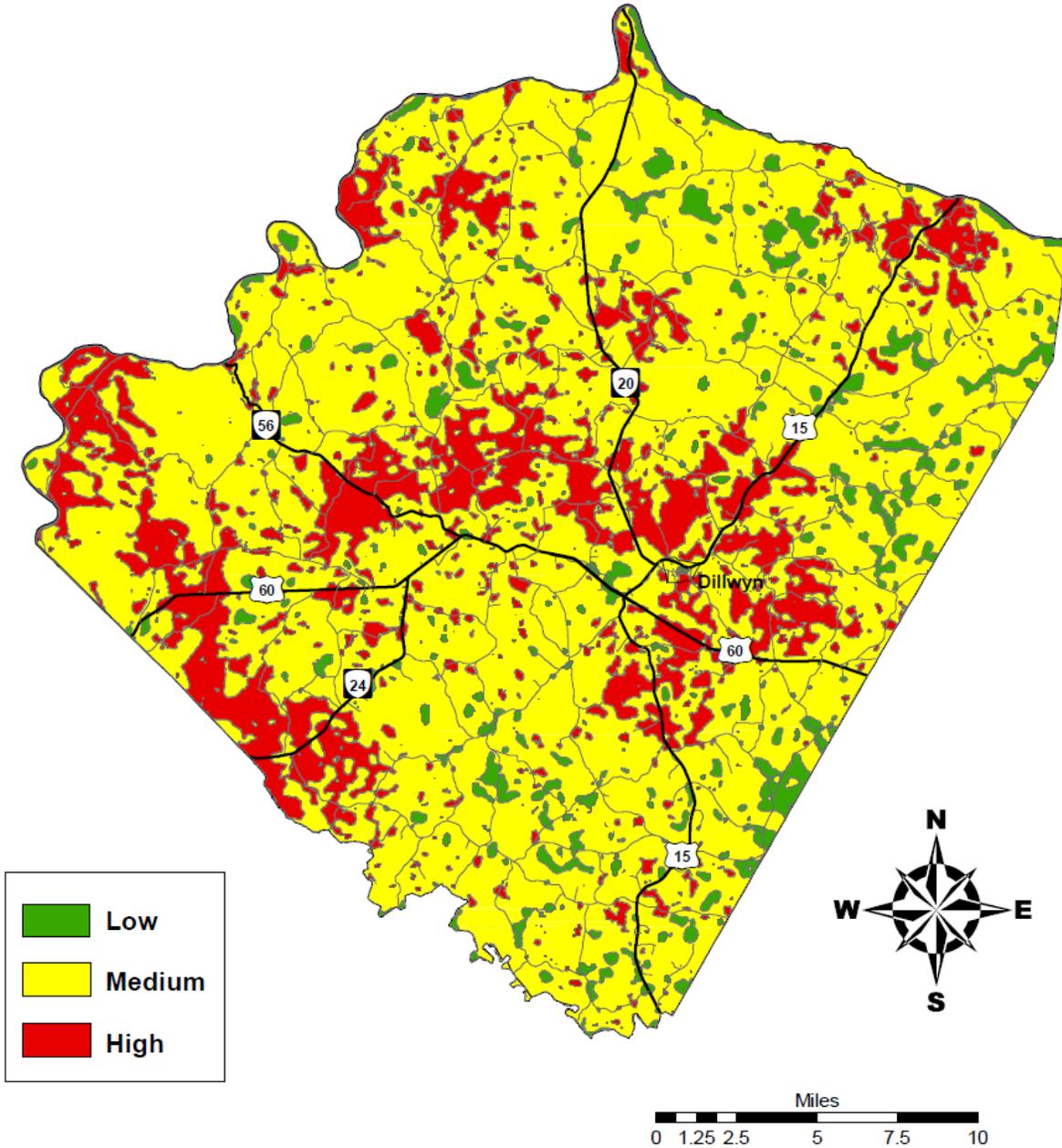
MAP XLIII Size of Forested Areas Buckingham County



Map Produced by the Virginia Department of Forestry, 2014
Our maps are for the Department's information and demonstration purposes and not legal descriptions of parcels intended for any commercial purpose. These maps shall not be used for the design, modification, or construction of improvements to real property or for boundary or flood plain determinations. DOF does not assume any liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any data provided herein. Any use of the maps assumes that you understand and agree with the information provided in this disclaimer.

Map Produced by the Virginia Department of Forestry, 2014

**MAP XLIV
Wildfire Risk Assessment
Buckingham County**



Map created by CRC – May 2014
Source: Virginia Department of Forestry

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CHAPTER IV
Specialty Policy Areas



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IV. Special Policy Areas

Introduction

This section presents information on a variety of community special policy areas that emerged during the Buckingham County Comprehensive Plan process. These special policy areas emerged from the following activities:

- Buckingham County Planning Commission Work Sessions (discussions/assessment of current inventory and analysis information)
- Community Meetings (citizen comments/participation)
- Citizen Survey (County Website/Buckingham County High School Government Classes)

In developing these special policy areas, it was the clear goal of the Buckingham Planning Commission that this plan assists the County in planning for its future growth and development. It was also a goal of the Buckingham Planning Commission that the Comprehensive Plan contains specific information to help better guide their month-to-month decision making on issues/requests such as zoning, rezoning, and conditional use permits.

For each policy area, there is a brief discussion followed by specific recommendations to help guide the County's decision making pertaining to the timing, location and character of future development in the County. The information contained in this chapter provided the basis for many of the goals, objectives and strategies contained in Chapter VI.

***Policy Area #1
Rural Conservation
Loss of Agricultural Land and Open Space***

As Buckingham County continues to experience residential and commercial growth, there will be continued pressure on the County's open space, agricultural and forestry areas. These lands provide wildlife habitat, farm land, buffer zones between communities, scenic vistas, and recreational opportunities. Furthermore, there are many economic benefits that open space, agricultural and forestry areas offer to the economy of the County and the region. Furthermore, open space is also factored into any assessment of the quality of life in the County – which in turn can potentially influence business location and other decisions that affect the County's long-term viability and health.

There are many factors that have contributed to the loss of the County's agricultural, forestry and open spaces resources in the past several years. These factors include the following:

1. population growth in the County,
2. increases in agricultural and forestry land values
3. the lack of planned growth areas in the County
4. the lack of adequate development regulations, and
5. high suitability of many agricultural and forestry lands for development.

The challenge for Buckingham County will be to accommodate future growth demands in a planned manner that provides for the conservation of these important resources. Future residential, commercial and industrial development should be encouraged to locate in areas of the County where adequate public services are available or planned. Development that does occur in the rural agricultural and forestall portions of the County should be designed to incorporate significant open spaces and designed to minimize environmental impacts on the County's land and water resources.

The Future Land Use Map in Chapter V should be used as a general guide for future County development patterns. Implementation of the future land use map recommendations will require amendments to the County's ordinances to provide both requirements and incentives for the conservation of land.

When future development requests require Planning Commission review and Board of Supervisors approval, the economic and quality of life benefits of open space, agricultural and forest land uses should be considered, as well as the adequacy of public facilities and services within the area. The environmental impacts of the development should also be considered. It is important to maintain a balance between development and preservation objectives throughout the County.

Any additional regulatory approaches to land conservation should be pursued in conjunction with an educational and direct approach with landowners.

Tools most commonly used by counties to influence the timing and location of growth within its boundaries including the following:

- Strategic Planning
- Zoning
- Subdivision Regulations
- Designation of Defined Growth Areas
- Land Use Value Assessment and Taxation
- Public Facility/Utility Decisions

Furthermore, there are other tools and programs available to rural property owners which aid them in preserving their land holdings while, hopefully, obtaining a desired rate of return on their equity. These programs are voluntary and generally involve a

partnership between the landowner and a governmental agency. These six (6) programs are as follows:

Agricultural and Forestal Districts

Agricultural and Forestal Districts are rural zones reserved for the production of agricultural products and timber and the maintenance of open space land as an important economic and environmental resource. They are established according to state guidelines, with the approval of the local governing body.

In essence, a district constitutes a voluntary agreement between the landowners and the government that no new, non-agricultural uses will take place in the district. By establishing a District, property owners agree not to convert their farm, forestland and other open space lands to more intense commercial, industrial or residential uses for a term of 4 to 10 years. In return, the local governing body and the State of Virginia agree not to take actions or make infrastructure investments that will place increased pressure on landowners to convert land in the District to more intense land uses during the term of the District. An Agricultural and Forestal District provides much stronger protection for farmers and farmland than traditional zoning.

From the landowner's point of view, the district provides the following:

- Land use taxation;
- Certainty that agriculture will be maintained in the area;
- Protection from ordinances that would limit customary farming practices, such as manure spreading or prescribed burning;
- Assurance that the District will be taken into account in local planning decisions, such as rezoning;
- Protection, in most cases, from government acquisition of land or special assessments for public utilities; and
- Restrictions on state policies and spending as they affect the district.

From the government's perspective, Agricultural and Forestal Districts serve the public good by maintaining the rural character of the community, protecting productive agricultural and forest land, and contributing to the preservation of water supply and other natural resources.

Conservation Easements

A conservation easement is a legal agreement voluntarily entered into by a property owner and a qualified conservation organization such as a land trust or government agency. The easement contains permanent restrictions on the use or development of land in order to protect its conservation values. These easement restrictions vary greatly for each agency or organization.

An easement selectively targets only those rights necessary to protect specific conservation values. Typically, a conservation easement restricts development or uses that would destroy natural, scenic, or historic areas while at the same time allowing other traditional uses such as farming. Because the land remains in private ownership, with the remainder of the rights intact, an easement property continues to provide economic benefits for the area in the form of jobs, economic activity and property taxes.

Landowner motivations to acquire conservation easements are diverse. Most landowners hold a deep appreciation for wildlife, and an easement protecting habitat displays heartfelt concern for wildlife's future. There may be additional interests to retain limited development rights for family use or for future income generation. Conservation easements can be structured to address any of these interests.

Advantages offered by conservation easements include the following:

- **Private Ownership**
The property remains in private ownership and continues to contribute to the local tax base. The landowner may choose to live on the land, sell it, or pass it on to heirs.
- **Flexibility**
Easements are flexible and can be written to meet a particular landowner's needs while protecting the property's wildlife resources.
- **Permanent**
Most easements are permanent, remaining in force when the land changes hands. The easement holder ensures that the restrictions are followed.
- **Tax Reduction**
There are significant tax advantages if easements are donated rather than sold.
- **Charitable Taxes**
The donation of a conservation easement to a land trust is treated as a charitable gift of the development rights. The donation creates a charitable tax deduction, equal to the value of the conservation easements, on the landowner's Federal and State income tax returns.

- Estate Taxes
Estate taxes are significantly lower, sometimes making the difference between heirs holding onto the family land or selling it to pay inheritance taxes.
- Property Taxes
Conservation easements will sometimes lower property taxes, a result of reduced valuation on property subject to the conservation easement.

Purchase of Development Rights (PDR's)

A purchase of development rights (PDR) program enables a locality or other entity to purchase conservation easements. The protection is the same as with a donated conservation easement and the easement is still voluntary. In fact, an easement can be a combination of purchase and donation. In summary, a PDR program involves payment to a farmer to keep their land available for agriculture.

PDR programs offer key advantages to both the landowner and the community. The landowner gets to keep the land, and he/she also receives financial compensation for it. For some landowners, easement purchase can make a conservation easement a viable economic option. For communities, a PDR program can give the community a tool to guiding growth, reducing long-term infrastructure costs, and protecting particular sites such as agricultural land and open space areas. Once a locality has paid for the development rights, the rights would be held in public trust and could not be used by anyone.

A local PDR program can be funded through a variety of mechanisms. These include a line item in the local budget, general revenue, roll-back taxes, a specific local tax, grants, and dedication of a particular windfall. Some of the most effective programs in the nation structure a PDR financing package that includes borrowing money at an advantageous interest rate and making payment to property owners on an installment plan.

Transfer of Development Rights (TDR's)

TDRs or Transfer of Development Rights provide an economic incentive for preserving undeveloped land (agricultural and/or open space). TDRs create a market by which farmers, for example, can sell their development rights to someone wishing to develop in a receiving area for TDRs.

TDR is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more

development (called receiving areas). In this process, development pays for preservation.

With TDR, a community motivates sending site owners to record permanent deed restrictions on their property, forever ensuring that the land will only be used for approved activities such as farming, conservation, or passive recreation. When these deed-restrictions are recorded, transferable development rights, or TDRs, are created. Sending site owners are compensated for their reduced development potential by being able to sell their TDRs to the developers of receiving sites.

In the receiving areas, a TDR-based zoning code offers developers a choice. Developers who decide not to buy TDRs are allowed less development on the receiving sites. But developers who purchase TDRs are allowed extra development, or bonus density. When a program is well designed, the extra revenues from higher-density projects make it more profitable for developers to use the TDR option despite the extra cost of having to buy the development rights.

Not all TDR programs are successful. But when a community creates the components needed for a TDR market, everybody wins. Sending site owners are compensated for permanently preserving their properties. Receiving site developers enjoy greater returns even though they have to buy TDRs. And communities achieve their land use goals using private sector money rather than tax dollars.

Policy Area #2 Corridor Development

Transportation for the County of Buckingham consists primarily of its roadways. Presently, the major roadways in this area are as follows:

- U.S. Highway 60
- U.S. Highway 15
- Virginia Primary Highway 20
- Virginia Primary Highway 24
- Virginia Primary Highway 56

With the exception of limited commercial development along U.S. Highway 60, U.S. Highway 15, and the intersection of U.S. Highway 15 and Virginia Primary Highway 20, land along these five (5) highways is largely underdeveloped. Where road frontage development has occurred, it is primarily widely scattered residential development and civic uses. These road corridors are critically important.

As major points of access to the County, these roads are critical and should maintain a high level of service. Future development along these roads should be planned and designed to ensure that the safety and capacity of these roads are maintained and managed. It is critical that the number of access points on to these highways be limited and those that are permitted be constructed to modern engineering standards. Limiting access to the highway will preserve the high speeds, service levels, and safety of the roadway.

With corridor development, the issue of strip development arises. One of the most pressing planning problems throughout any jurisdiction is commercial strip development. Strip development is contrary to the basic elements of good planning: it consumes open space and depletes natural resources, impedes pedestrian and non-motorized traffic, grows outward from the limits of existing development, and ruins any sense of place. Yet more strips are created every year and many communities seem to have no idea how to stop or control them.

Zoning is perhaps the single most important tool communities use to shape the pattern of development within a corridor. Zoning can either facilitate strip development or prevent them from happening (or expanding). An alternative to a strip pattern, which still meets the demand for commercial or residential space, is to designate clusters or nodes through cluster zoning around major intersections and limit uses on the rest of the corridor. These nodes can be planned to integrate commercial, office, and even housing development, along with retail uses. Again, zoning can either enable or prevent this from happening.

Furthermore, these five (5) routes are the "gateways into the County." Persons that travel into the County using these routes develop impressions on Buckingham County. These impressions are based upon the aesthetic view and character of development visible from the roadway. Maintenance, planned development and enhancement of these "gateways" can be critical to the success of the County's economic development and marketing activities.

Steps that the County could implement to ensure the proper development/maintenance these corridors include the following:

- Evaluate and amend the County's zoning and subdivision ordinances to ensure that future land uses allowed along these corridors are consistent with the future land use map.
- Evaluate and amend the access provisions in the County's zoning and subdivision ordinances to ensure that new developments along these corridors are allowed adequate access and that unnecessary or dangerous access points are not permitted.
- Evaluate future rezoning and conditional use permit requests along these corridors partially on the basis of proposed access plans and the traffic impacts resulting from the proposed use.

- Consider the development of a corridor design policy manual. This manual can be used by the Planning Commission and the Board of Supervisors as a guide when evaluating the site design and architectural character of proposed development within these corridors.
- Work with the Virginia Department of Transportation for potential projects for transportation enhancement funds to create formal landscaped gateways at specific points along these corridors.

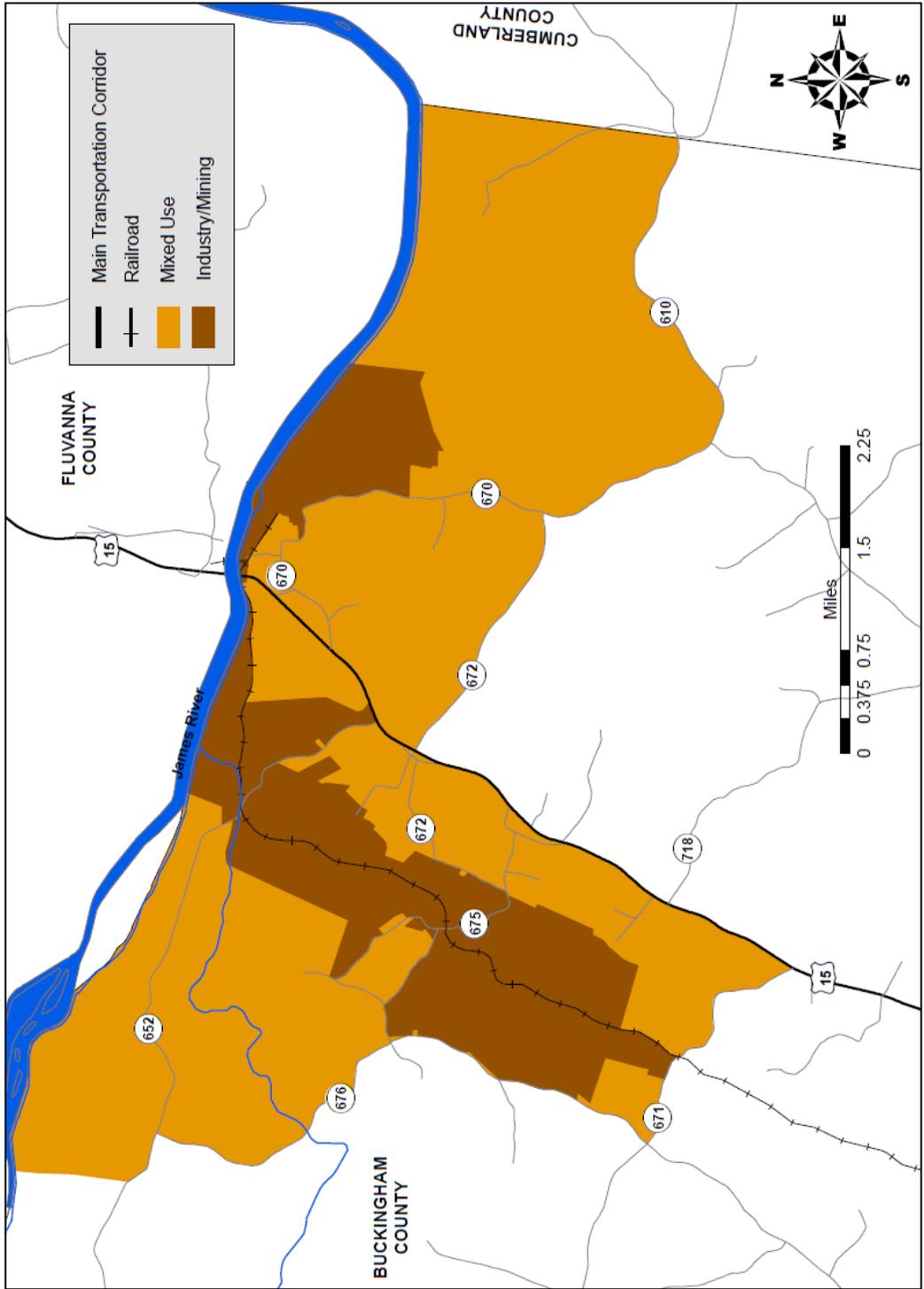
***Policy Area #3
Growth Area/Village Center/Corridor Areas***

Buckingham County is a “community of communities.” In addition to the incorporated Town of Dillwyn, there are a number of smaller unincorporated rural villages that are the center of rural life and rural activities in the County. The communities include the following:

Arvonias-New Canton Village Center

The Arvonias-New Canton Village Center surrounds U.S. Route 15 near its entrance into the County from Fluvanna County (see MAP XLV on next page). It is comprised of several neighborhood businesses such as convenience stores, restaurants, and banks. Slate mining, aggregate manufacturing, and trucking are industrial uses within or adjacent to this “Village Center.” Housing of all types and sizes comprise this “Village Center” and an adjacent area. The area is not currently served by public water and public sewer. However, the village area does contain various infrastructure assets including railroad access and a water intake located on the James River (could be piped to serve the U.S. Route 15 corridor of the village – growth). Several churches of various denominations dot its landscape and form a unifying core for the community. As in all of the villages, the major land-use consideration is to insure that infill development and redevelopment occurs and that future land-uses are compatible with the varied land-uses in the area. Because of this, each request for rezoning, special use permits, or subdivision within or in the immediate area that would have an effect upon the Village should be given careful consideration.

Map XLV Arvonía-New Canton Village Center



Map created by CRC – January 2015

Buckingham Court House Village Center

The Buckingham Court House Village Center lies on U.S. Route 60 (see MAP XLVI on next page). Within the Buckingham County Court House Village is the historic Buckingham County Courthouse, the historic Clerk's Office, a Confederate Civil War Monument with two (2) cannons, the historic Buckingham County Hotel, the historic England House, the Housewright Museum, the Buckingham County Historic Village/Robert E. Lee Wayside and Woodside.

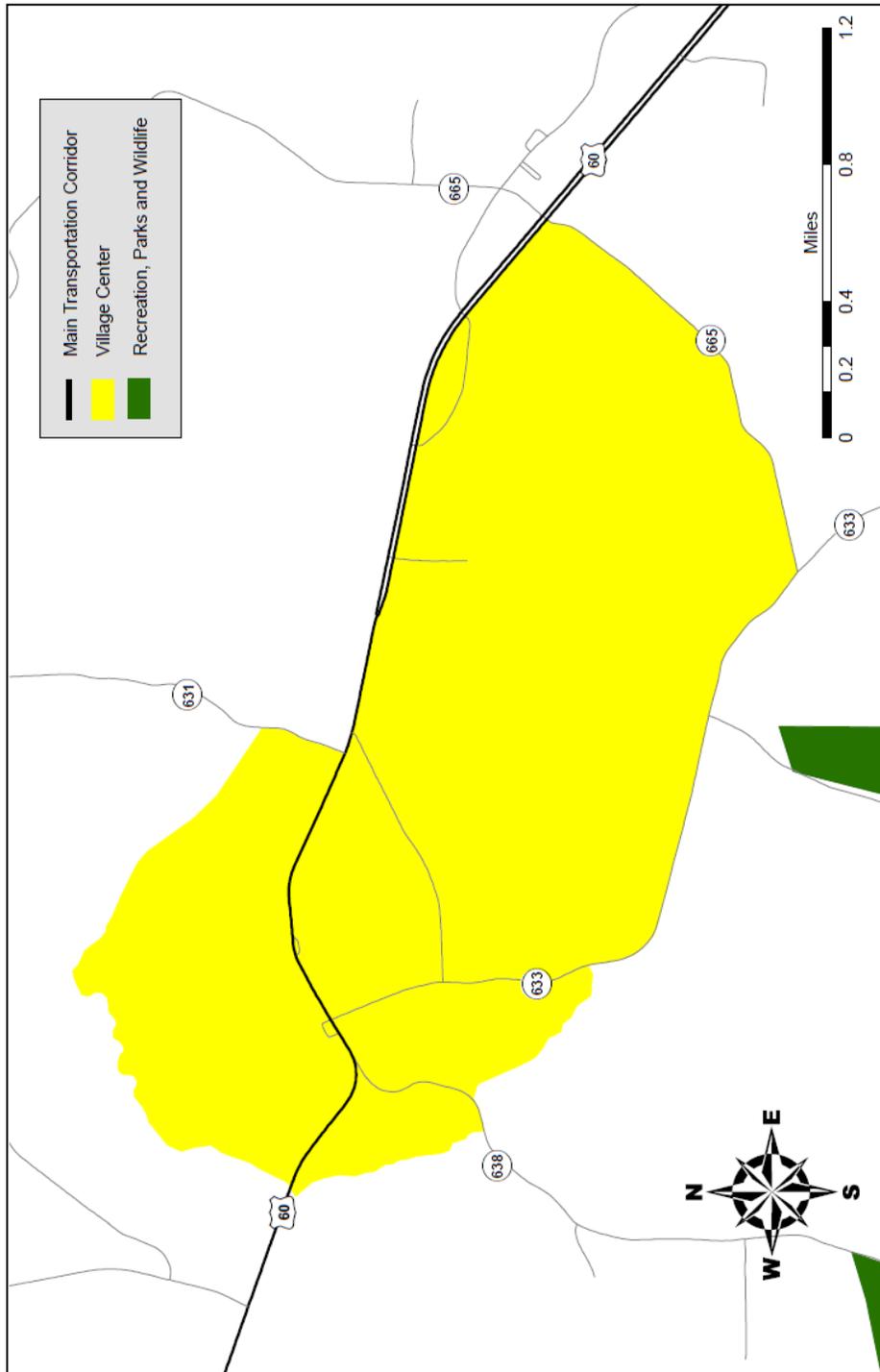
Specifically, the Buckingham County Court House was designed by Thomas Jefferson in 1821. After a mysterious fire in 1869, the Court House was rebuilt in the 1870s with a re-designed interior, but with Thomas Jefferson's exterior. According to a recent archaeological dig at the site of the Buckingham Court House (done due to renovation and expansion to the building), evidence was unearthed that the original court house was not only designed by Thomas Jefferson, but was an extraordinary example of his architecture. These historical buildings, structure and objects are sited directly on U.S. Route 60.

Due to the historical significance of this village and tourism potential, development in this "Village Center" should be well planned and future land-uses compatible with the historic character of the area.

Gold Hill Village Center

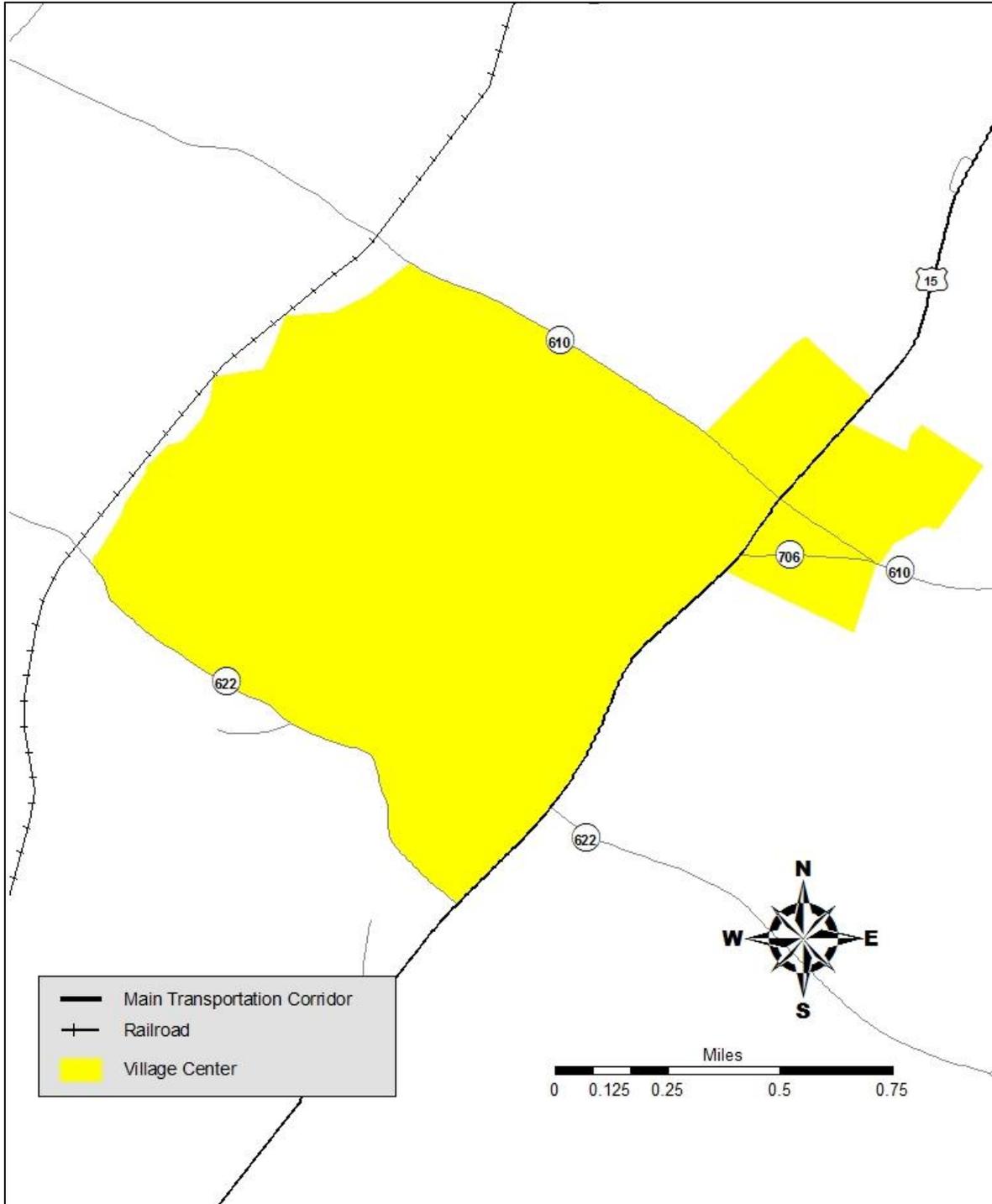
The Gold Hill Village Center is centered 6-8 miles northeast of the Town of Dillwyn (see MAP XLVII on Page 164). It is characterized by a medical clinic, several small automotive-related business, convenience stores, a low-to-moderate income apartment complex, and several churches. The area is currently not served by public water and sewer. A larger residential component could greatly accentuate the nucleus of businesses that are beginning to form in this "Village Center." As in other Village Centers, land-use policies that "cluster" residential and the neighborhood-serving commercial uses within this Village Center should be considered, provided that adequate water and sewer is available.

Map XLVI Buckingham Court House Village Center



Map created by CRC – September 2007 (updated February 2015)

Map XLVII Gold Hill Village Center



Map created by CRC – July 2007 (updated January 2015)

Centenary –Scottsville Growth Corridors

The Centenary community is located on Route 20, approximately 5-6 miles from Scottsville in neighboring Albemarle County (See MAP XLVIII on next page). Albemarle County continues to experience residential growth and thus, residential growth is expanding into Buckingham County. This corridor is comprised of several commercial uses – primarily convenience stores, an antique shop, and a church – and various types and sizes of dwelling units. The area is not currently served by public water and sewer. Development on Route 20 within the community corridor should be well planned and future land-uses compatible with the varied land-uses in the area.

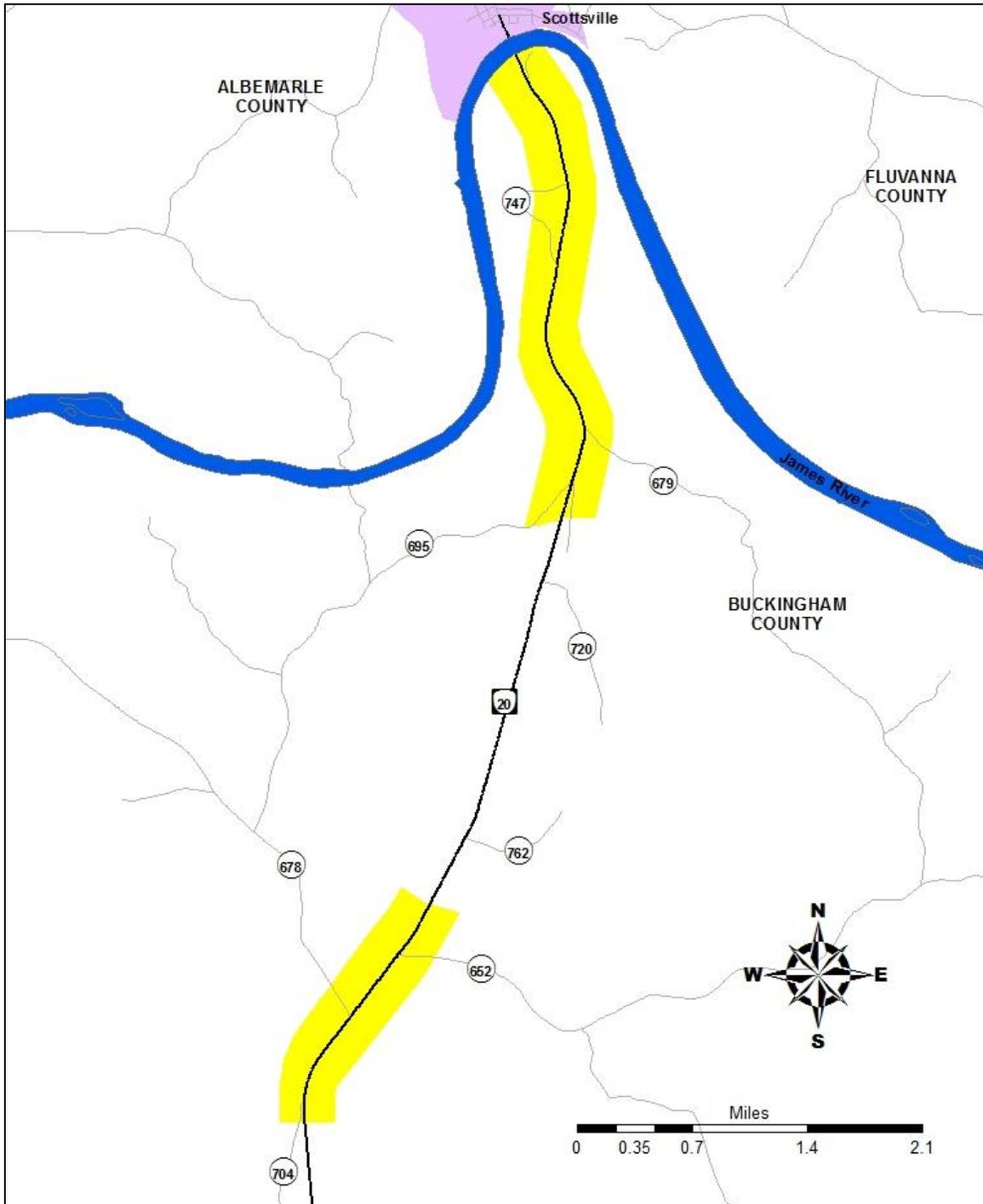
South Growth Corridor

This corridor is located on U.S. 15 near the Appomattox River and the Buckingham/Prince Edward County line (See MAP XLIX on Page 167). This area is expected to see future growth due to its proximity to Farmville. This corridor is currently comprised of commercial uses plus various types and sizes of dwelling units. The area is not currently served by public water and sewer. Development in this corridor should be well planned and future land-uses compatible with the varied land-uses in the area.

Sprouses Corner-Dillwyn-Alpha High Growth Area

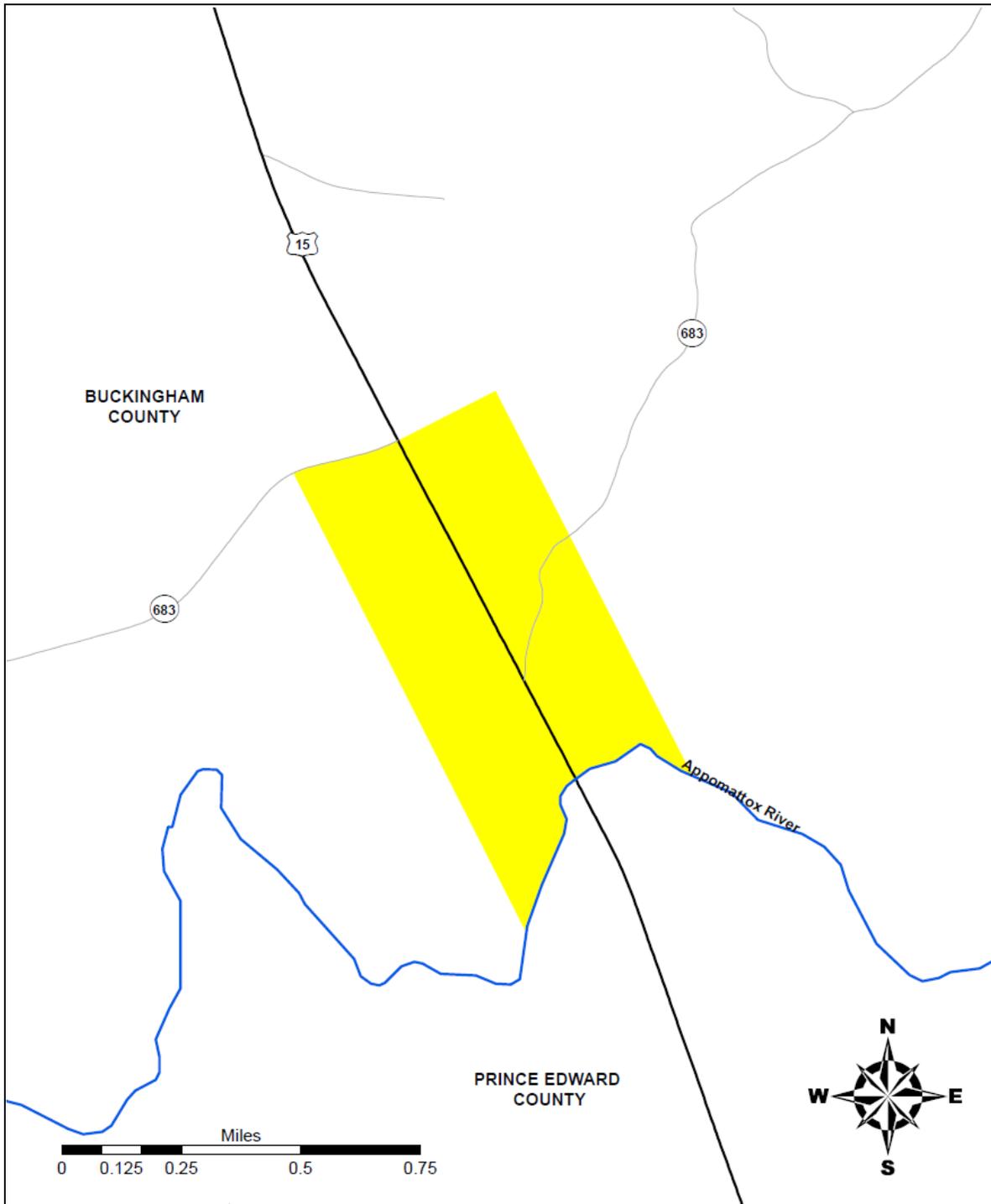
The Sprouses Corner-Dillwyn-Alpha High Growth Area is designated as a high growth area (see MAP L on Page 168). This Village Center is where an intense, broad mixture of land uses is currently clustered. This high growth village center contains industrial, commercial and high density residential functions in the central portion of the County. This Village Center currently is served by public water and sewer service. The need to “create” a market with residential/commercial/industrial land uses must be weighed with their impact upon transportation, water/sewer usage, noise and overall compatibility with nearby businesses, recreation sites, school sites, and industrial land uses. The areas surrounding Buckingham High School, Buckingham Middle School, and the Buckingham Preschool should require close scrutiny. Great care must be undertaken to protect these facilities from land uses that create traffic hazards, disruptive or other potentially negative influences. Furthermore, careful review should be exercised in order to protect the Buckingham County Reservoir and surrounding areas from adverse environmental impacts from new development (whether residential, commercial, agricultural or industrial).

Map XLVIII Centenary-Scottsville Growth Corridors



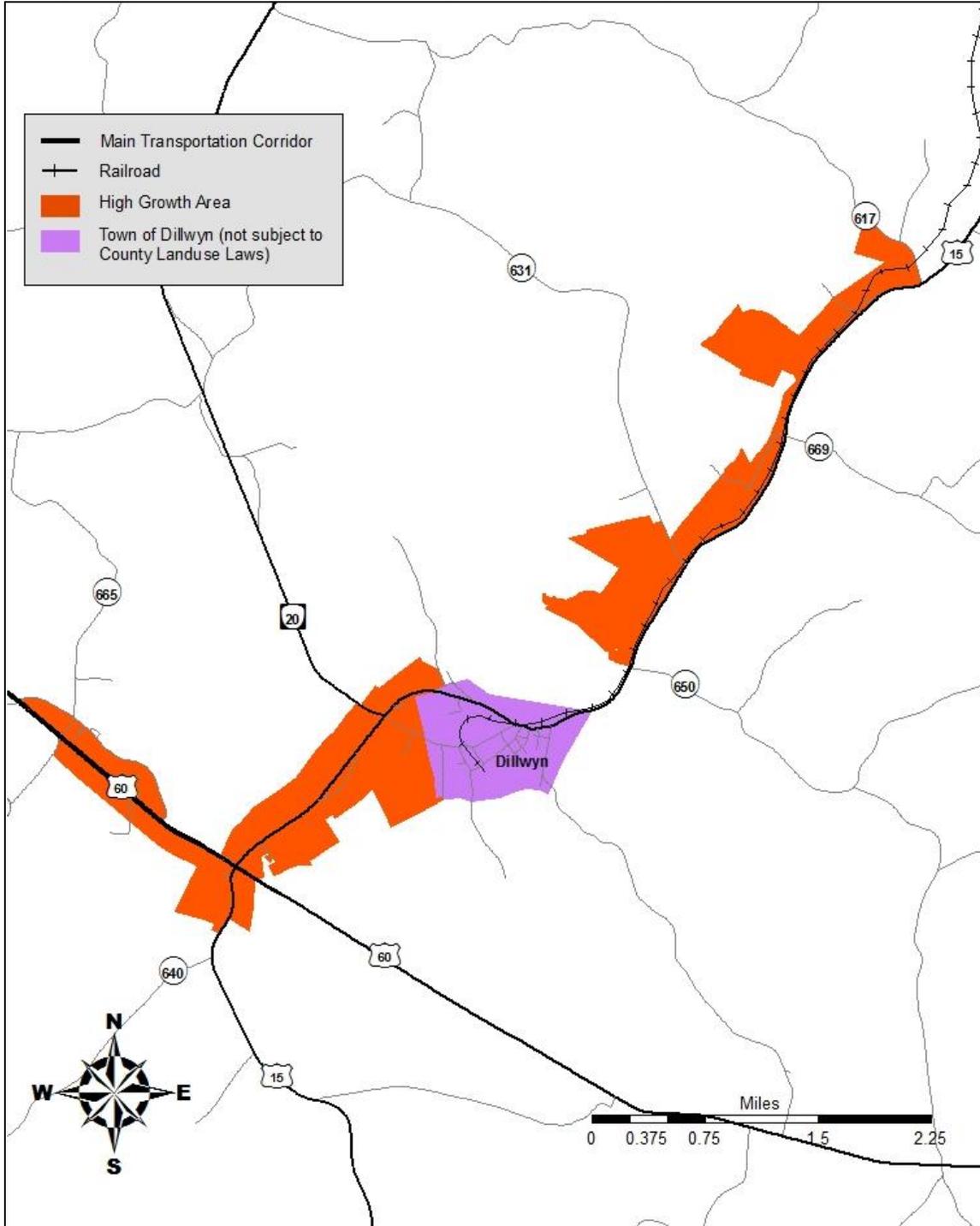
Map created by CRC – June 2015

Map XLIX South Growth Corridor



Map created by CRC – January 2015

Map L Sprouses Corner-Dillwyn-Alpha High Growth Area



The Sprouses Corner-Dillwyn-Alpha High Growth Area contains characteristics similar to the Virginia Code definition of urban development areas (UDAs). Urban Development Areas (UDAs) can cover a wide variety of community types, ranging from small town or village centers to suburban activity areas to urban downtowns. UDAs can help local governments and regional entities to focus investments and create great places that attract businesses and workers alike. Under the Virginia Code designation (Virginia Code 15.2-2223.1) per the Office of Intermodal Planning and Investment (OIPI), UDAs can be any areas designated by a locality in their comprehensive plan for higher density development that incorporate the principles of Traditional Neighborhood Development.

Traditional Neighborhood Development embodies classic characteristics of traditional communities such as:

- Walkable neighborhood centers
- Interconnected streets and blocks
- Diversity of land uses
- Easy access to jobs, housing and recreation by a variety of travel options (auto, bus, walk, bike, etc.)
- Principles per the Transportation Efficient Land Use and Design Guide

Through legislation, the General Assembly has directed that transportation improvements to support UDAs be considered in both the needs assessment contained in the long range plan known as VTrans, as well as be considered in the HB2 statewide prioritization process for project selection.

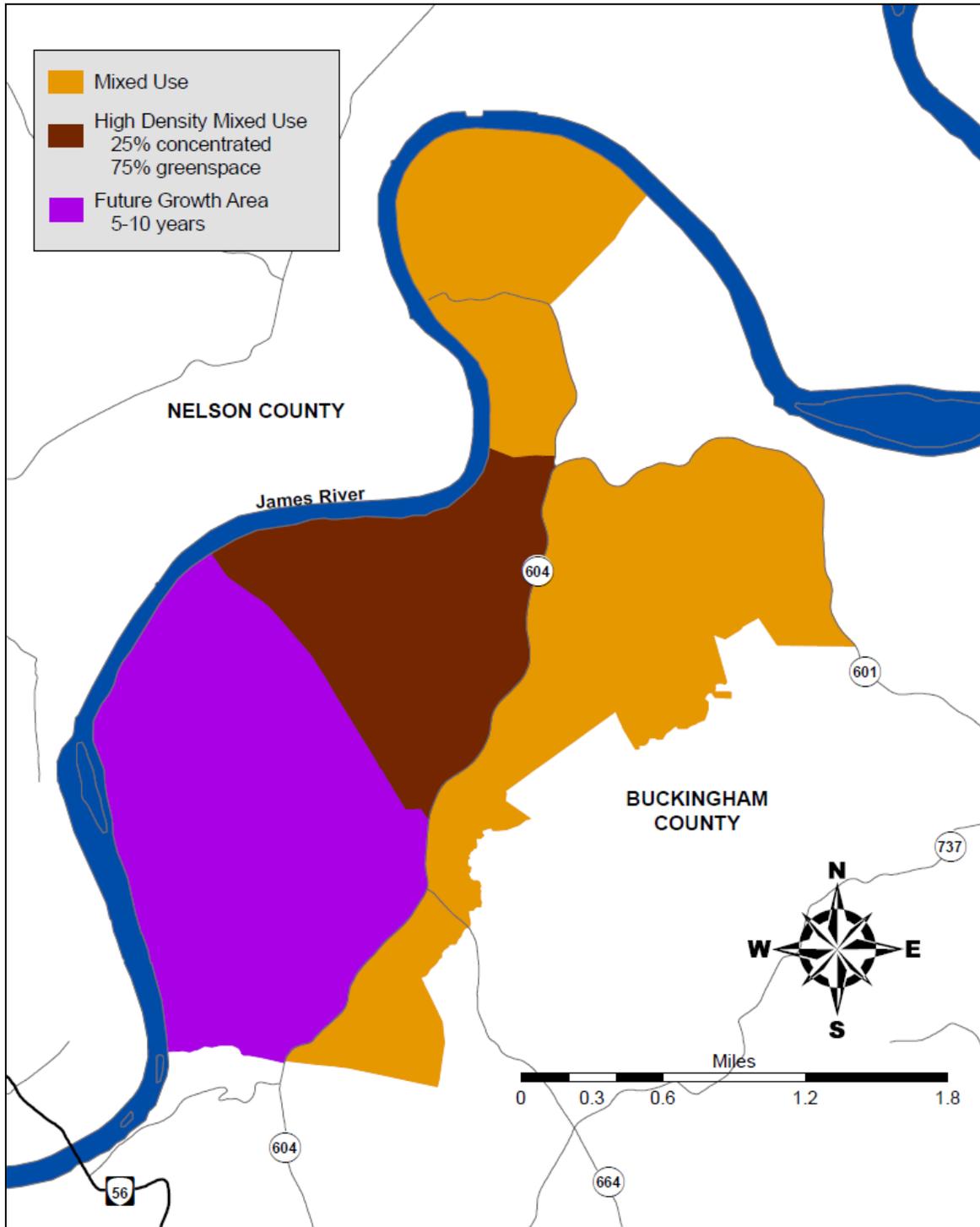
Yogaville Village Center

The most unique of all "Village Centers" located in Buckingham County is Yogaville (see MAP LI on next page). This "Village Center" was founded around a non-secular community.

Approximately 75% of the area in the Yogaville Village Center is subdivided into individual lots. The private owners in this area are served by private water and waste water systems. Though primarily residential with single family and multifamily housing, there are many service oriented businesses and professional offices located in this area.

The remaining 25% of the Yogaville Village Center Area is owned by Satchidananda Ashram -Yogaville. The centerpiece of Satchidananda Ashram-Yogaville is the Light of Truth Universal Shrine (LOTUS). The building was dedicated in 1986 and contains artifacts and information on all the major

Map LI Yogaville Village Center



Map created by CRC – July 2007 (updated February 2015)

religions of the world. This area has a wide assortment of single and multi-family residential housing, as well as an Integral Yoga Retreat Center, an Integral Yoga School (Grade K thru 6), a conference center, an organic farm, several retail stores, wholesale businesses and professional services. As a single owner out of necessity, the Satchidananda Ashram-Yogaville has had to install infrastructure such as a private road system, parking lots, central water and sewer facilities, walking paths and lighting that can serve the needs of several hundreds of program participants a day and the staff to accommodate them. In some ways, this is the center of the community, but it is very limited in what services it provides; church related services, employment and a central dining facility that, for a fee, everyone in the community can utilize. But in Yogaville, there is no central business area and no public gas station or food store. People want to live and work here, but have to do their shopping in Dillwyn, Farmville or Charlottesville out of necessity.

With regard to roads, various private roads serve most of the needs of the community. They all connect to the main public road which is State Route 604 (Woodland Church Road). As far as walking and bicycle paths go, Yogaville is interested in obtaining federal grant money to improve the walking/bike path system to further insure the safety of the numerous pedestrians and to reduce the amount of vehicular traffic on Woodland Church Road. There are several walking/hiking paths that go through the woods to various locations, but these are best reserved for use by people in vigorous health.

Within the 25% that is owned by the non-secular entity, a high degree of autonomy of internal planning is occurring within this "Village Center" (see MAP LI on previous page). This area is predominately mixed use. As the hub of the village, where the Conference Center, LOTUS, etc. are located there is high density mixed use (25% concentrated with 75% dedicated green space). The remaining 75% of the village area is predominantly residential lots with some mixed use. The lots vary in size ranging from 1 acre to 10 acres with some larger lots. Many of these lots are served by private subdivision roads.

The individual owners of this area have formed a community association that is involved in planning issues as well as organizing social and educational events. It is the long term goal of the community to develop a strong central hub with the highest density of the Village Center from which the density would gradually decrease as one moves toward the edges of the District. This is to minimize the impact of growth on the surrounding country landscape, and to promote the "walking village" idea. There is a strong desire to implement environmentally friendly features into future building and infrastructure components. It is hoped that the Future Growth Areas which have been identified within the "Village Center" would develop in this manner. These areas would be developed in tandem with the needs of the residents; school expansion, businesses, retirement home/assisted living facility, multi-family dwellings, seasonal condominiums, community centers, parks, etc.

It remains imperative that lines of communication are open and dialog is increased between Buckingham County and the leaders of Yogaville. This communication is needed to ensure that there is conformity between the County's policies and the needs and aspirations of the Yogaville Community.

Smart growth represents a philosophy, method and goals for managing community growth within Village Centers. Smart growth includes, but is not limited to, the following principles:

- Creating walkable communities that are desirable places to live, work and play;
- Providing quality housing for a variety of income levels so that young, old, single persons, and families can find places to live;
- Creating distinctive communities with a strong sense of place that respond to community visions for design and use;
- Preserving open spaces and critical environmental areas by placing limits on outward expansion of growth;
- Integrating a mix of land uses that locate housing, shopping, offices, and other amenities near each other;
- Providing alternative transportation choices to reduce dependence on private cars by creating transit-oriented and walkable communities;
- Constructing compact development that fills in vacant and/or underutilized land; and
- Encouraging regional coordination of land use policies to control sprawl, protect natural lands, and offer housing opportunities for all.

The following Smart Growth policies could allow residents and County policy makers to guide growth and development within the Growth Area/Village Center/Corridor Areas:

- Adequate Public Facilities Ordinance allows local government to require adequate public facilities and services (e.g. water and sewer, roads, schools, fire and police) before development can occur.
- Cluster development permits houses on smaller lots and retains the saved space for shared open space and community purposes.
- Conservation Easements protect designated land areas by limiting the use of property in order to protect the environment in perpetuity.
- Conservation Subdivisions are a type of residential development, predominately in rural areas, where a considerable amount of land is preserved as natural space.
- Density Bonuses allow for increased residential densities in exchange for developers providing either units allocated for affordable housing purposes or other public amenities such as parks.

- Design Review Ordinances give communities the opportunity to review and comment on new development projects to ensure that they meet established community standards.
- Fiscal Impact Analysis is a tool used by local governments to calculate the net fiscal impact of a development by considering the costs associated with servicing a new development and the revenues it is expected to generate.
- Historic District Ordinances require that development and restoration projects be subject to additional regulations and a design review process in order to preserve a community's historical and/or cultural heritage.
- Infill Development uses vacant or underdeveloped land in existing communities for redevelopment, thereby minimizing the need for construction in currently undeveloped areas.
- Mixed-Use Development purposefully combines residential, commercial, and public uses together in one development, creating a more walkable community.
- Overlay Zones typically apply an additional layer of regulation to a zoned district to impose specific building requirements that can achieve goals such as historic preservation and pedestrian-friendly streetscapes.
- Transfer of Development Rights programs enable property owners to sell the development potential of a property to encourage development in areas where growth is desired, while protecting other areas for open space, historic landmarks, and environmentally sensitive areas.
- Zero Lot Line Ordinances allow residential units to be built adjacent to a property line and with minimum setbacks from the sidewalk in order to cluster development and maximize space.

Policy Area #4
Land Use and Transportation Interactions

Land use and transportation are inextricably linked. Both local governments and the Virginia Department of Transportation strive to understand and respond to this linkage in a way that fulfills natural resource and quality-of-life objectives while fulfilling community economic and community development objectives.

Numerous studies show that by increasing allowable densities in residential and employment areas, counties can increase transit use and make development more efficient. Similarly, an increased mix of uses can shorten trip lengths and reduce the number of trips made.

Residential density, retail employment, income, area type and population density all provide important descriptors for transportation behavior and policy implementation. A description of these elements and the associated effect on transportation are as follows:

Residential Density

Increasing housing density is associated with greater transit availability and closer proximity to transit. Bicycle and walking trips increase as residential density increase.

Retail Employment

Distance to work and travel time to work decreases as the percentage of retail trade in an area increases.

Income

Transit availability is positively related to median household income: as income increases, the availability of transit options increases. However, in rural areas like Buckingham County, transit usage is typically associated with the lowest income categories. Because low income households are commonly dependent on transit for mobility, the lack of public transportation can have both social and economic implications.

On the other side, with higher income usually there are more transportation choices available to the resident. Personal trips and personal miles traveled increase as income increases. The average number of miles associated with each trip also increases.

Area Type

As noted in other sections, Buckingham County is very rural in nature. Rural area residents depend heavily on private transportation. They make fewer personal trips, however the annual personal miles traveled are high. Many have a large commute to take care of personal business and eventually to places of employment. Also, rural areas have a high ratio of young drivers to the adult population and most residents own more than one vehicle per household.

Population Density

Greater population density is associated with decreasing annual miles driven, greater public transit availability, decreased dependency on single occupancy vehicles and increased use of public transit. Furthermore, a greater population density is associated with fewer personal trips, fewer personal miles traveled, and fewer personal miles per trip. Residents of densely populated areas usually have the fewest vehicle trips, vehicle miles traveled, and vehicle miles per trip. Less densely populated areas tend to have more adult drivers with more than one vehicle to drive.

Steps that the County could implement to address the linkage of land use with all forms of transportation should include the following:

- Establish a land use pattern that identifies activity centers, neighborhoods and transit corridors and that separates auto-oriented or land-extensive uses from areas that have a more pedestrian or transit orientation.
- Establish “Village Center” boundaries that focus development inside the boundary and preserves open space outside (can help define communities and focus future development towards transit service corridors, thereby increase transit ridership and efficiency).
- Evaluate Zoning and Subdivision Ordinances to ensure that they encourage the cluster development of residential and employment activities and include a greater mix of uses.
- Establish design guidelines that create more transit-supportive and bicycle- and pedestrian-friendly neighborhoods, shopping areas and employment centers.
- Encourage detailed planning prior to the development of new areas or redevelopment of existing ones, both within transit corridors and in other parts of the community.
- Establish detailed policies and standards for the development of interior roads before land is subdivided (in order to achieve a highly connected network of roads, bikeways and pedestrian pathways)
- Encourage slower travel speeds within residential neighborhoods and activity centers.
- Public transit routes should be planned to link activity centers and serve higher-density areas and should be spaced to provide full coverage of the service area.

***Policy Area #5
Affordable Housing***

Affordable housing is a dwelling where the total housing costs are affordable to those living in that housing unit. A commonly accepted guideline for housing affordability is a housing cost that does not exceed 30-35% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for owners, and sometimes include utility costs. When the monthly carrying costs of a home exceed 30-35% of household income, then the housing is considered unaffordable for that household.

One consequence of becoming a "bedroom community" (a situation that Buckingham County is experiencing) is that newcomers not only add to the demand for public services, they also place more stress on the cost and availability of housing. Residents coming into the County are able to afford older structures that, in the past, might have been available for low to moderate income residents. They also build new housing that is usually higher in value than some of the existing rural dwellings, heightening the degree of disparity between the cost of housing and the existing residents' ability to pay. Furthermore, with the current and future estimated population growth expected for Buckingham County, the corresponding demand for residential property is driving up land and housing costs and will continue to do so.

Where the supply of available housing is significantly less than the demand, many low and moderate income residents or families cannot secure housing that is affordable. In these housing markets, land values are increasing faster than incomes. These housing markets may also have a limited supply of residential land, or a number of regulations that make it difficult or costly to increase housing supply at rents affordable to consumers at income ranges below the local average.

Although the housing market is a major factor in establishing the type of housing being built and the value of the housing, Buckingham County may want to consider taking the following steps to ensure that there are housing choices for all income households in the County:

- Evaluate residential development standards and policies to see if they place unnecessary and costly restrictions on new housing developments.
- Evaluate Zoning and Subdivision Ordinances to ensure that they allow for a full range of residential development options in areas of the County capable of accommodating higher density development with all required infrastructure (i.e. adequate road systems, public facilities, public utilities, etc.).

- Evaluate Zoning and Subdivision Ordinances to ensure that they allow for the proper management of the location of mobile homes within the County. Continue to permit mobile homes as a means of providing affordable housing with the needed performance standards to ensure their use creates a safe, sanitary and comfortable living environment.
- Encourage affordable housing by allowing for planned residential development that incorporates a mixture of residential types integrated with commercial and civic components.
- Explore State and Federal programs for the development of affordable housing within areas of the county slated for future residential development.
- Explore state and federal programs for funds to rehabilitate existing housing as a means to increase the supply of affordable housing within the County.
- Explore the use of bonus densities for affordable housing. This entails granting bonus densities (permit an additional dwelling unit (s) per acre above the permitted density) to planned development projects to encourage the provision of more affordable housing. The units provided must meet all conditions with regard to income qualification and other standards that may be established by the County to ensure that the units are affordable.

More aggressive approaches to promoting affordable housing are available to localities. State and federal funding programs allow localities to partner with private development companies or local non-governmental organizations to develop land and construct housing. Public funds can be used to develop the necessary residential infrastructure. In exchange, the developer agrees to build more affordable units, and/or limit the sale price of new units to a level that is affordable to lower income residents. Furthermore, localities may choose to directly implement planning ordinances (inclusionary zoning) that require a given share of new construction be affordable to people with low to moderate income. Inclusionary zoning aims to reduce residential economic segregation by mandating that a mix of incomes be represented in a single development.

***Policy Area #6
Community Services and Facilities***

Ensuring that the provision of community services and facilities is phased with the demand or need is a major component of growth management. Community services and facilities refer to a range of services and facilities required to meet the needs of Buckingham County's population. These can include both "hard" (e.g., water and sewer, telecommunications, solid waste, law enforcement, and highway maintenance) and "soft" (e.g., education, library, recreation, emergency and medical) services and facilities.

The availability of appropriate, diverse and high quality community services and facilities is integral to Buckingham County's overall community well being. In addition to addressing social needs, community services and facilities help people identify with, take pride in, and feel responsibility towards the community. Indeed, appropriate levels and types of community services and facilities are essential to making Buckingham County the healthy community it strives to be.

Some trends in Buckingham County that will likely affect future planning for community services and facilities include:

- increasing diversity of the community;
- continuing high public expectation levels for services and facilities;
- continuing diminishing resources; and
- continuing integration of people with special needs into the mainstream of the community

There are a range of roles that Buckingham County can play in the provision of the required facilities and services. In many instances, the County is a "direct provider" and assumes the responsibility for planning and provision of the services and facilities. It can also be a "cooperator", where it works cooperatively with other parties in the planning and delivery phases of the services and/or facilities. It can be a "funder", where the County, through its annual budget process, provides funds to internal/external agencies that deliver community services. Finally, the County can be an "advocate", where it calls upon and supports other appropriate parties in addressing, or helping address, identified community service or facility needs. When the County is involved, these facilities and services are funded by residential property taxes, and state and federal grants and funds.

Capital facilities and utilities are the basic services by which Buckingham County provides to support land use development, both as it currently exist, and it is anticipated to develop in the future. Future development should be encouraged to occur in clusters where public services and facilities already exist, because it can be served more efficiently and inexpensively than dispersed or sprawling land use patterns. Furthermore, the concept of concurrency should be considered. This requires that needed public facilities and services be in place, or officially planned and scheduled to be put into places, concurrent with new development.

In Buckingham County, public facilities planning and policies are tied to a capital improvement program (CIP) process. The CIP is the detailed plan for capital (major investments) expenditures for construction, maintenance, improvement and replacement of the community's system. It is the link between the comprehensive plan and the local budget process. The County is currently looking to revise how to address its capital improvement program (CIP) process. These projects will be put into the CIP according to the Comprehensive Plan priorities (see Chapter VII).

The challenge facing the County, as it continues to grow and develop, is to ensure that these services and facilities will be provided to meet future needs. It is recognized that this challenge will have to be met at a time when diminishing resources is a reality (both public and private). Most governments do not have sufficient annual tax revenues to fund all their public facilities projects. However, like many communities, Buckingham County's current revenues finance a significant portion of its CIPs. When communities use current revenues to fund projects, those funds are often accumulated in a reserve account until there are sufficient funds available to carry out a project. Other funding options the County should consider for funding of its CIP include:

- Impact fees and other fees collected from developers be accumulated in an account for the expansion of a particular facility
- Issuance of bonds
- Borrowing (banks, etc.)

In conclusion, investments in community services and facilities guide growth and otherwise define the future of a community. They determine which areas can grow easily and which will not. They influence which areas of the county thrive and which wither. In many ways, they define the quality of life.

***Policy Area #7
Economic Development/Job Creation***

As in most community planning efforts, Buckingham County considers “economic development” high on its list of goals. A strong and diverse economy provides employment and a tax base that supports public services and a livable community. Although most economic activity is in the private sector, local government’s role is to establish parameters for private markets, provide necessary services, and participate in economic development in some circumstances. When planning for economic development, the County’s goal should be to bring about a lasting change in the local economy.

A critical link between economic development/job creation and the comprehensive plan is land. Providing land and public services that are adequate for job growth is probably one of the most important strategies that the County can implement to enhance economic development/job creation. The County must be a good steward of land designated for job growth, which includes using the land efficiently and limiting the conversion to other uses.

Land planning for new industry and other economic-based businesses must address issues like parcel size; land access to roads and railroads, service from high-capacity electrical and communication lines, public sewer and water service, well-rated public fire protection, and, in many cases, good access to other amenities such as facilities for shopping and eating.

There are many economic development activities that Buckingham County can consider when looking at enhancing their economic development/job creation program. Traditionally, economic development meant business attraction, business retention and new business growth. Over the past decade, these three areas have expanded to include other activities in areas like workforce development, entrepreneurship, community/economic development and quality of life issues. The County’s economic development “toolkit” must now include everything from job creation programs to workforce skill enhancement efforts to tourism.

The following is just a summary of some of the most common economic development activities which are aimed at enhancing economic/job creation within an area:

To Grow Small, New Businesses

- Business training and technical assistance
- Revolving loan funds
- Business Incubators
- Microenterprise
-

To Retain and Expand Existing Businesses

- Business Training and Technical Assistance
- Business Lending (i.e. revolving loan funds for both debt and venture capital)
- Market Development and Export Assistance
- Downtown Revitalization (i.e. Main Street Programs)
- Flexible Business Networks
- Enhanced Chambers of Commerce or Merchants' Associations

To Recruit Business and Industry

- Industrial Development (i.e. "spec" or "shell" buildings)
- Infrastructure Development (i.e. roads, transportation options, water, sewer, etc.)
- Marketing efforts "selling" location, workforce, low costs of business
- Seek employers paying a "living wage" and good benefits in exchange for a pro-business climate

To Attract Tourists or Retirees

- Develop unique tourism opportunities
- Creation of Historic Districts (Historic Preservation)
- Invest in quality of life amenities, such as attractive neighborhoods, parks and cultural events

To Build Community Capacity

- Leadership development programs
- Civic participation campaign
- Community based planning activities

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CHAPTER V
Buckingham County
Land Use Plan



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V. Buckingham County Land Use Plan

Introduction

The purpose of land use planning is to guide both the development and conservation of land. Land use is much more than the division of land. Rather, land use involves every aspect of daily life and the built environment – where residents live, where residents work, where residents relax and the transportation network used to move between these places. Land use planning is a fundamental tool in determining where new businesses should locate, where housing should concentrate, and what infrastructure is needed to support residents' needs.

Land use planning is essential for Buckingham County residents and its approximately 373,401 acres as it is starting to experience residential and community growth. The land use plan should be used to guide decisions regarding land use policies, procedures and ordinance revisions by both elected officials and county staff. The land use plan is not intended to stop growth and development, but rather to manage it so that natural resources, such as farmland and forest, as well as taxpayer dollars, are not wasted. The land use plan is an opportunity to anticipate and address future challenges before problems arise.

The Buckingham County Planning Commission held several Community Meetings – four (4) over a three-day period in October 2014 – to gather input on how the land use plan can best meet the needs and desires of the citizens. During these meetings, a recurring theme among attendees was the desire to preserve the County's rural character/nature, natural beauty, and historic setting. Another recurring theme was the desire to keep out businesses that pollute or damage the environment. To that end, the land use plan is ultimately a balance between rural conservation, economic development and new growth.

In addition, the Buckingham County Office of Zoning and Planning gathered a range of community issues/concerns through a digital survey posted on the County Website. The Buckingham County High School Government Classes were also visited. A total of 89 surveys were completed (with 25 students filling out a paper version of the online survey). Specifically to land use, citizens/students were asked to which areas of the County should various land uses (i.e. Businesses, Subdivisions, Industry/Manufacturing, and Agriculture/Open Space) be concentrated. A summary of the Citizen Survey results can be seen in Chapter VIII – Appendix as EXHIBIT III.

Current Land Use

Buckingham County is predominantly a rural county with a strong agricultural and forestal basis. However, development pressures from surrounding localities along with the increased availability and demand in reasonably priced land and low taxes give the County the potential of rapidly changing. Buckingham still retains a significant number of large parcels used for farming and forestry operations. Most of the development and

land subdivision that has occurred to this point has been through general by-right development. This means that most of the subdivision of land for residential use comes from the division of parent tracts or through family divisions. In addition, much of the business and community development occurs as the by-right permitted uses allow, or through the application to conduct a business with a special use permit. Division of land and new construction is occurring throughout the County and is not currently concentrated in a single specific area. Many of the land divisions are used for family divisions or parent tract divisions for residential purposes. The more recent development that Buckingham County has experienced is typical of many rural communities throughout the region and nation.

Future Land Use

The purpose of the future land use plan is to **guide** decision-makers in land use changes as they relate to amendment to the ordinances, new zoning district classifications, application for change of zoning, economic development, and other aspects of community planning.

The future land use plan seeks a way to balance new growth and development, while maintaining rural character and viability in the County. The guiding principle to achieve this balance is to concentrate growth in specific areas, known as village centers or growth areas. By channeling new development in these areas, rural lands and resources are not consumed at such a rapid rate. In addition, concentrating residents into village centers or growth areas can encourage businesses to locate in the county that need an established and concentrated population base.

Map LII on Page 192 shows the generalized Future Land Use Map for Buckingham County. The specific location of future land uses should be determined by the zoning ordinance, and when required by the zoning ordinance, the Planning Commission and Board of Supervisors review of specific land use requests. Such review should consider the compatibility and benefits of the use, and the land impacts of a specific use on the surrounding neighborhood and larger community.

The locations of the individual boundaries for the Village Centers and Growth Areas are shown in the Village Center Maps in Chapter IV - Specialty Policy Areas (Issue #3 Growth Area/Village Center/Corridor Areas).

Future Land Use Categories

This Comprehensive Plan establishes seven (7) major geographical land use categories.

Rural/Agricultural/Forestry Areas

Continuing to recognize that one of its richest assets is agricultural, forestry and rural lands, Buckingham wants to continue to protect these areas and natural resources to ensure that a rural quality of life is maintained.

The Rural/Agricultural/Forestry Areas are intended to preserve and enhance the essential character and resources of rural portions of the County where agriculture and forestry uses exist while accommodating some rural residential development (low density, rural in character and on private well and septic systems). During the 10- to 20-year period of the Plan, the Rural/Agricultural/Forestry Areas are the lowest priority for new residential development. These areas are located the furthest distance from the County's centralized public services creating public safety concerns about dangerously long response times for fire, rescue, and law enforcement. In these areas, many of the roads cannot handle the traffic associated with large residential subdivision development. Protecting and preserving farmland, forest uses, livestock operations, wetlands, significant wildlife habitats, and water resources are of primary importance to these areas.

It is recognized that certain locations within the Rural/Agricultural/Forestry Areas have already developed into residential subdivision areas. Developers wishing to place residential subdivisions in these areas of the County should prove that these areas are already substantially residential in nature. Even in this circumstance, the subdivisions should be a larger lot size. Such subdivisions should not be "strip subdivisions" along gravel or otherwise substandard public roads without improvements being made. Interior roads, to insure that "strip development" does not occur, should be a part of any proposal in these areas. The design of the subdivisions should be such that the road network is interconnected and encourages pedestrian accommodations. Smaller lots may be acceptable provided they are part of a "cluster subdivision" in which there is a standard public interior road or road system with a "commons area" such as fields, woods, etc. that buffer the development (giving a rural character to the development despite its higher density). Furthermore, proffered conditions should be encouraged to minimize the impact that such development may have on the County's fiscal responsibility in providing services to the residents of such development. In addition, incentives should be provided to encourage the permanent conservation of open space when development of these areas does occur.

It is also recognized that intensive agricultural/livestock operations have already developed in some rural areas of the County. Large agricultural/livestock operations are both controversial to residential land-uses nearby and important to the agriculture economy in Buckingham County. This type of intensive farming should be approved if there are minimal effects on pre-existing residential development, historic buildings or sites, churches, schools, or environmentally sensitive areas such as rivers, parks, etc. Such requests for rezoning should be reviewed with regard to the Zoning Ordinance for such facilities, the nature and character of neighboring properties affected by the intensive farm and the transportation system in the vicinity of the proposal. Proffered conditions should be encouraged to minimize any adverse effects not addressed by the Zoning Ordinance.

To the extent that rural residential development does occur in this area and that such development reflects a market demand for rural residential uses, the County could enact policies aimed at ensuring that such development causes the least amount of impact on the natural environment, neighboring agricultural uses, the County's fiscal well-being, and the community's infrastructure resources, so as to best protect the general public health, safety and welfare.

High Growth

The County identifies the ***Sprouses Corner-Dillwyn-Alpha High Growth Area*** as an area where intense broad mixtures of land-uses are to be clustered. For purposes of planning policy, the High Growth Area is defined as land within a designated area (see boundary map shown in Chapter IV - Specialty Policy Issues (Issue #3 Growth Area/Village Center/Corridor Areas – Page 168).

The High Growth Area is generally appropriate for residential, business and limited industrial development of medium and higher density, in concert with available public utilities. All or portions of the area may become appropriate for higher density land uses which require public utility service.

The concept of clustering development within the High Growth Area can be applied in multiple ways to establish the foundation for a growth management strategy for Buckingham. Development can be clustered in the Sprouses Corner-Dillwyn-Alpha High Growth Area where there is suitable road capacity, proximity to public services and current and potential public utilities. Development also can be clustered around the small, existing settlements located at the intersections of key transportation corridors. Lastly, individual residential subdivisions can be laid out in a clustered, compact and efficient pattern of development.

By clustering new development, several objectives can be achieved, including:

- The capacity of the road system can be preserved to the maximum possible extent so expenditures on new roadways and other facilities can be kept to a minimum.
- Public services can be most efficiently provided to the new development.
- The scenic quality of the rural landscape can be best maintained as development continues.
- Existing farms, prime farmland, intensive agricultural facilities and the timber industry can be preserved and enhanced.

Furthermore, this High Growth Area contains characteristics similar to the Virginia Code definition of urban development areas (UDAs). Through legislation (HB2) in 2014, the General Assembly has directed that transportation

improvements to support UDAs be considered in both the needs assessment contained in the long range plan know as VTrans, as well as be considered in the HBs state prioritization process for project selection. This designated growth area as discussed herein has been found to meet the intent of the Code of Virginia, Section 15.2-2223.1.

Village Centers

An important tool for preserving rural land and character is the establishment of designated growth areas know as Village Centers. Encouraging development in such specifically designated areas can limit sprawling and low density development throughout the rural areas. The pattern of new development in the Village Center should be consistent with traditional neighborhood development patterns. The Village Center areas are generally appropriate for residential and limited business development, in concert with available water and sewer capacity.

New roads within and around a Village Center should be extensions of the existing road network. Where new roads form an entirely new network, they should relate to and reinforce the character and integrity of the existing roads. Wherever possible, roads should terminate into other roads, not cul-de-sacs, in order to achieve maximum traffic capacity, flexibility and safety. All new roads within the Village Centers should meet VDOT standards. However, it is important that such roads be designed to be compatible with the fabric of the Village Center. The County and development community should continue to work closely with VDOT to achieve flexibility on standards for pavement width and curve radii when necessary to create a safer and more effective road that best serves the needs of village residents.

When a site is within an area planned for public utilities, the development should connect to the system and contribute the appropriate connection fees. In Village Centers where public sewer and water are not currently planned, the development should be designed so as to conveniently allow central utilities to be retrofitted at a later time. All new development within the Village Centers must provide adequate stormwater management for the site.

In Village Centers, the County should encourage landowners, developers and community leaders to work cooperatively to establish various civic buildings and public spaces such as greens or squares, which can be used for a range of community functions.

The identified Village Centers within Buckingham County include the following (see boundary maps shown in Chapter IV - Specialty Policy Issues (Issue #3 Village Center/Corridor Areas):

- ***Arvonja-New Canton Village Center (Page 161)***
- ***Buckingham Court House Village Center (Page 163)***

- ***Gold Hill Village Center*** (Page 164)
- ***Yogaville Village Center*** (Page 170)

Growth Corridors

The overall intent for the Growth Corridors will be to manage development that occurs along these major road corridors so as to protect the capacity of the road to carry traffic, the safety of the motorists using the corridor, and the visual quality of the corridor.

The designated Growth Corridors are expected to be gradually developed with a range of business and residential uses, while retaining a significant amount of agricultural and forestry uses into the foreseeable future, as well. The challenge will be to allow this mix of use to occur while still ensuring compatibility and minimum impact of one site on another and on the corridor quality and performance.

The overall character and form of residential/business development along the Growth Corridors and overall major transportation corridors within the County should be orderly, well landscaped and well buffered from both the neighboring sites and from the corridor roadway itself (as determined by Zoning and Subdivision Ordinances, or in some cases where special use permits are applicable).

Land use policies and guidelines for residential and business uses in the Growth Corridors should be similar to those for the Village Areas in that public utilities are available, planned to be available in the immediate future, or are not available in the immediate future.

The identified Growth Corridors within Buckingham County include the following (see boundary maps shown in Chapter IV - Specialty Policy Issues (Issue #3 Village Center/Corridor Areas):

- ***Centenary-Scottsville Growth Corridor*** (Page 166)
- ***South Growth Corridor*** (Page 167)

New roads along the major corridors should tie into the existing network in such a way to expand the network while preserving or enhancing its overall capacity. Wherever possible, roads should terminate in other roads, not cul-de-sacs, in order to achieve maximum traffic capacity, flexibility and safety. New access points on major corridor roadways must be kept to a minimum. Wherever possible, existing access points should be used to carry new traffic from the site's major corridor and access points should be consolidated.

It is important that such roads be designed to be compatible with the character of the rural landscape and any surrounding historic resources. The County should continue to work closely with VDOT to achieve flexibility on standards for

pavement width and curve radii when necessary to create a safe and more effective new road that best serves the needs of the community.

Industry/Mining

These areas are where mining or industrial activities are occurring or could expand into adjacent areas of its present location. Care should continue to be taken to ensure that potential conflicting land-uses (those that lead to complaints about the noise, dust, etc.) be minimized in these areas to the maximum extent possible. In the instances in which they are located adjacent to or in an identified Village Center, compatible higher intensity land uses should be envisioned. If residential uses are to be considered near these uses, buffering by the residential use should be utilized.

Recreation, Parks and Wildlife

As noted, the County is blessed with a wide range of recreational areas, wildlife management areas, and protected forests. The potential for their further enhancement is virtually unlimited. The areas shown in the Future Land Use Map LII on the next page approximate the locations of the James River State Park, Holliday Lake State Park, Buckingham-Appomattox State Forest, Horsepen Lake Wildlife Management Area, and the portions of Featherfin Wildlife Management Area and the Cumberland State Forest that are in Buckingham County. Adequate and appropriate transportation concerns are the chief land-use issues for these areas. Because of their very different natures and functions, each should be reviewed on a case-by-case basis. Enhancement of the roads to the various facilities, where appropriate, can enhance nature tourism and be of economic benefit to the County. Proposed land-uses near these facilities or on immediate routes leading to these amenities that are potentially noisy and/or dusty or that create traffic congestion should be reviewed carefully.

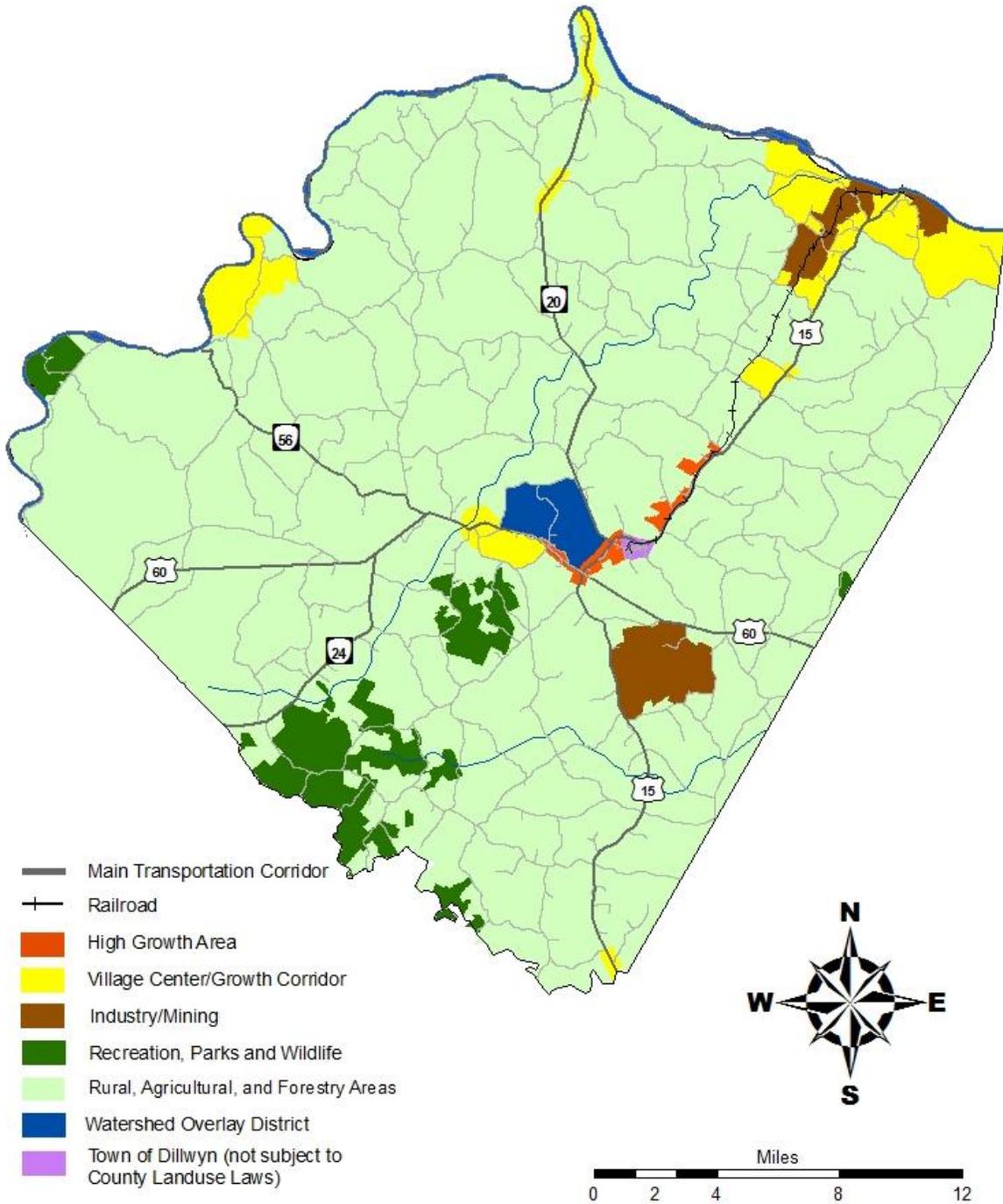
Watershed Overlay District

This area includes the designated public drinking water supply source located in Buckingham County - the Buckingham County Reservoir along with surrounding areas of wetlands (see MAP LIII on Page 193)

It is suggested that incentives and regulations be developed to limit development in these areas or to steer development "to" and/or "toward" other more suitable areas. It will be important to establish policies for managing and protecting this resource, even as development occurs in or around them.

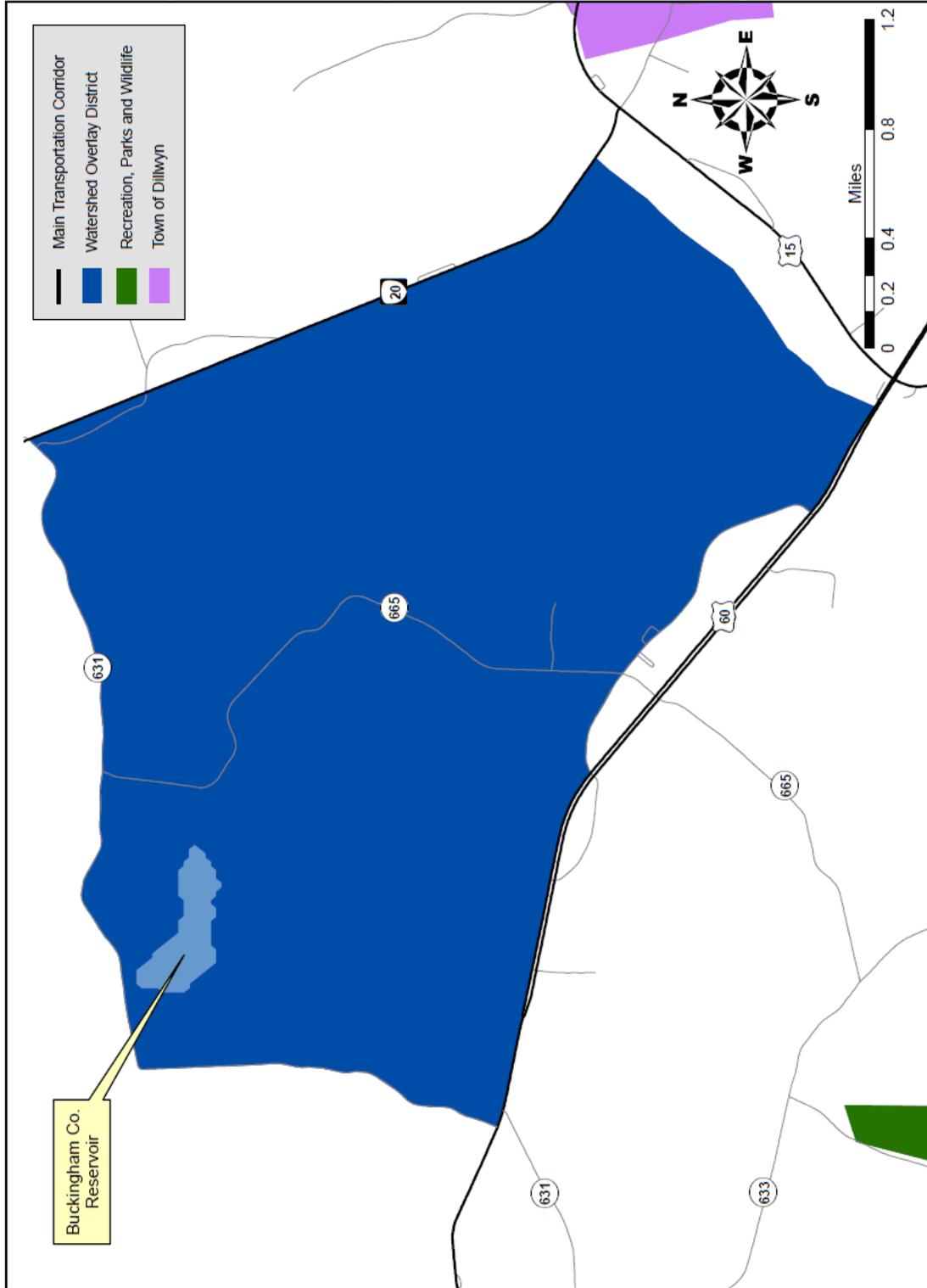
Additions to this category could occur through public/private acquisition or development of additional properties. Future development in these areas, that is not oriented towards conservation objectives, should be prohibited or extremely limited.

MAP LII Buckingham County Future Land Use



Map created by CRC – July 2015

MAP LIII Buckingham County Watershed Overlay District



Map created by CRC – March 2015

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CHAPTER VI

Buckingham County Vision Statement, Goals, Objectives, and Implementation Strategies



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VI. Vision Statement, Goals, Objectives, and Implementation Strategies

Introduction

During each of the four (4) Community Meetings held in October 2014, citizens were provided an opportunity to provide input relating to a vision for Buckingham County. A list of general questions was provided to obtain citizen input relating to strengths, opportunities, weaknesses and threats to Buckingham County. This opportunity was carried out through an exercise identified as a PARK exercise (see EXHIBIT I in Chapter VIII – APPENDIX for the Buckingham County Comprehensive Plan Update Community Meetings Summary Report). The general idea of the PARK Exercise was to identify the following:

- P PRESERVE
What do you like about Buckingham and want to see preserved?

- A ADD
What do you think is missing in Buckingham and should be added?

- R REMOVE
What do you want to see removed from Buckingham?

- K KEEP
What do you want to see kept out of Buckingham?

In addition, the Buckingham County Office of Zoning and Planning gathered a range of community issues/concerns through a digital survey posted on the County Website. The Buckingham County High School Government Classes were also visited. A total of 89 surveys were completed (with 25 students filling out a paper version of the online survey). In comparison, the results of the students were much like the online responses. The students placed high emphasis on preserving rural areas as well as encouraging appropriate businesses. They showed the most interest in having a community center, new library and additional options for groceries. A summary of the combined Citizen Survey results can be seen in Chapter VIII – Appendix as EXHIBIT III.

In addition to the County Vision Statement, goals have been identified for the future development of Buckingham County to help achieve the County's vision. Each goal is followed by a series of objectives and strategies that should be undertaken by the Buckingham County Board of Supervisors. By achieving the recommended strategies and objectives, the County can progress toward attainment of its goals in an orderly and efficient manner.

The goals identified are long-range in their scope, generally 10 to 20 years, and set directions for County actions in the coming years. The objectives and strategies are generally set in a shorter time frame of 5 to 10 years, and set the foundation for effective and continuous planning. Although certain objectives may appear overly ambitious at present, continuing growth in the County will benefit by their achievement.

Vision

Buckingham County will be a model of planned residential and business development that ensures sufficient managed economic growth to enhance the quality of life of its residents, to attract desired socially responsible new businesses, and to ensure a fiscally sound County government that is responsive to the needs of its residents and businesses while maintaining tax rates at a responsible level and while preserving the desired rural characteristics of the County.

Attainment of this vision will be supported by the following planning principles:

- Maintain the desired rural character of the County by providing sufficient designated growth areas to accommodate expected demand for business and residential growth.
- Seek sufficient economic growth by attracting socially and environmentally responsible businesses that will balance needs for jobs generated by residential development and will provide retail and service offerings to meet the needs of residents.
- Ensure that a balance is maintained between residential, commercial and industrial development and available public services and facilities to include schools, utilities, recreational areas, public transportation infrastructure/services and other general governmental services needed to accommodate planned growth.
- Encourage residential development that meets the housing needs of county residents at all income levels, as well as providing a range of home site areas and a variety of housing styles.
- Ensure that development is done in an environmentally sensitive, planned, and “green” manner that serves to preserve environmentally sensitive features.
- Preserve the County’s historic resources that provide valuable information about the proud history of the County and its residents.
- Preserve the County’s natural resources that provide valuable benefits to the County and its residents.

- Monitor development trends both within and outside of the County so as to assure County officials stay informed of issues affecting the County and to respond appropriately.

Goals, Objectives and Implementation Strategies

I. Planning

Goal – Establish a program for effective and continuous planning.

Objective – Prepare detailed plans for the land use, transportation and public facilities in each of the identified Village Center areas.

- Strategy 1** – Appoint a task force comprised of residents, businesses and landowners in each area to identify development issues and suggest development plans for each area.
- Strategy 2** – Upon the completion of these area plans, incorporate these plans in the overall Comprehensive Plan.
- Strategy 3** – Prepare a revision to the County’s zoning and subdivision ordinances in order to better accomplish the goal stated in the Comprehensive Plan.

Objective – Improve planning information resources by completing, performing and maintaining a survey of existing resources, land uses and facilities.

- Strategy 1** – Complete long range water supply planning for the County as a whole to sustain anticipated growth, inclusive of surface water, groundwater, flood hazards, and regular potable water quality.
- Strategy 2** – Develop a Community Services/Facilities Plan to assess the County’s current and future public services and facilities needs and provide a plan for addressing these needs in an efficient and cost effective manner.
- Strategy 3** – Maintain a Countywide Geographic Information System for land use planning to provide the information on which to base land use decisions (to include digital parcel data).

II. Land Use

Goal – To guide future development into an efficient and serviceable form that is protective of the County’s overall rural character.

Objective – Through effective zoning and strategic planning, regulate future development to protect existing land patterns within Buckingham County.

- A. **Strategy 1** – Explore the feasibility of, and interest in, establishing agricultural and forestal districts, conservation easements, a purchase development rights (PDR) program, transfer of development rights (TDR), land use taxation, and other tools within Buckingham County to conserve and protect prime farm land, natural areas, environmentally sensitive areas and forestlands.
- B. **Strategy 2** – Encourage development within designated Village Center areas.
- C. **Strategy 3** - Amend the Zoning Ordinance and Subdivision Ordinance to encourage open space standards for development within and outside of the Village Centers.
- D. **Strategy 4** - Amend the Zoning Ordinance and Subdivision Ordinance to establish land use standards related to design, traffic, lighting, and noise.
- E. **Strategy 5** - Require the submission of concept plans with rezoning and conditional use permit applications for all developments.
- F. **Strategy 6** – Maintain detailed Corridor Plans for U.S. Highway 60, U.S. Highway 15, Virginia Primary Highway 20, Virginia Primary Highway 24, and Virginia Primary Highway 56 that define a vision for the future of these corridors. These plans should examine zoning, land use patterns, transportation patterns, safety, and utility extensions.

Objective – Protect existing and planned uses from the encroachment of incompatible land uses.

- A. **Strategy 1** - Evaluate rezoning and conditional use permit applications to ensure consistency with the Comprehensive Plan and compatibility with the existing and planned land use character of the area.
- B. **Strategy 2** - When necessary, require the developer to provide the documentation of impacts of a proposed development including, but not limited to, studies of traffic impact, historic and archaeological resources, water quality and quantity, other environmental considerations, and fiscal impact. When necessary, require that the recommendations of such be adequately addressed prior to preparation of development plans, or as part of those applications where a rezoning or conditional use permit is required.

- C. **Strategy 3** - Explore the feasibility of requiring open space in developments within the high growth area (area with public utilities) to provide for active recreation, passive recreation, landscaping and buffering.

Objective –Direct the majority of future County development to areas designated by this Comprehensive Plan.

- A. **Strategy 1** – Phase development in conjunction with the availability of public facilities and utilities.
- B. **Strategy 2** – Establish standards for acceptable levels of service for public facilities and ensure those levels of service are maintained.
- C. **Strategy 3** - Manage future sprawl in rural and agricultural areas that are not located within designated growth areas of village centers.

III. Economics

Goal - Accommodate a manageable rate of population growth without excessive impact on residents.

Objective – Complete a fiscal impact analysis of development scenarios for the next ten years to estimate fiscal impact to the County.

- A. **Strategy 1** – Adopt a five-year Capital Improvement Plan (CIP) which will be updated annually. The CIP should identify all capital spending proposed by the County during the 5 year period.
- B. **Strategy 2** – Actively seek grants from Federal and State agencies for providing needed public facilities.
- C. **Strategy 3** – Consider bonding and other types of long-term financing to pay for large capital investments.
- D. **Strategy 4** – Establish standards and criteria for developer participation in capital projects and encourage their participation to offset impact to the County.

IV. Economic Development

Goal – Encourage the creation of appropriate economic opportunity for current and future citizens of Buckingham County.

Objective - Encourage the development of service and retail businesses to meet the needs of the current and future population of Buckingham County.

- A. **Strategy 1** – Recognize that service and retail businesses provide important employment opportunity for citizens of Buckingham County and encourage the expansion of this sector of the economy through favorable public policy.
- B. **Strategy 2** – Identify high quality sites for service and retail use.
- C. **Strategy 3** – Promote necessary infrastructure to support the development and sustainability of service and retail businesses (i.e. roads, water, sewer telecommunications, electrical power, etc.).
- D. **Strategy 4** – Where it is appropriate, highway oriented businesses should be encouraged to locate along major transportation routes in clusters or designated areas so that impact on the community, the transportation systems and the surrounding land uses can be effectively regulated. Areas that are appropriate for these uses should be zoned to accommodate such uses.
- E. **Strategy 5** – Support the development of education opportunities (workforce training) through the Buckingham County School System, Longwood University, Southside Virginia Community College, Piedmont Virginia Community College and local employers to train county residents for retail and service employment opportunities.
- F. **Strategy 6** – Seek funding for and support work force training activities that are designed to meet the needs of existing and proposed retail and service employment businesses.
- G. **Strategy 7** - Encourage public and private sector collaboration in the development of high quality retail and service properties.

Objective – Encourage the development of essential commercial/industrial employment opportunities within Buckingham County for the current and future resident workforce.

- A. **Strategy 1** – Encourage the development of basic light industry in appropriate areas of the County.
- B. **Strategy 2** – Identify sites appropriate for the development of commercial/industrial businesses.
- C. **Strategy 3** – Assign priority to the adequate provision of infrastructure to areas designated for current and future industrial and commercial

development (i.e. roads, water, sewer, telecommunications, electrical power, etc.).

- D. **Strategy 4** – Support the development of the appropriate multi-modal transportation systems to serve the needs of commercial/industrial businesses.
- E. **Strategy 5** – Objectively consider, evaluate and recommend appropriate development standards for commercial/industrial businesses to ensure harmonious integration of commercial/industrial development into the community as a whole.
- F. **Strategy 6** – Support the development of educational opportunities (workforce training) through the Buckingham County School System, Longwood University, Southside Virginia Community College, Piedmont Virginia Community College and local employers to train county residents for commercial/industrial employment opportunities.
- G. **Strategy 7** – Seek funding for and support work force training activities that are designed to meet the needs of existing and proposed commercial/industrial businesses.
- H. **Strategy 8** - Encourage public and private sector collaboration in the development of high quality commercial/industrial sites.

Objective – Encourage the overall strengthening and diversification of the economic base of Buckingham County to provide a sound tax base to support the provision of needed public services.

- A. **Strategy 1** – Establish an existing business and industry business appreciation and support program to help address the needs of existing businesses within the County and to encourage them to expand.
- B. **Strategy 2** – Host an event that provides access to the state and regional agencies that help businesses.
- C. **Strategy 3** – Establish a business/industry retention program to provide technical assistance to threatened businesses or industries.
- D. **Strategy 4** – Consider the pursuit of an enterprise zone to encourage business investments in Buckingham County. The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real

Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.

- E. **Strategy 5** – Encourage and promote the recruitment of business and industries which compliment the strengths of the local economic base and also provide diversity to the local economy.
- F. **Strategy 6** – Maintain site improvements for the Buckingham County Industrial Park to enhance marketability.
- G. **Strategy 7** – Identify and consider acquiring additional industrial sites for future development.
- H. **Strategy 8** - Encourage the adaptive reuse for business purposes of existing vacant buildings within the County.
- I. **Strategy 9** – Encourage and promote the start-up and growth of new businesses in the County (entrepreneurship).
- J. **Strategy 10** – Help develop programs to assist small businesses with start-up and marketing of its products and services.
- K. **Strategy 11** - Assist and encourage all local businesses to identify and penetrate new export markets.
- L. **Strategy 12** – Explore the feasibility of updating the County’s Ordinance to permit and encourage planned unit development and cluster development concepts which promote a compatible mix of office, commercial, industrial and residential uses.
- M. **Strategy 13** – Emphasize and promote tourism as a clean, exporting industry.
- N. **Strategy 14** - Enhance economic revitalization committee consisting of representatives of local government, citizens, existing business, Chamber of Commerce, regional marketing organizations, and other interested parties; explore the feasibility of establishing a County Office of Economic Development/Tourism (for marketing)

Objective – Increase tourism to help expand the positive impact visitors have on the County.

- A. **Strategy 1** – Develop partnerships and marketing cooperatives for the expansion of arts, cultural and historical visits within the County.

- B. **Strategy 2** – Facilitate bringing interested groups together to develop a web-based calendar of community events and entertainment.
- C. **Strategy 3** – Seek capital funding opportunities to expand the number of natural resource-based tourism facilities available in Buckingham.

Objective – Utilize all available resources to maximize the effectiveness of economic development efforts in Buckingham County.

- A. **Strategy 1** – Coordinate local economic development efforts with regional and state economic development efforts.
- B. **Strategy 2** – Coordinate local economic development capacity and resources with those available through other organizations including neighboring jurisdictions, the regional organizations, state agencies, federal agencies, and the regional planning organization on a case-by-case basis.
- C. **Strategy 3** – Coordinate local economic development within Buckingham County, including the Buckingham County Chamber of Commerce.

V. Transportation

Goal – Create a flexible transportation network that allows residents, visitors, and commuters to move safely and efficiently within and through Buckingham County.

Objective - Improve the quality, efficiency, and safety of Buckingham County's existing transportation network.

- A. **Strategy 1** – Continue to work cooperatively with VDOT on indentifying needed Primary and Secondary road system improvements that are consistent with this Plan.
- B. **Strategy 2** - Identify scenic highways for state designation within the County with consideration for existing and future businesses. Once identified include the development of standards that would enhance the natural beauty along these roads within the County.
- C. **Strategy 3** -Identify roads appropriate for the Rural Rustic Roads Program.
- D. **Strategy 4** - Identify existing and future community routes within the County.

- E. **Strategy 5** - Encourage, where traffic demands warrant, the appropriate upgrade of existing unimproved, graded and drained, gravel and soil surfaced roads within Buckingham County.
- F. **Strategy 6** – Explore grant funding for the implementation of special transportation enhancement projects.
- G. **Strategy 7** – Create a Gateway Plan to ensure that the entrances into the County are distinct. This plan can also examine signage.
- H. **Strategy 8** – Explore the feasibility of increasing the minimum standards for the new private roads to more closely resemble the minimum standards for new public roads (i.e. connectivity of road and pedestrian networks, minimize impervious surface areas, reduce stormwater run-off, etc.).
- I. **Strategy 9** – Evaluate rezoning and conditional use permit requests partially on the basis of safety and capacity impacts the request will have on the State’s transportation system.
- J. **Strategy 10** – Work on regional efforts to improve the transportation network.

Objective – Encourage limited access management along principal corridors; discourage strip development on secondary corridors.

- A. **Strategy 1** - Create, initiate and support an access management program by appropriate ordinances. Develop access management standards for new development and redevelopment.
- B. **Strategy 2** - Explore limiting the number of access points along major corridors by requiring access via collector streets (i.e. service roads, etc.).
- C. **Strategy 3** - Explore the development of guidelines for access type and minimum spacing of intersections.
- D. **Strategy 4** - Explore the designation of Highway Corridor Overlay Zoning in high growth areas (requirements and standards including access controls and transportation impact analysis for high volume uses).
- E. **Strategy 5** - Explore the requirements of a fiscal impact analysis for roads.

- F. **Strategy 6** - Discourage linear development and encourage interior development where access control is efficient and where interior roads, rather than arterial or collector roads, provide access to the uses (discourages strip development).

Objective – Plan and coordinate land use development and transportation improvements at the local level, with other jurisdictions at the regional level, and with VDOT at the state level.

- A. **Strategy 1** - Encourage developers to pay their share of costs resulting from the impact of their development on the transportation system.
- B. **Strategy 2** - Ensure that new developments are designed with adequate road access and do not endanger the safety or capacity of existing roads within the County.
- C. **Strategy 3** - Utilize the conditional zoning powers available through the Code of Virginia to negotiate offsite improvements generated in whole or in part by development proposals (i.e. road impact fees, proffers, etc.).
- D. **Strategy 4** - Right of ways of the transportation system should be reserved and, where possible, dedicated to meet the functional classification of the roadway.
- E. **Strategy 5** - Encourage the development of Level of Service Data (LOS) by VDOT for primary and secondary roadways within Buckingham County to assist in capacity determination.
- F. **Strategy 6** – Anticipate the need for standards to manage new curb cuts on rural collector roads.
- G. **Strategy 7** – Solicit and consider VDOT comments on all new developments and rezoning proposals if these proposals can be expected to substantially affect transportation on stated controlled highways. VDOT will provide the locality with comments and recommendations concerning the traffic impact the development can be expected to create.
- H. **Strategy 8** – Solicit and consider VDOT comments on any new comprehensive plan or amendment to existing comprehensive plan if it will lead to substantial impacts or changes to the existing transportation network.

Objective - Encourage development patterns which promote and encourage multi modes of transportation, thereby reducing pollution, traffic congestion and energy consumption.

- A. **Strategy 1** – Reduce trip generations by encouraging mixed use developments in Village Centers.
- B. **Strategy 2** – Encourage the provision of Demand Responsive Transport (DRT) public transportation services to aid County residents. Demand-Response Transit Service is comprised of vehicles operating in response to calls from passengers or their agents to the transit operator, who then dispatches a vehicle to pick up the passengers and transport them to their destinations. DRT systems provide a public transport service in rural areas or areas of low passenger demand where a regular bus service may not be as viable. Examples include taxi services to even van services (especially for people with disabilities or elderly).
- C. **Strategy 3** – Adopt by reference as part of the Comprehensive Plan the Commonwealth Regional Council Regional Bicycle Plan, specifically those portions that relate to bicycle routes and facilities within Buckingham County.
- D. **Strategy 4** – Pursue the implementation of bicycle facilities along the routes defined in the Piedmont Regional Bicycle Plan.
- E. **Strategy 5** – Improve pedestrian accommodations within the various Village Centers.
- F. **Strategy 6** – Explore grant opportunities to expand the number of natural resource-based tourism facilities available in Buckingham County, including bicycle/pedestrian paths, trails, access points to natural resource areas and water access facilities.
- G. **Strategy 7** - Explore grant funds for special transportation enhancement projects involving multi-modes of transportation.

Objective – In mixed use development, encourage connectivity between residences and commercial destinations that are located in close proximity to one another to promote the option of walking and biking rather than driving.

- A. **Strategy 1** – Identify connections between existing residential and commercial areas that would enable residents to bike and walk to their destinations.
- B. **Strategy 2** – Encourage development to include connectivity options in development plans.

Objective – Seek adequate funding for growing transportation needs.

- A. **Strategy 1** – Identify additional funding sources for transportation improvements including grants and public-private partnerships.
- B. **Strategy 2** – Work with other local jurisdictions and regional organizations to push for state-wide changes in transportation funding and additional funding.

VI. Community Facilities and Services

Goal – Seek to provide adequate community facilities/services in support of the needs of the current and future citizens of Buckingham County as funds are available.

Objective – Seek to provide adequate government facilities to accommodate the expanding service needs of citizens as funds are available.

- A. **Strategy 1** – Prepare and adopt, on an annual basis, a five-year capital improvement program that identifies government facility needs and anticipated costs and recommend funding strategies.
- B. **Strategy 2** – Develop a long-term Master Plan for local government facilities to accommodate foreseen program requirements for a 10 to 20 year period.
- C. **Strategy 3** – Explore the possibility of preserving the historic Buckingham Courthouse Village along with all the historic buildings.
- D. **Strategy 4** – Explore the feasibility of developing a Buckingham Courthouse Historic District and the establishment of design guidelines so the surrounding environment is developed in a style sympathetic and in support of the historic character of the public buildings.
- E. **Strategy 5** – Support the Buckingham County Public Library in its efforts to serve the citizens of the County and meet its goals.

Objective – Provide adequate educational facilities to accommodate the expanding service needs of citizens.

- A. **Strategy 1** – Work cooperatively with the Buckingham County School Board in the planning of school facility needs.

Objective – Ensure the provision of high quality recreation services to all County citizens that reflect the needs of the changing demographics and patterns of land use.

- A. **Strategy 1** – Conduct a comprehensive community assessment of current recreational needs, services and facilities in order to ascertain the most efficient way to provide for the community’s recreational needs and for the maintenance of current and future recreational facilities.
- B. **Strategy 2** – Create a Buckingham County Recreation Master Plan.
- C. **Strategy 3** – Provide recreation opportunities, directly or through local/regional organizations, to the young adults and senior citizens.
- D. **Strategy 4** – Explore partnership opportunities with private and nonprofit recreation providers. These partnerships will expand the variety of recreation services available to all Buckingham residents while improving efficiency.
- E. **Strategy 5** – Encourage the development of joint recreation facilities with surrounding jurisdictions.
- F. **Strategy 6** – Evaluate the need for recreational areas and facilities when considering rezoning proposals for new residential development on a case-by-case basis.
- G. **Strategy 7** – Explore the feasibility of amending the County’s zoning and subdivision ordinances to require the incorporation of recreation areas and/or facilities in new residential developments on a case-by-case basis.

Objective – Develop and maintain appropriate parks, recreation and open space facilities to meet the needs of the changing demographics and patterns of land use.

- A. **Strategy 1** - Develop and maintain parks, recreation and open space facilities distributed geographically throughout the County so that all citizens may have reasonably comparable and fair access to those facilities.
- B. **Strategy 2** – Develop and maintain parks, recreation and open space facilities that capitalize on and enhance the County’s unique natural and manmade environmental features including rivers, lakes, historic sites and buildings.

- C. **Strategy 3** – Develop and maintain parks, recreation facilities, and open space that provides balanced opportunities for citizens of all age groups and social and economic backgrounds.
- D. **Strategy 4** – Work with state agencies and Appomattox County to develop and promote the Buckingham-Appomattox State Forest/Holliday Lake State Park. Promote best management practices to preserve the asset and develop its full economic potential.
- E. **Strategy 5** – Work with state agencies and Nelson County to develop and promote the James River State Park. Promote best management practices to preserve the asset and develop its full economic potential.
- F. **Strategy 6** – Work with state agencies and Cumberland County to develop and promote the Cumberland State Forest (portion located in Buckingham County). Promote best management practices to preserve the asset and develop its full economic potential.
- G. **Strategy 7** – Explore feasibility of establishing public/private partnerships, special authorities, boards or committees to help develop, maintain and operate parks, recreation and open space facilities within Buckingham County.

Objective – Provide adequate public utilities to support current and future growth (of all types) in Buckingham County.

- A. **Strategy 1** – Maximize the utilization of existing utility systems in the County by hooking up new users.
- B. **Strategy 2** – Continue to maintain, repair and replace water lines/sewer lines where necessary.
- C. **Strategy 3** – Require all new development in the high growth area (identified in the Future Land Use Plan) to connect to public utilities if the expansion of those utilities is financially practical.
- D. **Strategy 4** – Ensure that all applications for increased density are analyzed to discern adequate water/sewer capacity early in the review, as outlined in the County ordinances.
- E. **Strategy 5** – As part of an annual capital improvements program, consider the need for expanded public water and sewer services within the County to accommodate anticipated growth.

- F. **Strategy 6** - Maintain and update, as needed, long-term Master Plan for the County's public water/sewer system to accommodate the foreseen growth in service areas of the County for a 10 to 20-year period.
- G. **Strategy 7** – Pursue alternative financing methods such as impact fees and special assessment districts for expansion of the public utilities to areas of need and create predictability for developers.
- H. **Strategy 8** - Explore feasibility of establishing public/private partnerships, special authorities, boards or committees to help develop, maintain and operate water and sewer systems as needed to serve residents in the County.

Objective – Ensure the provision of high quality emergency facilities/services (including police protection, fire protection and emergency medical services) to all County citizens that reflect the needs of the changing demographics and patterns of land use.

- A. **Strategy 1** – Continue to support the volunteer activities of the County's volunteer rescue squad and volunteer fire departments.
- B. **Strategy 2** - Work cooperatively with all local law enforcement in the planning of police protection needs.
- C. **Strategy 3** – Maintain and update, as needed, long-term Master Plan for the County's emergency services facilities to accommodate the foreseen emergency requirements for all areas of the County for a 10 to 20-year period. This would include the provision of appropriate and interoperable communication systems and technology for E-911 and other emergency services.
- D. **Strategy 4** – Encourage the development of other basic healthcare services within Buckingham County including medical, optical, dental, geriatrics, pediatrics, and pharmacies.
- E. **Strategy 5** – Maintain mutual aid agreements with neighboring jurisdictions and procedures for effective response and coordination of services in times of emergency.
- F. **Strategy 6** - Develop appropriate hazard mitigation measures to afford protection against the impacts of the full range of natural hazards (including floods, winds, and drought) and man-made hazards (such as hazardous materials and bio-hazards).

- G. **Strategy 7** – Encourage the development of joint facilities in conjunction with surrounding jurisdictions. This may also include investigating regionalizing services when efficiencies can be improved and a high level of services can be maintained as needed.
- H. **Strategy 8** - Maintain appropriate “Homeland Security” measures to afford against intentional acts of terror or civil disruption.

VII. Historical and Cultural Resources

Goal - To recognize and preserve Buckingham County’s historical and cultural resources for future generations.

Objective – Identify, preserve and promote historical and culturally significant structures and areas within the County.

- A. **Strategy 1** – With the assistance of the Virginia Department of Historic Resources, Buckingham County Historical Society, and interested citizens/groups undertake an historic and cultural resource reconnaissance survey in the County.
- B. **Strategy 2** – Develop an overall preservation plan for identified historically significant sites, areas and properties (per historic survey).
- C. **Strategy 3** – Explore the feasibility of creating a Historic District Overlay Zone in the Buckingham Courthouse Village to promote and maintain the preservation of historic areas and sites within this Village Center.
- D. **Strategy 4** – Develop a Buckingham Courthouse Village Historic District Plan which defines development standards and regulations for historic preservation.
- E. **Strategy 5** - Evaluate the impact of new development on local historical structures and areas.
- F. **Strategy 6** – Evaluate rezoning and conditional use permit requests partially on the basis of impact the request has on surrounding historic structures and areas.
- G. **Strategy 7** – Evaluate zoning map and amendments to the zoning map for the consistency with preservation goals.

- H. **Strategy 8** – Work in cooperation with the Virginia Historic Landmarks Commission and the Association for the Preservation of Virginia Antiquities to recognize and promote the historic and cultural resources of the County.

Objective – Encourage public and private efforts to preserve and enhance historic and cultural resources.

- A. **Strategy 1** – Continue to promote the awareness of local historic resources on the part of local citizens and citizen groups.
- B. **Strategy 2** – Continue to cooperate with neighboring jurisdictions, and regional and state agencies to promote historic preservation efforts.
- C. **Strategy 3** – Seek opportunities to use development or redevelopment as a tool to preserve historic sites.
- D. **Strategy 4** – Assist in the identification of tax incentive programs and economic hardship strategies in the maintenance of historic structures.
- E. **Strategy 5** – Encourage developers to respect and protect the character of adjacent or nearby historic properties when developing proposals and site designs.
- F. **Strategy 6** – Encourage preservation and protection of culturally significant properties through the preservation of open spaces.

Objective – Enhance the awareness of the history and the importance of preserving historically significant properties for the citizens of the County.

- A. **Strategy 1** – Work with the Buckingham County Historical Society on preservation issues within the County, ensuring that the public is aware of such issues.
- B. **Strategy 2** – Encourage owners of historic properties to become involved with the Historical Society.
- C. **Strategy 3** – Encourage local awareness and recognition of historic properties through open house tours, local landmark signs, driving tours, and brochures featuring local landmarks with brief histories of buildings and sites.

VIII. Housing

Goal – Support housing opportunities for low and moderate income residents.

- A. **Strategy 1** - Complete an inventory of the housing stock within the County to determine housing needs.
- B. **Strategy 2** - Consider participation in the Virginia Department of Housing and Community Development and the Virginia Housing Development Authority public/private partnership programs to develop affordable housing opportunities for low and moderate income individuals.
- C. **Strategy 3** - Consider using State and Federal housing programs to meet Buckingham County's low and moderate income resident's housing needs.
- D. **Strategy 4** - Support the affordable housing activities of non-governmental organizations.
- E. **Strategy 5** – Encourage local banks to commit specific amounts of money to assist low and moderate income families in housing acquisition and improvement.

Objective - Increase the amount of affordable housing available in Buckingham County.

- A. **Strategy 1** - Ensure that adequate land is zoned in the County for a variety of housing styles and densities.
- B. **Strategy 2** – Encourage the development of a range of housing types, particularly in the designated village center areas.
- C. **Strategy 3** – Explore the use of bonus densities for affordable housing in the growth areas.
- D. **Strategy 4** – Amend the Land Use Ordinances to promote the development of affordable housing in the County with increased densities in appropriate areas.
- E. **Strategy 5** – Consider partnerships between the County, local businesses and industries, non-profit and community organizations, local lending institutions and private individuals to finance, construct and manage rental and owner-occupied affordable dwelling units.

- F. **Strategy 6** - Investigate and, if feasible, implement inclusionary zoning that requires a given share of new construction be affordable to people with low to moderate income.

Objective – Encourage increased public and private efforts to improve the condition of housing stock in the County.

- A. **Strategy 1** – Encourage the removal of vacant dilapidated buildings and the removal of inoperable vehicles in residential areas.
- B. **Strategy 2** – Identify Federal and State revenue sources for housing rehabilitation.

IX. Environment

Goal – Locate development in a manner that conserves important natural resources.

Objective – Development should be located in a manner that preserves important environmental resources, agricultural lands, forestlands, open space, scenic beauty and high quality ground and surface water resources.

- A. **Strategy 1** – Encourage that development projects are consistent with the protection of environmentally sensitive areas and the maintenance of the County's overall environmental quality.
- B. **Strategy 2** – Encourage landscaping and physical improvement of existing development to improve the overall visual quality of the County.
- C. **Strategy 3** – Encourage building, site and road designs that enhance the natural landscape and preserve the scenic view.
- D. **Strategy 4** – Evaluate County Ordinances, Regulations, and Policies to assure they are aligned with this objective.
- E. **Strategy 5** – Evaluate rezoning and conditional use permit requests partially on the basis of impact the request has on the environmental quality of the County.
- F. **Strategy 6** – To protect groundwater, hydraulic fracturing is not permitted in the County.

Objective – Identify existing or potential sources of surface and groundwater pollution and actions to address any identified pollution problem.

- A. **Strategy 1** – Maintain and update, as needed, countywide analysis of existing land uses to identify potential sources of surface and groundwater pollution; including but not limited to above ground storage tanks, underground storage tanks and animal feed lots.
- B. **Strategy 2** – Maintain and update, as needed, Troublesome Creek Reservoir Protection Plan (County public water supply source).
- C. **Strategy 3** - Encourage voluntary measures to reduce pollution potential.

Objective – Encourage the preservation of agricultural lands; forestal lands, scenic areas, open space and environmentally sensitive areas.

- A. **Strategy 1** – Identify and encourage the conservation of significant agricultural lands.
- B. **Strategy 2** – Continue to educate the public about voluntary techniques to preserve and protect sensitive environmental lands, wildlife habitats, and agricultural, forestal and other open space land.

Objective – Develop zoning regulations, erosion and sediment control regulations, and best management practices regulations that preserve and protect wetlands, floodplains, natural areas, and other environmentally sensitive areas from the adverse effects of development.

- A. **Strategy 1** – Encourage the use of best management practices to mitigate water quality and runoff impacts by promoting public awareness of the benefits of, and necessity for, best management practices, erosion and sedimentation controls, and storm water management.
- B. **Strategy 2** - Explore the feasibility of amending the County’s zoning and subdivision ordinances to ensure the preservation and protection of wetlands, floodplains, natural areas, and other environmentally sensitive areas and resources.
- C. **Strategy 3** – Identify the existing and potential uses of water sources within the County and develop standards to support these uses. Protect the quality and quantity of these surface waters so they will continue to support these uses. Consideration should be given to existing and potential water resource uses when reviewing land development applications.

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CHAPTER VII
**Implementation Plan/
5-Year Action Plan**



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IMPLEMENTATION PLAN

While this Comprehensive Plan is an invaluable tool for planning growth and development, it alone cannot accomplish much without action. Because the comprehensive plan is an advisory document that does not have legal standing, its recommendations are implemented not by the plan itself but by specific ordinances, programs, and improvement projects. Furthermore, it cannot be successful unless supported by policies and action, in addition to strong financial commitment.

Comprehensive Plan

<p>GOAL <i>The adopted Comprehensive Plan is not an "end result" but rather a means to provide direction for future action.</i></p>
<p>Action Step: Routinely consult the Comprehensive Plan when developing the annual budget</p>
<p>Responsible Party(ies): Administration Finance Board of Supervisors</p>
<p>Action Step: Review progress made towards achievement of this Comprehensive Plan goals, objectives and strategies, and update goals, objectives and strategies as needed.</p>
<p>Responsible Party(ies): Administration Zoning/Planning Department Planning Commission Board of Supervisors</p>
<p>Action Step: Review and update this Comprehensive Plan at least every five (5) years)</p>
<p>Responsible Party(ies): Planning Commission Board of Supervisors</p>
<p>Action Step: Make this Plan and implementing ordinances available to the public.</p>
<p>Responsible Party(ies): Planning/Zoning Department</p>
<p>Action Step: Rely on the policies and program in this Plan when making decisions with respect to future development and redevelopment</p>

<p>Responsible Party(ies): Planning Commission Board of Supervisors</p>
<p>Action Step: Strive to stay current with new land use regulatory techniques and incorporate them into the Plan or ordinances if needed to address development issues.</p>
<p>Responsible Party(ies): Zoning/Planning Department Planning Commission Board of Supervisors</p>
<p>Action Step: Maintain this Comprehensive Plan and any subsequent amendments on the County's website.</p>
<p>Responsible Party(ies): Zoning/Planning Department</p>
<p>Action Step: Develop a process/policy on Comprehensive Plan amendments</p>
<p>Responsible Party(ies): Board of Supervisors</p>
<p>Action Step: Establish an annual Comprehensive Plan review session between the Planning Commission and Board of Supervisors prior to annual budget work.</p>
<p>Responsible Party(ies): Administration Zoning/Planning Department Planning Commission Board of Supervisors</p>

Land Use

The two (2) principal tools for implementing the Land Use element of the Comprehensive Plan are the Zoning Ordinance and the Subdivision Ordinance. The purpose of the Zoning Ordinance is to protect the health, safety and general welfare of the public by addressing issues such as traffic, public facilities, types of land uses, density, water supplies, wastewater treatment, and environmental protection. The Subdivision Ordinance establishes the procedures to subdivide property in order to establish a usable lot for its intended purpose.

<p>GOAL <i>Review/Update the Buckingham County Zoning Ordinance to bring it into compliance with this Comprehensive Plan</i></p>
<p>Action Step: Review and prepare revision to the County's Zoning Ordinances</p>
<p>Responsible Party(ies): Zoning/Planning Department Planning Commission Board of Supervisors</p>

<p>GOAL <i>Review/Update the Buckingham County Subdivision Ordinance to bring it into compliance with this Comprehensive Plan</i></p>
<p>Action Step: Review and prepare revision to the County's Subdivision Ordinances</p>
<p>Responsible Party(ies): Zoning/Planning Department Planning Commission Board of Supervisors</p>

<p>GOAL <i>Foster Citizen Involvement/Input in the Development of Future Zoning/Subdivision Ordinances</i></p>
<p>Action Step: Develop and implement an outreach/public involvement process in the Planning/Zoning Office for citizens per future rewrite of the County's Zoning/Subdivision Ordinances.</p>
<p>Responsible Party(ies): Zoning/Planning Department Planning Commission</p>

GOAL <i>Foster Citizen Involvement/Input in Future Changes in Future Land Use Map</i>
Action Step: Develop and implement a outreach/public involvement process in the Planning/Zoning Office for citizens in the impacted area per future change in the Future Land Use Map
Responsible Party(ies): Zoning/Planning Department Planning Commission Board of Supervisors

GOAL <i>Encourage commercial and industrial development in appropriate areas of the County</i>
Action Step: Review existing commercial and zoning regulations and the zoning map to ensure that commercial and industrial uses are appropriately regulated
Responsible Party(ies): Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Develop guidelines for use in approving rezoning applications to ensure that the rezoning will not be detrimental/have environmental impacts to the existing land uses
Responsible Party(ies): Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Ensure that new commercial and industrial development is appropriately supported by infrastructure including water, sewer and roads.
Responsible Party(ies): Zoning/Planning Department Planning Commission VDOT Utility Providers Developers Board of Supervisors
Action Step: Develop a "2232 Review Process" in compliance with Section 15.2-2232 of the Code of Virginia to ensure that public facilities, public utilities or public service facilities are in compliance with this Comprehensive Plan

Responsible Party(ies):

Zoning/Planning Department
Planning Commission
Board of Supervisors

Capital Improvement Program

A capital improvement is normally considered any nonrecurring expenditure or any expenditure for physical facilities associated with a governmental body, including costs for acquisition of land or interests in land, construction and major alterations to buildings or other structures, utility installation, fixed equipment, landscaping, and other similar expenditures. A capital improvements budget is a list of projects together with the amounts and sources of funding for the coming fiscal or calendar year.

GOAL

Undertake capital improvements necessary to keep present public facilities in good condition and to accommodate new and existing development by preserving, modifying, and replacing existing infrastructure within sound fiscal practices

Action Step:

Prepare a 5-year capital improvement budget and capital improvement program; revising the program as necessary and adopting the budget annually as part of the continuing planning and implementation process.

Responsible Party(ies):

Administration
Finance
All County Departments
Planning Commission
Board of Supervisors

Action Step:

Assure that for all capital improvements made pursuant to this Capital Improvement Element, a reasonable financial analysis has been completed to demonstrate that sufficient revenues will be available to properly maintain the new facilities.

Responsible Party(ies):

Administration
Finance
Planning Commission
Board of Supervisors

Action Step:

Evaluate the status of all programmed capital improvements and the overall status of public facilities in relation to current and projected demand

Responsible Party(ies):

Administration
Finance
All County Departments
Planning Commission
Board of Supervisors

5-YEAR ACTION PLAN

As noted in Chapter VI, the County has identified numerous goals, objectives and strategies for the future development of Buckingham to help achieve its vision. While the goals, objectives and strategies set for in each of the identified elements are important, the County has determined that priorities shall be examined every five (5) years.

During the April, 2015 Joint Work Session between the Buckingham Planning Commission and the Buckingham Board of Supervisors, the group reviewed the numerous goals, objectives and strategies set forth in each of the identified elements to determine the recommended priorities for the next five (5) years based on the following evaluation criteria:

- Severity of the issue and size of affected population
- Ability of the County to affect change
- Ability for the County to evaluate outcomes
- County resources available; and
- Other Factors

The County has determined that the following action plan be considered within the next five (5) years, pending staffing and funding availability. Programs are not listed in priority order.

Planning

- Appoint a task force comprised of residents, businesses and landowners in each area to identify development issues and suggest development plans for each area.
- Prepare a revision to the County's zoning and subdivision ordinances in order to better accomplish the goal stated in the Comprehensive Plan.
- Develop a Community Services/Facilities Plan to assess the County's current and future public services and facilities needs and provide a plan for addressing these needs in an efficient and cost effective manner.

Land Use

- Explore the feasibility of, and interest in, establishing agricultural and forestal districts, conservation easements, a purchase development rights (PDR) program, transfer of development rights (TDR) program, Land Use Taxation, and other tools within Buckingham County to conserve and protect prime farm land, natural areas, environmentally sensitive areas and forestlands.
- Encourage development within designated Village Center areas.
- Maintain detailed Corridor Plans for U.S. Highway 60, U.S. Highway 15, Virginia Primary Highway 20, Virginia Primary Highway 24, and Virginia Primary Highway 56 that define a vision for the future of these corridors. These plans should examine zoning, land use patterns, transportation patterns, safety, and utility extensions.
- Evaluate rezoning and conditional use permit applications to ensure consistency with the Comprehensive Plan and compatibility with the existing and planned land use character of the area.
- Manage future sprawl in rural and agricultural areas that are not located within designated growth areas or village centers.

Economics

- Adopt a five-year Capital Improvement Plan (CIP) which will be updated annually. The CIP should identify all capital spending proposed by the County during the five-year period.
- Establish standards and criteria for developer participation in capital projects and encourage their participation to offset impact to the County.

Economic Development

- Consider the pursuit of an enterprise zone to encourage business investments in Buckingham County. The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.

- Promote necessary infrastructure to support the development and sustainability of service and retail businesses (i.e. roads, water, sewer telecommunications, electrical power, etc.)
- Where it is appropriate, highway oriented businesses should be encouraged to locate along major transportation routes in clusters or designated areas so that impact on the community, the transportation systems and the surrounding land uses can be effectively regulated. Areas that are appropriate for these uses should be zoned to accommodate such uses.
- Assign priority to the adequate provision of infrastructure to areas designated for current and future industrial and commercial development (i.e. roads, water, sewer, telecommunications, electrical power, etc.).

Transportation

- Continue to work cooperatively with VDOT on indentifying needed Primary and Secondary road system improvements that are consistent with this Plan.
- Encourage, where traffic demands warrant, the appropriate upgrade of existing unimproved, graded and drained, gravel and soil surfaced roads within Buckingham County.
- Explore grant funding for the implementation of special transportation enhancement projects.
- Work on regional efforts to improve the transportation network.
- Discourage linear development and encourage interior development where access control is efficient and where interior roads, rather than arterial or collector roads, provide access to the uses (discourages strip development).

Community Facilities and Services

- Prepare and adopt, on an annual basis, a five-year capital improvement program that identifies government facility needs and anticipated costs and recommend funding strategies.
- Support the Buckingham County Public Library in its efforts to serve the citizens of the County and meet its goals.
- Develop a long-term Master Plan for local government facilities to accommodate foreseen program requirements for a 10- to 20-year period.

- As part of an annual capital improvements program, consider the need for expanded public water and sewer services within the County to accommodate anticipated growth.
- Maintain and update, as needed, long-term Master Plan for the County's public water/sewer system to accommodate the foreseen growth in service areas of the County for a 10- to 20-year period.
- Work with state agencies and Appomattox County to develop and promote the Buckingham-Appomattox State Forest/Holliday Lake State Park. Promote best management practices to preserve the asset and develop its full economic potential.
- Work with state agencies and Nelson County to develop and promote the James River State Park. Promote best management practices to preserve the asset and develop its full economic potential.

Historical and Cultural Resources

- With the assistance of the Virginia Department of Historic Resources, Buckingham County Historical Society, and interested citizens/groups undertake an historic and cultural resource reconnaissance survey in the County.
- Explore the feasibility of creating a Historic District Overlay Zone in the Buckingham Courthouse Village to promote and maintain the preservation of historic areas and sites within this Village Center.
- Work in cooperation with the Virginia Historic Landmarks Commission and the Association for the Preservation of Virginia Antiquities to recognize and promote the historic and cultural resources of the County.

Housing

- Complete an inventory of the housing stock within the County to determine housing needs.
- Consider using State and Federal housing programs to meet Buckingham County's low and moderate income resident's housing needs.
- Consider participation in the Virginia Department of Housing and Community Development and the Virginia Housing Development Authority public/private partnership programs to develop affordable housing opportunities for low and moderate income individuals.
- Ensure that adequate land is zoned in the County for a variety of housing styles and densities.

Environment

- Evaluate County Ordinances, Regulations, and Policies to assure they are aligned with this objective.
- Encourage that development projects are consistent with the protection of environmentally sensitive areas and the maintenance of the County's overall environmental quality.
- Encourage site and road designs that enhance the natural landscape and preserve the scenic view.
- Maintain and update, as needed, Troublesome Creek Reservoir Protection Plan (County public water supply source).

WEDNESDAY, SEPTEMBER 2, 2015

Buckingham County Board of Supervisors

NOTICE OF PUBLIC HEARING

Monday, September 14, 2015

**Buckingham County Administration Building
13380 W. James Anderson Hwy.
Buckingham, Virginia**

The Buckingham County Board of Supervisors will hold a public hearing on Monday, September 14, 2015 to hear public input regarding the following. The meeting will begin at 7:00 p.m. in the Peter Francisco Auditorium of the Buckingham County Administration Complex at 13380 W. James Anderson Hwy, Buckingham, Virginia 23921.

Comprehensive Plan: The Code of Virginia requires that each locality have a Comprehensive Plan and that it be updated at least every five (5) years. The Planning Commission has been working along with the Commonwealth Regional Council to update Buckingham County's Comprehensive Plan. Through work sessions and public forums a Draft Comprehensive Plan has been completed and is now ready for public hearings.

A copy of the above referenced Comprehensive Plan is available for review in the Office of the Buckingham County Zoning Administrator; 13380 West James Anderson Highway, P.O. Box 252, Buckingham, Virginia, 23921, on regular business days of Monday through Friday from 8:30 A.M. to 4:30 P.M. or by calling 434-969-4242.

Special accommodation will be provided upon five days notice to the Office of the County Administrator at 434-969-4242.

By Order of the Buckingham County Board of Supervisors
Rebecca S. Carter, County Administrator

WEDNESDAY, SEPTEMBER 9, 2015

Buckingham County Board of Supervisors

NOTICE OF PUBLIC HEARING

Monday, September 14, 2015

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Rebecca S. Carter, County Administrator