

Buckingham County Board of Supervisors



**May 12, 2025
6:00 p.m.**



AGENDA
BUCKINGHAM COUNTY BOARD OF SUPERVISORS
MAY 12, 2025
5:30 p.m. with Senator Cifers
6:00 p.m. Regular Meeting
PETER FRANCISCO AUDITORIUM
COUNTY ADMINISTRATION COMPLEX
www.buckinghamcountyvva.org

This meeting is open to the General Public and can also be viewed from the following link:
<https://youtube.com/live/tSTztUzZ2K8?feature=share>

- A. Reconvene from the April 28, 2025 meeting by Chairman Chambers**
- B. Establishment of a Quorum**
- C. Board discussions with Senator Cifers**
- D. Adjournment**

- E. Call to Order by Chairman Chambers**
- F. Establishment of a Quorum**
- G. Invocation and Pledge of Allegiance**
- H. Approval of Agenda***
- I. Approval of Minutes***
- J. Approval of Claims* (including additional invoice attached in packet)**
- K. Announcements**

- L. Presentations: There are no presentations scheduled.**

- M. Public Comments** (any subject other than the scheduled public hearings and everyone gets 3 minutes and you must sign up prior to meeting to speak. Sign up time is between 5:30 p.m. and 5:55 p.m.)

- N. VDOT Road Matters: Scott Frederick, Division Resident Engineer**
 - 1. Road Matters**

- O. Public Hearing:**
 - 1. VDOT Secondary Six Year Plan 2026-2031***
 - 2. Case 24-SUP354** Applicant: David Waters; Tax Map 45 parcel 19, 2.192 acres located at 76 & 80 The Way, Buckingham, Va; Tax Map 46 Parcel 21, 4.85 acres located at 71 The Way, Buckingham, James River Magisterial District. Zoned VC-1. Request to obtain a Special Use Permit for the purpose of constructing and operating a Multi-Use Event Center with events to include but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events*
 - 3. Case 24-SUP355** Applicant: Sprouse & Dowd LLC; Tax Map 137 Parcel 125B Lot 2, 59.357 acres located at 16680 W. James Anderson Hwy, Buckingham, Maysville Magisterial District; Zoned A-1. Request to obtain a Special Use Permit for the purpose of expansion of business operations including but not limited to additional housing, Air BnB, dry campsites, and an event center with events to include but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets, etc. for up to 500 attendees*

P. Zoning Matters, Nicci Edmondston, Zoning Administrator/Planner

1. **Introduction:** Consider Comprehensive Plan for public hearing at the June 9, 2025 meeting*

Q. Department/Agency Reports and Items of Consideration

1. **Sheriff:** Consider request to move \$754 to 31200-1200 Overtime Salaries and Wages and \$2,405 be moved to 31200-1300 Part time Salaries and Wages from the ECO/TDO Reimbursements*
2. **EMS:** Consider request to allocate the \$3,000 from the proceeds of auctioned ambulances to EMS line items to purchase water rescue equipment*
3. **Water/Sewer:** Consider bid on installing water lines for hotel project*
4. **Solid Waste:** Rt. 655 Solid Waste site*

R. Appointments to Committees, Boards and Agencies

1. **Library Board:** Consider appointment of Vonda Wharam to the Library Board to replace Linda Paige*
2. **Economic Development Committee:** Consider more appointments to the new Economic Development Committee*

S. County Attorney Matters

1. **Legal Matters (under separate cover)**

T. County Administrator Report

1. **Update on Tire Day**
2. **Update on Rabies Clinic**
3. **Employee Bonus Ordinance***
4. **Farm Use Vehicles Ordinance***
5. **Personnel Committee Report (under separate cover)**

U. Other Board Matters

V. Informational Items

1. April 2025 Building Permit Report*
2. CRC Items of Interest*
3. School March ADM*

W. Executive Closed Session

Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held property, where discussion in an open meeting would adversely affect the bargaining position of negotiating strategy of the public body. §2.1-3711.A.3

- X.** Return to Regular Session and Certification that to the best of each Board member's knowledge only business matters related to the Codes of which the executive meeting was convened was discussed or considered in the Closed Executive Session.

- Y.** Action as a result of Executive Closed Session

Z. Adjournment

School Board Meeting Schedule
July 2024-June 2025

<u>Supervisor:</u>	<u>Date:</u>	<u>Time:</u>	<u>Location:</u>
Allen	Wed., July : 10, 2024	5:00 p.m.	Cafeteria-Middle School
Chambers	Wed. Aug. 14, 2024	5:00 p.m.	Cafeteria-Middle School
Bryant	Wed. Sept. 11, 2024	5:00 p.m.	Cafeteria-Middle School
Garrett	Wed. Oct. : 9, 2024	5:00 p.m.	Cafeteria-Middle School
Palmore	Wed. Nov. 13, 2024	5:00 p.m.	Cafeteria-Middle School
Gilliam	Wed. Dec. 11, 2024	5:00 p.m.	Cafeteria-Middle School
Davis	Wed. Jan. 115, 2025	5:00 p.m.	Cafeteria-Middle School
Allen	Wed. Feb. : 12, 2025	5:00 p.m.	Cafeteria-Middle School
Chambers	Wed. Mar : 12, 2025	5:00 p.m.	Cafeteria-Middle School
Bryant	Wed. April 16, 2025	5:00 p.m.	Cafeteria-Middle School
Garrett	Wed. May 14, 2025	5:00 p.m.	Cafeteria-Middle School
Palmore	Wed. June 11, 2025	5:00 p.m.	Cafeteria-Middle School
Gilliam	Wed. June 25, 2025	5:00 p.m.	Cafeteria-Middle School

**Buckingham County
Board of Supervisors
Monthly Meeting
April 21, 2025**

At a regularly scheduled meeting of the Buckingham County Board of Supervisors held on Monday, April 21, 2025 at 6:00 p.m. at the Peter Francisco Auditorium of the Buckingham County Administration Complex the following members were present: Joe N. Chambers, Jr., Chairman; Danny R. Allen, Vice Chairman; Dennis H. Davis, Jr.; L. Cameron Gilliam; Michael E. Palmore; Paul W. Garrett; Harry W. Bryant, Jr. Also present were Karl R. Carter, County Administrator; Juanita Shanks, Finance Director and Jamie Shumaker, IT Manager. E.M. Wright, Jr., County Attorney and Cheryl T. "Nicci" Edmondston, Zoning Administrator were absent.

Re: Call to order

Chairman Chambers called the April 21, 2025 meeting to order.

Re: Establishment of a Quorum

Chairman Chambers certified there was a quorum. Seven of seven members were present and the meeting could continue.

Re: Invocation and Pledge of Allegiance

Invocation was given by Chairman Chambers and the Pledge of Allegiance was said by all who were in attendance.

Re: Approval of Agenda

Supervisor Davis moved, Supervisor Garrett seconded and was unanimously carried by the Board to approve the agenda with addendum.

Re: Approval of Minutes

Vice Chairman Allen moved, Supervisor Gilliam seconded and was unanimously carried by the Board to approve the March 10, March 17 and March 19, 2025 minutes as presented.

Re: Approval of Claims

Supervisor Davis moved, Vice Chairman Allen seconded and was unanimously carried by the Board to approve the claims as presented.

Re: Announcements

Chambers: Next, the announcements. Do we have any announcements?

There were none.

Re: Presentations: Introduction of Juanita Shanks, Finance Director

Chambers: Let's go to presentations. The first is the introduction of Ms. Juanita Shanks, Finance Director. Mr. Carter?

Carter: Yes, sir. As you all can see, our new Finance Director is here. Ms. Juanita Shanks.

Chambers: Turn around so they can look at you. What you see is what you get. Thank you.

Re: Presentations: Resolution of Memoriam to the family of Dale Merricks Wright

Chambers: Next, we move on to the Resolution of Memoriam for the family of Mrs. Wright. Will they come forward please? Mrs. Wright's family. I always let the Supervisor of that district present the resolution to their constituents, and I think one of the family members want to make a statement.

Linda Easter Davis: My name is Linda Easter Davis and I'm the Chair of the Buckingham County Electoral Board. Miss Ginger, Chiese, Director of the Buckingham Elections and Virginia Certified General Registrar initiated this request through Joe Chambers for the Board of Supervisors to recognize the late Dale Merricks Wright, 2139 Jericho Road, Buckingham, who passed away on Monday, January 13, 2025. Ginger shared that she met Dale when she was first called to Buckingham during an unfortunate time and the future of elections in the county was uncertain. While others were choosing not to, Dale was one of the first Officers of Election who put her oath as an OE in her dedication to all voters of the county first and offered to help Ginger and her office in any way she could. Dale agreed to work the central absentee precinct for November 2023 General Election, early on election day, when another officer had called in at the last moment. Dale was willing and agreeable to go to that precinct and take that officer's place. Unbeknown to Ginger at the time, Dale was already suffering with her illness, but did not hesitate to go where she was needed to make sure voters of the county were able to exercise their constitutional right to vote. Like always, Dale went with a smile and worked the entire 14 plus hour day. Unfortunately, shortly after that election is when Dale's illness took control, and that was the last election she was able to work after serving nine years as an Officer of Election for Buckingham County. Dale left a remarkable example of service to others. Dale has been and will be missed.

Chambers: Thank you.

Supervisor Garrett presented the resolution to the Wright family.

Resolution of Memoriam Dale Merricks Wright

Whereas, Dale Merricks Wright departed this life on January 13, 2025 at the age of 82 years young;

Whereas, Dale Merricks Wright was born January 29, 1942 to Howard and Helen Merricks;

Whereas, Dale Merricks Wright is survived by her daughter, Michelle and her son, Mark (Susan); brothers, H.A. (Mary Lou); Tommy (Diane) and sister, Nancy (Aaron); granddaughters, Blair and Rachel (James); grand-godson Jose; and many nieces and nephews;

Whereas, Dale Merricks Wright graduated from Gretna High School. After graduation she moved to Lynchburg and worked at GE. She then got married and had two children before moving to Buckingham County.

Whereas, Dale Merricks Wright worked as a cafeteria manager for Buckingham County Public Schools for over 30 years. She never received an advanced degree but attended classes, workshops, and seminars to add to her food knowledge base. She loved to cook and catered many local weddings, summers at Nazarene Camp Ground kitchen, as well as meals for church. She fed a lot of people over the years.

Whereas, Dale Merricks Wright worked as an election worker for Buckingham County and at the Housewright House and Adam's Museum. These were jobs she loved and believed in.

Whereas, Dale Merricks Wright attended Maysville Baptist and then Antioch Union Baptist Church where she served on several committees and sang in the choir. Due to her desire to help others, she traveled to Argentina, Panama, Honduras and Mexico as part of teams to assist local churches in those countries. She felt a commitment to the kindergarten project of Hope for Appalachia; filled shoeboxes for Samaritan's Purse; coordinated filling 60 bags for those students from her rehab bed.

Whereas, Dale Merricks Wright enjoyed family trips to Disney and Outer Banks; trips to the local library; Youth League Baseball games and other community events. She helped with Buckingham County High School proms and baccalaureate services for about 20 years.

Whereas, Dale Merricks Wright loved her family, friends and community and was well respected and loved by all who knew her and will greatly missed.

Now, therefore be it resolved, that the Buckingham County Board of Supervisors does, in memoriam on this 21st day of April, 2025, pay tribute to and express it's highest esteem for Dale Merricks Wright and extends its deepest sympathy to her family and loved ones.

Michelle Wright: I'd just like to say thank you. This would have tickled her to death that you recognized her, and she felt very strongly about the voting rights in this county. It was something even from her illness, during her illness and in her bed, she talked to people about and was concerned about, so this would mean a great deal to her. Thank you all.

Chambers: Thank you.

Re: Resolution of Memoriam to the family of Nelson Lester Sharpe, Sr.

Chambers: Will the family of Mr. Sharpe, Mr. Nelson Sharpe, come down to the podium, please?

Chairman Chambers presented the Resolution read by Juanita Shanks to the family.

**RESOLUTION IN MEMORIAM
EXPRESSING THE CONSENSUS
OF THE
BUCKINGHAM COUNTY BOARD OF SUPERVISORS
REGARDING THE LIFE AND SERVICE OF
NELSON LESTER SHARPE, SR.
(MARCH 27, 1945 – MARCH 1, 2025)**

WHEREAS, Nelson Lester Sharpe, Sr. was born in Dillwyn, Virginia, the son of the late Leslie and Carrie Woodson Sharpe.

WHEREAS, Nelson Lester Sharpe, Sr. was educated in the Buckingham County Public School System, including attending Carter G. Woodson High School.

WHEREAS, Nelson Lester Sharpe, Sr. gave his life to the Lord at an early age and joined Zion Baptist Church of Dillwyn, Virginia.

WHEREAS, Nelson Lester Sharpe, Sr. was drafted into the United States military and honorably served his country during the Vietnam War. After returning from the military, he moved to New Jersey, where he met and married the late Bessie Mae Royster.

WHEREAS, Nelson L. Sharpe, Sr. returned to Dillwyn, Virginia and began working at Seay Milling, where he was a trusted and invaluable employee for more than forty years. Mr. Sharpe was valued for his many technical and mechanical skills, especially when working with furnaces and generators.

WHEREAS, Nelson Sharpe, Sr. was a man of family and community. He earned additional income for his family by applying his mechanical home repair skills to those who requested his help in Buckingham and surrounding counties. He owned and operated an 18-wheeler truck with his brother, John. Nelson enjoyed fishing, grilling, gardening, and watching NASCAR races. A particular joy was driving his granddaughter to and attending her sporting events.

WHEREAS, Nelson Lester Sharpe, Sr. peacefully entered eternity on March 1, 2025. He was preceded in death by his beloved wife, Bessie Mae Royster Sharpe, his parents and his youngest son, Derrick Sharpe. He leaves to cherish his memory: his son, Nelson Sharpe, Jr. (Victoria); grandchildren, Aaliyah, Jahien, Devonte' and Deshaun; two sisters, Lucinda Crummedy and Pauline Fields; one brother, John Sharpe (Carmazine); great grandsons, Darmacus and Karon; sisters-in-law and brothers-in-law of North Carolina; a host of nieces, nephews, other relatives and special friends.

THEREFORE, BE IT RESOLVED that the members of the Buckingham County Board of Supervisors do hereby recognize and express our deepest appreciation to Nelson Lester Sharpe, Sr. for his years of dedication and service to the Buckingham County community. We express our deepest condolences to his family, his friends and to his church.

Re: Resolution of Memoriam to the family of Doris Mitchell Bolden

Chambers: We ask for the family of Mrs. Bolden to come down.

Supervisor Gilliam presented the resolution to the family.

Gilliam: Mrs. Johnson, your family is great honor to be able to read this for you all tonight in memory of your mother.

**RESOLUTION IN MEMORIAM
EXPRESSING THE CONSENSUS
OF THE
BUCKINGHAM COUNTY BOARD OF SUPERVISORS
REGARDING THE LIFE AND SERVICE OF
DORIS MITCHELL BOLDEN
(JANUARY 29, 1929-FEBRUARY 27, 2025)**

WHEREAS, Doris Mitchell Bolden, daughter of the late Adolphus and Margaret Cain Mitchell, was born January 29, 1929, in New Rochelle, New York.

WHEREAS, Doris M. Bolden moved to Buckingham County at an early age and was educated in the Buckingham County Public School System. She continued her education at Southside Virginia Community College, where she obtained a Nurse's Aide Certificate and served in that profession for over forty years.

WHEREAS, Doris M. Bolden gave her life to the Lord and joined Chief Cornerstone Baptist Church in [Dillwyn, Virginia](#). After her marriage to Zeanie Edward Bolden in 1947, she transferred her membership to Zion Baptist Church in [Dillwyn, Virginia](#). Doris was a strong woman of faith, who always put God first in her life. She served faithfully as President of the Missionary Board, Usher Board, Hospitality Committee, Nurses Unit, Pastor's Aide and Food Committee. She was always willing to do God's work wherever she was needed in the church and community.

WHEREAS, Doris Bolden had a love of family and community. She and her beloved husband, Zeanie, reared their eight children in the church and taught them to faithfully serve the Lord.

WHEREAS, Doris M. Bolden peacefully entered eternity on February 27, 2025. She leaves to cherish her memories: three daughters, Margaret Johnson (Shelton) of [Dillwyn, Virginia](#), Diane Tindell (Nelson) of Arvon, Virginia, and Gwendolyn Middleton of [Farmville, Virginia](#); one son, George Bolden of [Dillwyn, Virginia](#); three daughters-in-law, Sarita Bolden and Minnie Bolden, both of [Dillwyn, Virginia](#), and Daisy Alosauz of Chesterfield, Virginia; twenty grandchildren; thirty-one great grandchildren; six great-great grandchildren; and a host of nieces, nephews, cousins, and friends; and a very special friend, First Lady Connie Ross.

THEREFORE, BE IT RESOLVED, that the members of the Buckingham County Board of Supervisors do hereby recognize and express our deepest appreciation to Doris Mitchell Bolden for her years of dedication and service to the Buckingham County community. We express our deepest condolences to her family, her friends and to her church.

Mrs. Johnson: On the behalf of my mom, she would be so happy and honored to receive this. So again, on the behalf of the Bolden family, I say thank you so very much.

Chambers: Thank you.

Re: Recognition of Buckingham County Sheriff's Department's Corp. Hunter Travis and Deputy Jessy Warner for their heroic lifesaving efforts during an accident

Palmore: I want to take the opportunity to recognize two of our law enforcement officers for their heroic efforts, not only to their job, but to their humanitarianism for a citizen in the county. On

September 6, 2024 while patrolling Corp. Hunter Travis and Deputy Jessie Warner were traveling south on Route 20 when a car entered Corporal Travis's lane at a full rate of speed and struck him head on. Deputy Warner immediately called the wreck in to dispatch and proceeded to check on Corporal Travis. The two men moved to the car of the other driver to find a young woman gasping, gurgling for air and bleeding profusely. They rendered life saving measures before EMS could arrive. These efforts proved to be a vital component in saving this woman's life. She is currently recovering from a traumatic event that could have easily been her death. This example demonstrates how the lives and safety of others is law enforcements first priority. A law enforcement is trained in first aid, CPR, AEDs and stop to bleed in addition to their required academy training. Buckingham is honored to have these two officers along with an entire department of outstanding men and women who serve this county and its residents. Often their jobs are unnoticed and sometimes unappreciated. On behalf of Buckingham County Sheriff's Department and the Board of Supervisors, we present Corporal Hunter Travis and Deputy Jesse Warner with a plaque honoring an excellent job done beyond that daily Call of Duty.

Sheriff Kidd presented the two officers with plaques.

Palmore: That young lady's family is here tonight, and I know that they are really, really appreciative. I thank you.

Chambers: Thank you gentlemen.

Sheriff Kidd: That's just an example of the type of people we've been able to hire in the last several years. Great guys. We're glad somebody wants to do this job anymore. Thank you fellas.

Re: Public Comments

Chambers: Then we move on down to public comments. You can speak three minutes.

Lann: We have 10 signed up. Gary Farrish, District 6 and Perry Warner will be next.

Gary Farrish, District 6: Good evening, gentlemen. Excuse my eye. Antifreeze fell in it today, and I think I put grease and grit in it to polish it off under a tractor. I'd like to complain about that the new tax on the farm use vehicles. I've spoken with three other counties in and read on one. Cumberland is not imposing this tax. Fluvanna is not imposing this new tax. Prince Edward is doing abbreviated tax rate on it as they hadn't met on it yet. And Loudoun County, on the internet, says they are not enforcing this tax. It's never been imposed on the farmers before, even at the legislation in Washington, Trump recently said, with the new tariffs, he told the farmers, he said, I've got your back. It's a low profit margin in farming, and they need all the help they can get. Even the statue in Richmond, we are tax exempt on certain things that you use in the farm thing. I have other vehicles, which all the other farmers I know have other vehicles, like any other citizen that they pay taxes on. And I think the farm use vehicle should be exempt, because with the farmer that also has the land tax, and with the new reassessment that's going to raise the taxes on the farmer there. I suggest, if y'all need new taxes, which I understand to operate the county, that I suggest putting the meals tax in order. Everywhere I go, I know when Frankie Bryant was on the Board years ago, and I laughed and I said, Charlottesville is fighting this thing. Is fighting this thing every year, and I laugh at him. I said, they're crazy. He looked at me because he

wasn't for taxes at all. I said, well, everybody in the weekend, every county around Charlottesville, goes and buys meals and stuff. I said, they're paying their taxes for them and in Buckingham, when I go somewhere, no matter which direction I go, I'm paying a meals tax. I think the other people coming to our county should repay the courtesy. Thank you all gentlemen.

Chambers: Thank you

Lann: Perry Warner, District 2 and Maggie Snoddy will be next.

Perry Warner, District 2: Good evening. Members of the Board, first and foremost, want to thank you for this time. We know you got a lot on your schedules to do. I'm going to be short and brief on this. The whole issue with the whole farm vehicle thing is was mandated through the Virginia Senate, through DMV, to prevent the abuse that was going on with the farm use tags. Used to be anybody could stick a farm use tag on, they had to be questioned to prove if they were farming or not. Now you have to go to DMV and show your credentials that you're farming. And it's not a license plate, it's a placard says directly on it for farm use only. There's no stickers that go on it, like a regular tag or anything. The whole purpose of this was to keep non-farmers from abusing the tax system, avoiding paying personal property tax on their vehicle, avoiding state inspections for safety on their vehicle, and it became an apparent problem within the Commonwealth. Such a problem that it took the Virginia Senate to decide on it, to impose it through DMV. So it's not like the farmers are avoiding any tax that they haven't already been, you know, as it was, the tax long form. This was to make sure those who should be paying tax are paying tax is what it is. So if the Board would take in consideration of what this really is and what's going on, I personally, and I know the community of farmers within Buckingham would be greatly appreciated. Thank you.

Gilliam: Thank you. Mr. Warner.

Lann: Maggie Snoddy, District 5, and Ivan Davis will be next.

Maggie Snoddy, District 5: Good evening. I'm Maggie Snoddy. I live at 194 Mountain View Road, Scottsville, and I'm in the Glenmore district, and I am proud to be the Chair of the Buckingham County Anti-Litter Task Force, and that's what I'm here to talk about tonight. I want to give you just some brief information about the success of our spring campaign. I have a sheet for each of you, which I gave to Karl with more of the numbers and the details. This year, we had 85 people participating, a total of 20 groups, and we collected 225 bags of trash. This is down slightly from last year, where we had 187 people participating, collected 280 bags of trash, but with less than half as many people, we collected 80% of the number of bags. So it was a great effort. In addition to individuals, we had civic organizations, businesses, churches, the Sheriff's office, the High School ROTC and St Thomas Aquinas Seminary participating. And I want to give a special shout out to Guy Dixon and his team at Kyanite Mining, although they were not part of the BATF spring road cleanup, every year at this time, they're out there cleaning up the roads, and they collected 384 bags of trash a couple weeks ago. I did call them. I've been working with them, and I have their permission to give them a shout out. I also want to give a thank you and a shout out to the Buckingham County Chamber of Commerce. They have been so supportive of the BATF this year, and they have helped us in so many ways, and we are so appreciative of all their help. I was able to talk to businesses, Buckingham businesses into joining the Adopt a

Highway program. And I also want you to know that I have a list of the 10 worst roads in Buckingham from Lyn Hill, so they're right. And I encourage each of you to give me what you think is the worst road in your district, and we're going to come up with a way to clean those roads up. And last but not least, I got one of these signs for each one of your yards. This is just to show your support for the BATF and what we're trying to do to keep Buckingham beautiful. So thank you so much.

Chambers: Thank you.

Lann: Ivan Davis, District 2 and Buckingham Farm Bureau, and Sarah Large will be next.

Ivan Davis, District 2 and Buckingham Farm Bureau: Thank you. Good evening. Like said, Ivan chip Davis from District Two, but I'm here representing Buckingham Farm Bureau. You've already heard there's quite a bit of concern about the new placards. Buckingham Farm Bureau, along with the State Farm Bureau, has been working on this problem for years, and it took a lot of effort for us to get the legislature in Richmond to do something about the abuse of farm use tags. We figured that if something wasn't done and we initiated it, that we would lose it. You go down the road, you've all of you've seen cars and trucks and everybody running up and down the road. You know, they're not farmers. They just out there trying to dodge the system. We wanted to do something that would actually help us and actually help the taxpayers. So I'm going to yield my time, or whatever, to Sarah Large, and she has done a lot of homework on this, and she is also a member of the Buckingham County Farm Bureau Board, and hopefully we can explain this to us so we can come to some type of resolution. We feel that we were trying to do the right thing, and we're being penalized, and that's kind of where it is. So I'll turn it over to Sarah.

Sarah Large, District 1: Good evening. Sarah Large, District 1, and as Chip mentioned, I'm here on behalf of Buckingham Farm Bureau and our producer members, which are our farmers here in the county. I'm also here to speak on the personal property tax bills that have been issued on farm use vehicles. As Chip mentioned, we worked for years on this to protect our farmers, to stop the abuse, as several people have mentioned, and now, in turn, this will hurt the farmers. As someone else mentioned, since we do not have land use assessment here in the county, farmers are also taxed at a pretty high rate anyways, so each county or locality has the option to tax or exempt farm use vehicles from personal property tax according to Tax Code, 58.1-3505 bullet number 12. The tax code also states that the Board of Supervisors is the governing body who determines this in each county, and the Commissioner of the Revenue then has to follow your direction to issue these taxes or exempt them, therefore meaning that these tax bills that have been sent were issued without the Board's permission, essentially because you did not change your ordinance. The current ordinance states that farm use vehicles are exempt and that ordinance has not changed. The farm use placards, as Mr. Warner mentioned, are not a stickered plate. They are a permanent plate issued for \$15 for the life of the vehicle. And this designates that you have gone through the due process, you have established that you are a farmer and that you can have these on your vehicle. As mentioned, this will not be a loss of revenue for the county, because historically, it has not been charged. We ask, as the Buckingham County Farm Bureau Board, that you reestablish your ordinance, that you maintain your position, and you exempt farm use vehicles from personal property tax. And we would love to help you with any more details. If you have any more questions. Thank you.

Chambers: Did anybody have a question for her? Hearing none. Thank you.

Lann: Donna McRae Jones, District 2 and Bradley Pickens will be next.

Donna McRae Jones, District 2: Good evening everyone. For those who don't know me, my name is Donna McRae Jones. I'm in District 2. My address is 1806 CAIRA Road, Cumberland, Virginia, and I stand before you as I understand I'm only supposed to speak on one thing, but I'm gonna speak on two things. First of all, I want to thank everyone in the county and people that travel through for last Wednesday, supporting Relay for Life, for all day dining at Pinos. Now what I'm here to stand before you at this time is coming up May 26 will be the 35th annual celebration for Memorial Day. We're doing something a little different this year, and as much as that, we're trying to raise funds with our souvenir journal. I have since sent the email to Chairman Joe chambers for a nice welcome letter to go in the book. Also we're having as full page \$125, half page \$75, quarter page \$35 and for those residents who happened to have served in the county as soldiers, militaries defending our country, so that we can have the opportunity, for which I am proud to say, I stand here and speak for you right now, we're asking a \$10 donation to put their name, rank and service in the book as a patron list. The program will start with a breakfast at 8:00 and we'll be at the Buckingham Center, Community Center. The breakfast is by donations. Each of you are invited to attend, so I'll be looking for you, and I'll follow up, and thank you for coming up or not showing up come June. But anyway, all through this, I'm hoping that we'll see you, and for those who are listening, and for those who I have passed out flyers too, I hope that you will take the opportunity to look upon that. Thank you.

Lann: Bradley Pickens, District 6 and Debbie Haskins will be next.

Bradley Pickens, District 6: Good evening Gentlemen. A couple years ago, Chairman Chambers set one of the conditions of the SUP for Riverstone, Apex Solar industrial complex that Scott Flood and I would report back about once a month once construction started. Well, construction started. And here's your list of stuff that only I have observed, and only I have observed today, so things that the county is now aware of. Dr. Flood did send these into Nicci Edmondston. So there is no sign of the third party independent review for the erosion and storm water control plan. That was condition 3b of the SUP and Apex was to pay for that. And all we had to do, we the county, is say, this is the bill. Nobody's done that. Nobody's established that. And so DEQ and the Francisco Soil and Water Conservation District have not reviewed that plan. If they review that plan, they're going to see that the cut and fill plan infringes on the existing vegetation buffer for property boundaries. They're going to see that it goes into the wildlife corridor. They're going to see that it intrudes on the 50-foot buffer zone for streams, and it actually has one stream crossing that Apex said they would not do any stream crossings. So if we can get that going, it would be very good to have that that review. You know, Lyn Hill is a very busy man. I don't think he's got time to go through that very complex plan and see that. The plan still doesn't acknowledge my residence at 377Blue Heron Lane, so there's no buffer arc around the house I am living in that's been a permitted structure since 1971so I wish that Apex would have listened to that. Five different times I've asked them for that. Timmons Engineers have been on private property, on several people's private property, without permission to put out aerial survey markers. I don't think they have a provision to trespass this implicit in their job. And oh, by the way, they put four inch, five-inch landscape stakes in these big panels. You drive over them with your tractor, and I get to pay \$50 to Anderson to get my tire fixed. The only other concern right now is the solar traffic on Paynes Pond Road, between 20 and Payne's Road, and that was supposed to be off limits for everybody during construction. And today there's a really nice parade of \$100,000 out of state pickup trucks. And Joe, I don't think any of our

neighbors drive that, and I know they don't have 50 of them brand new pickup trucks to tow equipment up and down the road, so they've been on the part of the road they're not supposed to be on. But I apologize ahead of time. I have to get into work tonight, so I have to ding dong ditch. And if there's any questions, happy to take those or happy to send extra details.

Chambers: Can Lyn go down there and check on that?

Carter: We'll have Lyn go check it out, and I'll take a copy of this meeting so and talk with Mrs. Edmondston as well.

Chambers: Thank you.

Lann: Debbie Haskin and Paul Louis will be next. Haskin, Debbie Haskin.

Chambers: Ms. Haskin, are you here?

Ms. Haskin had left.

Lann: Paul Louis, District 5 and Paul Barlow will be next.

Paul Louis, District 5: Hello. My name is Paul Louis. I live at 2581 Howardsville Road, and I'm in District 5, and I'm here because of tire dumps, and they're against the law, and when you break the law, you have to pay. The DEQ has a hotline. It's 804-659-1532. They have the authority on tire dumps. Amelia, in the county of Amelia, there's a guy named Crip Poore, C-R-I-P-P-O-O-R-E, and his phone number is 804-840-1899. He wants used tires. He turns used tires into chips that can be used in drain fields. They can be used to be an aggregate between a basement wall and the soil to let the water out. And I think that's a better use for those tires than to sit in somebody's backyard. Basically, that's what I wanted to tell you, is that there's a solution to people that have had lots of tires in their backyard. We don't like that. Anybody have a question?

Allen: But they did have a tire, where you could bring your tires in down at where the old ballpark is. And there's very few people that came down there Saturday. We were talking about having another one this September, sometime.

Louis: Yeah, people didn't take advantage of the tire day. Yeah, that's too bad. Now this man has, like, I don't know, a lot of tires, and it could be an environmental disaster. So it's just something to think about. And there is a solution, and I gave you two phone numbers. Thank you.

Allen: Thank you.

Lann: Paul Barlow, District 5 and Mike Hubbard will be next.

Paul Barlow, District 5: Mr. Paul Louis, everyone. Paul Louis. Alright, so I'm going to see Paul's DEQ and raise him one. I ran into the DEQ this weekend over at the State Park. Last time I was here was July, spoke about 2686 Pattie Road. That's what we're talking about. We're talking over 4000 tires now, okay,

Mr. Bryant knows all about it. So this goes back to July 2022, DEQ visited the site, and at the time, there was 1000 tires. And then DEQ visited again in February of 2023 and then once again in July 2024 and it went from 1000 to almost, I figure, 5000 tires now. So DEQ has been sending me emails. DEQ has referred this to the State Fire Marshal's office. A notice of violation was issued by the fire marshal, which resulted in a summons being issued to the responsible party. However, the court date has been rescheduled multiple times. Since this is a criminal case, civil enforcement action from DEQ is on hold. So this has become a criminal case. And the Assistant Chief State Fire Marshal who's in charge of this is F. Troy Bauer out of Glen Allen, Virginia. So we keep kicking the can down the road. I guess we're in a holding pattern here, but this grows every day, okay? And it's reaching critical mass. Fire season is coming up, guys, and if this pile catches on fire, it's going to be an environmental disaster. Alright? Not to mention the groundwater pollution that's happening right now. Okay, so if you guys are too busy to keep on top of this, I will. Alright. Okay. Thank you.

Lann: Mike Hubbard, District 2 and that will be all.

Mike Hubbard, District 2: Hello, I'm Mike Hubbard. I live on CAIRA Road in Buckingham, and I'm just here to say I'm against the farm use tax. One thing, you cannot drive the vehicle everywhere you want. You got a limited amount of miles you can drive. I think, a 75 mile one way, or something like that. It is, just you can't, if you want to go to a race at South Boston, you can't drive this vehicle up there. You got to drive a vehicle that you paying tax on. So I just want to say I'm against it. Now, that's all I wanted to say. Thank you.

Gilliam: Thank you, Mike.

Lann: That's all we have.

Chambers: Since we have heard the comments from the farmers, Board members, do you have anything to say?

Gilliam: I do, Chairman, if it's okay. It's pretty much dry and cut. I don't think it's anything that hadn't been said in the public comment, that hadn't been expressed and hadn't been told the right way. From what I see of this plan, it was implemented to do what was right, and somehow it's actually turned out to do what was wrong. The county is not using losing revenue from this because the county wasn't getting revenue to start with. It was actually set in implication, from what I understand, to keep people from driving Cadillac Escalades or Buick Park Avenues as farm use tags. When these people got this, they actually did it the right way and did it with the right intention, and actually backfired like a firecracker going off in the hand for no reason. Now, this past week, I've been on the Board of Supervisors for a few years. I've never gotten as many calls as I have, and some of you, gentlemen, I'm gonna be honest with you, I think I talked to y'all more this week, and I did to my family. But I like to discuss this with the Board, and then after it's a discussion with the Board, I'd like to make a motion tonight. From what I understand, Mr. Carter can explain this. Our county attorney is not here tonight. Before I've went to him and I've talked to him, it has to be advertised for ordinance, and then it would come back next month, and the Board would vote on it. But I would like to see this be retroactive to the people who've already paid be refunded their money. From what I understand they most of the counties around us, are not doing it. It was implemented to for the right reason, and actually happened back firing. But before I

make that motion, does any other Board member like to say anything, because I'm going to make a motion tonight that at least we send this back to the County Administrator and County Attorney to write up ordinance to have this reviewed and looked at and changed, hopefully even retroactive pay be paid. I can assure you, District 2 is going to vote for it when it comes up next month. And if other Board members would like to compliment, I welcome that conversation.

Chambers: Well, I got some calls to my constituents also concerning the same thing, and I'm on Board with you. I think we they should be refunded for the money they have paid because it's not a law that it shouldn't have been taxed. Any other Board member?

Bryant: I agree with what he says.

Palmore: Yeah and I've talked to multiple people about it too, and like I said, I don't know what changed, other than the tag, which was, like I said done to do away with the little plastic tags and also allow the farmers when they are hauling cattle or whatever, they can stop and get a biscuit. With the other tags it was unlawful to even stop anywhere other than from point A to point B. So they did it trying to help themselves and stop the abuse. So I'm 100% behind it.

Bryant: I kind of agree with Mr. Gilliam that I don't like to see the Lincoln Town cars and the Cadillacs with farm use tags on them.

Gilliam: You can get some big square bales of hay in the back of a Lincoln Town car. Opportunity is there. Hey, Mr. Carter, would you explain to the constituents here tonight, because I got several of them in my...how that works with the ordinance, so we can explain to them what the process of that is, because naturally, us being on the Board, legally, I don't understand the law, and our County Attorney is not here tonight. Can you explain to them the process of how that works?

Carter: Yes, sir, as Ms. Large mentioned earlier, anytime you have to adopt an ordinance or change an ordinance, you have to have a public hearing. So in order to for us to change our ordinance to reflect the changes you want to make, we need to first get an ordinance in place and draft ordinance, then advertise for it, have a public hearing, then come back and act on it.

Gilliam: I move forward with that motion tonight that we move forward with the motion that I talked about, and clear that I make that motion.

Davis: I second but I got one question, Karl, if we didn't change anything from keeping the farm vehicles exempt, why did...was applied to it.

Palmore: I was thinking the same thing. Why do we even have to go through the process?

Davis: I don't remember us voting to change anything on farm vehicles. Do any of y'all?

Consensus of the Board that they did not vote on it.

Carter: That's going to be a question for your Commissioner of the Revenue.

Davis: You make the motion Mr. Gilliam and I'm going to second it.

Gilliam: I make a motion that we immediately address to try to change this ordinance as soon as possible and it be retroactive pay to the people who have already paid it.

Chambers: You heard the motion. It been seconded. Are there any questions? All in favor? Seven yes.

Supervisor Gilliam moved, Supervisor Davis seconded and was unanimously carried by the Board to ask the County Administrator and County Attorney to draft an ordinance regarding the farm use vehicles and bring back to the next meeting and put in it to retroactive the ordinance so that the farmers who have already paid their personal property tax on the farm use vehicle be reimbursed.

Re: VDOT Road Matters, Scott Frederick, Division Resident Engineer

Chambers: Let's move on to VDOT, Scott.

Scott Frederick: Evening, Board. Thank you for having me tonight. I'd like to say that I thank the Anti- Litter Task Force and also Kyanite Mining for the great work they do picking up litter in the county. It's a large number of bags every year. This year's certainly proven to do the same as history before. One thing I'll say about the signs that she gave out is make sure to put those off of the VDOT right away. If you're not exactly sure where that's at, a good rule to follow is keep it behind the ditch and out of any sight distance from a side street.

So I've been trying to keep you guys updated on the Thomas Road. There's a stop bar there that I've been telling you when the weather gets consistently good, they were going to come out and put a new one down with thermoplasts. That should get done I think this week was the last update I had on that. I didn't get out there today to check on it, but I'm pretty sure it hasn't been done yet. Hoping it'll be done this week.

Rocky Mountain Church Road. It's the other side of 669, the railroad still has their materials there to improve that crossing. After they do that, we'll tie into the work that they do with a new roadway there coming off 15 to tie into what they do.

We're still working on picking up brush in the county. Mostly down towards the Prince Edward County line, between route 636 over to 640 kind of in that area, getting that all picked up.

Doing a lot of work on our gravel roads. Got a lot of purchase orders in. We're putting a lot of stone down, grading them.

We also have a lot of patching work going on in the county. We've already completed Fanny White Road and Troublesome Creek Road. Working on Bell Road now, and the next one, we're going to 602 so you'll be happy. They dropped the paver off at our Dillwyn area headquarters, working our way, that way.

Bryant: They are making progress.

Frederick: Yes, sir. And then I talked to a lot of y'all offline, so that kind of keeping my update shorter tonight. I was telling Mr. Palmore, I took a look at School Road, and I think I saw what you and Bill were talking about. We're going to try to improve the shoulders in that first section off 15 there.

Palmore: I appreciate that.

Frederick: I think that's everything I have from last meeting. I've been working with Mr. Allen, kind of offline on the through truck restriction on Route 617. I gave him a lot of the data tonight and will follow up more offline about that. But I can take comments or concerns or questions from you guys.

District 1:

Davis: Yeah, Mr. Frederick, since y'all been doing the brush clean up, we had several trees come down last week that the fire department has cut back to get them out of the road. But some of them are pretty big trees. I think Jason kind of attested. Had some bad storms last week.

Frederick: Yes, sir, a lot of the storms we had over the winter took down pines, but the oak trees but now that the leaves are coming back on this hardwood trees, this last wind event we had took down what seemed like more oak trees than we had in the other events.

Davis: This was a big one down below Jax, between Jax right on 15. Quite a few trees down all over the county, but we had some bad winds last week.

Frederick: Yeah, so we're working on getting those picked up too.

District 2:

I appreciate your work on Bell Road this week. Mr. Walker, Mr. Stone, both of my district contact me basically, almost on a weekly basis, checking up to see anything that's going on. I appreciate everything that VDOT is doing for my district.

District 3:

I had a constituent with concerns, and he's also fire department member. The shoulders are breaking off on Francisco Road from Chestnut Grove all the way out to 15 and some places, it's pretty bad.

Frederick: Okay, we'll have to take a look at those.

Palmore: I haven't had time to ride through it and actually look at it myself, but I do want you to thank Mr. Stone. I had concerns from Pemberton Road off of 15 and went over to check on it, and when I rode

over to check on it, Mr. Stone had already beat me to it, and so that made me look good. So I want to make sure that you pass that along that how much I appreciate him taking care of that issue.

Frederick: Yes, sir, I'll pass that along. Always good to hear.

District 4:

Garrett: Yeah, Mr. Frederick, thank you very much for what you've done in those two roads, especially in the district. A lot of school traffic goes through there and travels that way. It might not be so many school busses as you might think, but it's a lot of the students and people dropping off students, you know, personal vehicles going through there for the school. And just also, if I find out anything on any of the trees, because it has been some newer trees blown over, like Mr. Davis said from the last storm. I know I've seen some, but y'all been working on them too, so, but thank you for what y'all do.

Frederick: Yes, sir, thank you.

District 5:

Bryant: We discussed about a Logan Road issue, and I think I got it pretty well squared away. Just want to let you know.

Frederick: Okay, good. Thank you.

Palmore: Is that the washboards?

Bryant: There's more issues than that.

District 6:

Chambers: We are in pretty good shape this time. Thank you.

Frederick: Thank you.

District 7:

Allen: We are in good shape. Me and you talked enough.

Frederick: Thank you, Board. Oh, the Six Year Plan that we worked on last month. I'm going to get that Mr. Carter in the coming weeks, and if he can advertise in time, we'll do a public hearing next month, if the Board will support that, and otherwise we can fall back and do it in June.

Re: Public Hearing: Flood Plain Ordinance

Chambers: We'll go down to K Public Hearing for the Flood Plain Ordinance. Mr. Carter?

Carter: This is kind of continuation of last month. As you recall, last month we found out that latest flood insurance rate maps had changed. In order to meet that deadline, we adopted an ordinance on an emergency basis, which is only good for 60 days. Tonight's public hearing is, of course, to adopt that ordinance permanently, to make it a permanent ordinance for the county. Those maps are things that you know, those flood rate maps are things that affect citizens that live in flood plains. So we got these national requests from this from the federal government, and we had to adopt these ordinances. And unfortunately, by the time we got those, we're right up on the March deadline. Didn't have time to advertise. So tonight is the same ordinance we talked about last month. No change has been made to it. So tonight is just a public hearing to adopt this as a permanent ordinance, not a temporary ordinance.

Chambers: So we need to open the public hearing, then?

Carter: Yes, sir.

Chambers: At this time we will open the public hearing.

Lann: No one signed up to speak.

Chambers: We close it then. What's the pleasure of the Board?

Davis: I'll make a motion, Mr. Chairman, that we adopt it.

Palmore: Second.

Chambers: We have a motion and second that we adopt this ordinance. Any questions? All in favor? Seven yes.

Supervisor Davis moved, Supervisor Palmore seconded and was unanimously carried by the Board to approve the Flood Plain Ordinance as a permanent ordinance.

Re: Public Hearing: FY25-26 Operating Budget

Chambers: 25-26 Operating Budget. Mr. Carter?

Carter: Thank you, Mr. Chairman, and welcome everybody tonight to come here about the public hearing for our operating budget for 25-26 fiscal year.

The Proposed Operating Budget for Buckingham County

Fiscal Year 2025-2026
April 21, 2025

I think this is one of the things that you know all citizens in the county should look at, because it affects how they pay their funds and what their money goes to.

Buckingham County
FY 2025-2026 Budget
Presentation

This budget is contingent upon the receipt of all federal, state and proposed local revenues

This budget DOES NOT suggest a tax increase

The budget presented tonight is balanced, meaning there will not be a need to draw from fund balance. The proposed revenues will cover the proposed expenses.

First to get some things out the way pretty quick. This budget is contingent upon receipt of all federal, state and proposed local revenues. This budget does not suggest a tax increase. So may shut down now and get out of here, but we had no tax increases in the budget for the upcoming year. The budget is presented tonight as balanced, meaning there will be no need to draw from your fund balance. The proposed revenues will cover the proposed expenses in this budget tonight.

Buckingham County
FY 2025-2026 Budget
Presentation

Quick facts

- Total budget presented is \$72,434,585
- This budget includes a 3% raise and a 1.5% bonus for all employees – this will partially be funded by the state. The County historically follows what the State does when it comes to compensation and the State is currently planning on a 3% pay increase and the 1.5% bonus to Compensation Board employees. The remaining non-comp board employees would be funded by the County.
- County's health insurance – no change.
- County's retirement contribution rate – no change.

Quick Facts about the budget. The total budget presented tonight is \$72,434,585. This budget also includes a 3% raise for employees and a 1.5% bonus for all employees, which will be partially funded by the state. As you know, historically, we follow what the status does when it comes to compensation. And the state is proposing the 3% pay increase and the 1.5% bonus to Compensation Board employees only. The remaining noncomp Board employees will be funded by the county.

Also in this budget, there is no increase for health insurance, and there's no increase for our retirement contribution rate. And my most 20 years being here, that's like the first time, I think we had both of those happen in the same year. We've had some years of no health insurance changes, and we had years of no retirement change, but never not I think in my time in the same year. So when we go through these expenses, you'll see a lot of departments had either level funding or decreased funding because they didn't have to wear those benefits coming in and increasing.

Buckingham County
FY 2025-2026 Budget
Presentation

Quick facts

- \$227,469 is included to finish the reassessment contract.
- One part-time employee is recommended for help in the Community Center.

Also another quick fact, \$227,469 is included to finish a reassessment contract. Last year, we put \$150,000 in there for the first year. This \$227,469 should be the remainder for the reassessment contract.

This budget also includes a part time employee for the community center. As you know, when you go by that place, that place is starting to take off. Citizens are using it like we hoped. So. We just need somebody there on the part time basis and help with the scheduling of programs.

Buckingham County FY 2025-2026 Budget Presentation	Buckingham County FY 2025-2026 Budget Presentation
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Expenses

Projected total expenses for fiscal year 2026 are \$65,434,585

Top 5 expense categories are:

Total School budget:	\$33,627,900
Total government expenses:	\$12,864,727
Total commitments:	\$5,890,910
Total debt service:	\$3,469,991
Total DSS:	\$2,517,818

Our expenses. Projected total expenses for the FY 26 of \$65,434,585. The top five categories on the expense side of the budget are \$33,627,900 for the school system, and that's going to be that number is always so high because they get a lot of federal and state funding; government expenses, which is \$12,864,727 and that includes your County Administration, Treasurer, Law Enforcement, Solid Waste, a lot of different departments make up that number. We'll go through that number in a little bit. Your total commitments are \$5,890,910; those are your reserves that you've set aside for upcoming projects or things you'd like to see get done in the future. Our debt service, \$3.4 million. That is steadily going down, which is a good thing. We will talk about that later, but it continues to decrease, which is what you want to see. And last of the top five is Department of Social Services. Their budget is \$2.5 million.

Buckingham County FY 2025-2026 Budget Presentation	
County Administration	1,338,674
Facilities & Registrar	561,572
County Attorney	195,400
County	568,365
Law Enforcement	3,218,963
Regional Jail	549,930
Community & Public Safety	612,415
Fire Department	587,842
Building Inspection	133,181
Animal Control	268,638
Solid Waste Program	1,009,935
General Services	865,440
E. 3111 Volume 2024 12/15/2024	280,531
Health Department	1,111,000
Public & Recreation	240,821
Planning & Zoning	181,124
Information Services	121,595
Fixed Charges	486,600
Library	234,478
Other Agencies	476,650
Reserve/Retirement	222,496
Total Government Expenses	12,864,727

- Total government expenses are \$12,864,727
- This is an increase of \$515,050 from the previous year
- Departments really took this budget year serious and worked on keeping their requests to needs
- 8 Departments had decreases
- 2 Departments were level funded
- 7 Departments had increases that were less than \$3,000
- That is 17 Departments out of 28 that had decreased requests or requests that were less than \$3,000 from FY24

The \$12.8 is government expenses. That's an increase of \$515,050 from the previous year. And I'll go back and say once again, thanks to all the departments that took the budget serious, this year. We had eight departments that had decreases, two departments that were level funded, seven departments that had increases that were less than \$3,000. So when you add those up, we had 17 of the 28 departments that had decreased requests or requests that were less than \$3,000 from FY-24 which is always a great thing, we asked departments to look at what they need and not what they want.

Buckingham County FY 2025-2026 Budget Presentation

	Proposed	FY 2025 - Adjusted	Difference
CoAdmin-Finance	1,373,974	1,382,889	(8,215)
Electional / Registrar	364,072	377,812	3,200
County Attorney	125,400	126,069	669
County	514,085	514,773	(688)
Law Enforcement	3,218,360	3,418,738	(200,378)
Regional Jail	649,930	699,930	(50,000)
Commonwealth Attorney	837,618	821,184	16,224
Fire Departments	567,842	550,128	17,514
Building Inspection	193,191	191,241	1,950
Animal Control	265,692	297,582	(31,891)
Solid Waste / Recycling	1,005,038	1,009,197	750
General Properties	805,430	816,958	(11,528)
911 / Information Technology	508,611	549,548	(41,181)
Health Department	133,000	127,738	5,261
Public Works	270,921	251,527	19,394
Planning / Zoning	181,324	180,883	441
Extension Service	133,536	127,433	6,103
Food Charges	406,900	474,680	(67,780)
Library	530,678	522,495	8,183
Other Agencies	400,000	338,261	61,739
Reassessment	227,489	150,000	77,489
Total Governmental Expenses	12,364,727	12,309,677	55,050

This screen here is showing our top five increases for the budget under County Administration or County expense, county services. I'm sorry. Law Enforcement had a \$200,000 increase. Our Regional Jail had \$50,000 increase. And that's one of the things we contributed to Regional Jail as part of the seven other localities. And that's our rate, depending on the number of inmates that we have to attend that facility. E, 911, Information Technology had an increase of \$41,000 and that \$41,000 included a \$60,000 increase for our server that runs the county. We have a system called AS400 that controls all the departments operations. So it has your Treasury to our General Ledger. It ties the Building Inspections to the Treasurer's office, and it ties everything together. We've had that system for seven years. It's reached the end of life. So we need to replace that system before it crashes. Other agencies, that is increase of \$64,615 and of that \$64,000, \$43,000, was that new Regional Recovery Court that we decided to partner with Prince Edward and Cumberland. So \$40,000 of \$60,000 is for one thing, and we get opioid money to fund that. So it's showing as an expense on this side, but you'll see it as a revenue on the other side as well. And then Reassessment. That's an increase of \$77,469. As I said before, we had \$150,000 last year in the budget and the remaining \$227,000 is to finish reassessment in this year.

**Buckingham County
FY 2025-2026 Budget
Presentation**

There are funds that come from state and federal governments that help reduce the amount of local money to fund government

The three major sources of "other funding" are:
State (Compensation Board positions)
Federal Funds
Grants

There are some funds that come from state and federal governments that help reduce the amount of local money to fund the government. Those three major sources of other funding are our state funds, which are mostly Compensation Board positions, our federal funds and grants.

**Buckingham County
FY 2025-2026 Budget
Presentation**

	Government Budget	State, Federal, Other Funds	Local Budget
General Services	1,520,674	281,832	1,238,842
Electrical & Registrar	381,871	96,104	285,767
County Attorney	135,490	-	135,490
Courts	584,885	337,870	922,755
Law Enforcement	2,214,982	1,230,348	3,445,330
Regional Jail	649,920	-	649,920
Commonwealth Attorney	827,418	460,540	1,287,958
Fire Department	557,842	93,897	651,739
Building Inspection	193,181	-	193,181
Animal Control	295,952	-	295,952
State Veterans / Records	1,009,838	-	1,009,838
General Properties	805,440	-	805,440
ES & Information Technology	583,851	115,000	698,851
Health Department	725,080	-	725,080
Police / Protection	270,921	-	270,921
Planning / Zoning	781,324	-	781,324
Extension Service	133,785	-	133,785
Public Storage	488,700	-	488,700
Library	330,878	-	330,878
Other Agencies	400,888	9,200	410,088
Reassessment	327,485	-	327,485
Total Government Expenses	12,864,727	2,642,988	10,221,739

With state and federal funds subtracted, this is the local budget for general government expenses

Now the total for government expenses is decreased by \$2,642,988 leaving a new total of \$10,222,039

As expected, the Constitutional Officers have the most amount of funding because they have Compensation Board positions

The \$12.8 is in your first column, those are all the same numbers pulled over, but you can see in the middle column, we get federal grants and revenues, or federal grants and funding from the state and other sources that help reduce that amount down to \$10.2 million. So the \$10.2 is what the taxpayer is paying. So once you back out that \$2.6 million in other sources, that's what the locality is responsible for coming up with. As expected, the Compensation Board departments are the ones that have the most funding because they have those Compensation Board positions.

Buckingham County FY 2025-2026 Budget Presentation

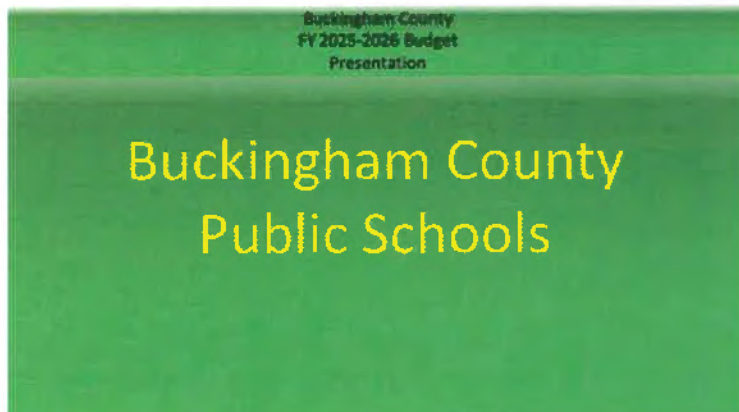
	Government Budget	State, Federal, Grant Funds	Local Budget
County Admin/Finance	1,578,874	281,537	1,297,337
Electoral / Registrar	384,872	98,181	286,691
County Attorney	190,400	-	190,400
Courts	684,066	357,875	236,190
Law Enforcement	3,518,382	1,278,348	1,988,914
Regional Jail	649,930	-	649,930
Commonwealth Attorney	497,418	497,549	107,879
Fire Departments	567,842	43,967	483,853
Building Inspection	193,191	-	193,191
Animal Control	285,802	-	285,802
Solid Waste / Recycle	1,009,926	-	1,009,926
General Programs	805,440	-	805,440
IT / Information Technology	583,631	118,302	465,329
Health Department	133,000	-	133,000
Parks / Recreation	270,921	-	270,921
Planning / Zoning	181,324	-	181,324
Extension Service	133,506	-	133,506
Feed Charges	488,700	-	488,700
Library	330,678	-	330,678
Other Expenses	486,085	9,289	391,488
Reclassification	227,469	-	227,469
Total Government Expenses	12,864,727	2,542,884	10,222,039

The orange color represents Constitutional Officers and offices that receive funding from the State for positions.

The blue color represents grant funding for specific purposes.

Note: The Treasurer and Commissioner of Revenue are included in the first row with County Administration. This is the funding those two Constitutional Officers get for Comp. Board positions.

This is just the same chart, showing you the orange represents the Comp Board positions. So County Admin Finance, that's where your Treasurer and your Commissioner of the Revenue is located. Your Electoral Board and Registrar. The Registrar gets funding from the state. Of course you've got your Circuit Court Clerk, Law Enforcement, the Sheriff's Office and Commonwealth Attorney, which our Commonwealth Attorney receives money from the Comp Board as well. The remaining items in blue are just grant funding things we get from the state.



Buckingham County Public School System.

Factors in solving the School's budget

Average daily membership is estimated at 1,725 which is down 28 students compared to this time last year.

3 percent pay increase for contracted employees.

The State has not finalized their budget. The numbers being presented tonight could and probably will change.

Factors in solving the schools budget this year is their average daily membership is estimated 1,725 which is down 28 students compared to this time last year. They have in their budget also a 3% pay increase for contracted employees. And of course, once again, the state has not finalized their budget, so the numbers presented tonight could and probably will change.

Factors in solving the School's budget

The School Board is asking for \$9,412,521 – an increase of \$519,223 in local funds.

The School Board had a separate \$750,000 ask for pay scale adjustments, which makes the total requested increase in local funds \$1,269,223.

The total proposed school budget is \$33,627,900.

The total school revenue from all sources except The County is \$24,734,602. The amount needed to balance the school's budget is \$8,893,298. This is the local appropriation. Currently the Schools are level funded.

The School Boards is asking for \$9.4 million which is an increase of \$519,000 in local funds. As you're aware, the School also made a separate request for \$750,000 for pay scale adjustments, which makes a total request or increase for the School of \$1.269 million. The total School budget is proposed at \$33,627,900. Total revenue from all school sources except the county is \$24.7 million, which leads to amount to balance the school budget is \$8,893,000. This will be what your local appropriation is. Currently the schools in this presentation is level funded.

Factors in solving the School's budget

Recent Increases

April 1, 2023	7,598,316	}	Does not include the current request of \$1,269,223
July 1, 2023	623,461		
September 11, 2023	111,521		
January 8, 2024	170,000		
February 10, 2025	390,000	}	Does not include approximately \$2.6 million in debt payments
Current FY25 Budget	8,893,298		

This is just showing a kind of history of the school's budget the last few years. I just picked two years ago. So you can see, back in April 1 of 2023, we were at \$7.5 million and then with the increase that you guys are given in the last few years, couple years, we are up to \$8.8 million now. And this does not include the increase of 1.269 and does not include the 2.6 million in debt service payments at the County pays for.

	Current Budget	School's Request	Difference
School Expenses			
Instruction	6,129,196	7,315,171	1,185,975
Admin/Attn/Health	437,636	468,820	31,184
Transportation	870,741	896,330	25,589
Transportation - Buses	270,000	270,000	-
Operations	689,550	698,759	9,209
Lease Payment	152,742	158,373	5,631
Cafeteria Services	-	-	-
Technology	343,433	355,068	11,635
Total School Operations	8,893,298	10,162,521	1,269,223

This is a breakout of the categories of schools. How they're funded. Instruction, Admin/Health, Transportation, Operations. They have a lease payment, Cafeteria and Technology. And you can see, currently, since we're level funded right now, that \$8.89 is what is shown in the local amount. The remaining to \$24 million, the difference is what they get in state and federal funds. This is a comparison of what the current budget is. \$8.8 million and with those increases they requested, it goes up to \$10.1 which is the, once again, the \$1.29 increase they had with the operations increase and the salary adjustment increases.

Buckingham County Department of Social Services & Comprehensive Services

Buckingham County Department of Social Services and comprehensive services.

Department of Social Services

Total Expenses are \$2,517,818 - increase of \$79,932

State & Federal funds are \$1,903,300 - increase of \$56,533

To balance, the County appropriation would be \$614,518

That is an increase in local funds of \$23,399

The increase will cover the 3% cost of living increase and the 1.5% proposed bonus.

For the Department of Social Services, their total expenses of \$2.5 million, which is an increase of almost \$80,000. Their state and federal funds are \$1.9 million, which is increase of \$56,000. So to balance that fund, the County would need to appropriate \$614,000 for DSS. That's an increase in local funds of only \$23,399 because once you take an account the state and federal money, that's our only appropriation. And once again, hats off to Mrs. Coleman, as they always are tight with their budget. They got their 3% cost of living increase in the one time, one and a half percent proposed bonus, and that 23,000 is going to cover it. So they are always great work with when it comes to budget.

Buckingham County
FY 2025-2026 Budget
Presentation

Comprehensive Services

Total Expenses are \$2,406,886 – increase of \$364,886

State & Federal funds are \$2,050,000 – increase of \$328,000

To balance, the County appropriation would be \$356,886 – increase of \$36,886.

It is important to note that for each local dollar that is contributed, the County gets a 20% match in funds.

Comprehensive Services. The total expenses of \$2.4 million, which is increase of \$364,000. State and federal funds increased to \$2 million which is \$328,000 increase. So to balance that fund, the County's appropriation needs to be \$356,000 which is only an increase of local funds of \$36,886. It's also important to note that for each dollar that we put towards CSA, we get a 20% match from the state.

Buckingham County
FY 2025-2026 Budget
Presentation

Comprehensive Services

We put in last year's budget funds for CSA Coordinator and we have hired that person. We were paying part of the salary to the School Board.

We felt like with the number of cases we had the position wouldn't justify being full time.

We reached out to Prince Edward County as they needed a CSA Coordinator as well.

Little history on that position. Remember, last year we put in the budget for CSA coordinator and since that time, we've hired that position. If you recall, we were paying the school, they had a person that was doing the CSA for us, which they had a full time job at the school Boards as well. So they wanted that position to come to the county since we are the fiscal agent. We felt like the number of cases we had in the position wouldn't justify it being full time. We reached out because luck of the draw, Prince Edward needed a CSA coordinator at the same time we did. We reached out to them to see if they wanted to share a position.

Buckingham County
FY 2025-2026 Budget
Presentation

Comprehensive Services

We decided to partner with Prince Edward and with their cases combined with ours, that will justify a full-time position.

The CSA Coordinator will be a Buckingham County employee with Prince Edward contributing 40% of the salary.

We decided to partner with Prince Edward, and so with their cases and our cases combined, we think that will justify a full time position. An important note is the CSA coordinator would be a Buckingham County employee with Prince Edward contributing 40% of their salary. And that's just because we have more cases than Prince ever. So they start off they're doing 40% of the salary.

Buckingham County
FY 2025-2026 Budget
Presentation

Comprehensive Services
Sources of Funds

State & Federal Revenues	2,022,000
Contribution from Prince Edward	28,000
Transfer from General Fund	356,886
Total CSA Budget	<u>\$ 2,406,886</u>

So the breakout for CSA, Comprehensive Services, state and federal revenues is about \$2 million. The contribution from Prince Edward and then our transfer from General Fund gives you the \$2.4 million for that budget.

Debt Service & Industrial Development Authority

Debt Service and Industrial Development Authority.

Industrial Development Authority (IDA) - \$181,176

Currently the financing for the new sewer plant flows through the IDA.
This is the annual payment and stays constant, so no change.

Historically the Board has aggressively paid down debt early and has
refinanced projects to not only take advantage of lower interest rates and
payments but also to shorten the life of the debt. I will show this benefit later.

The IDA budget is \$181,176. That is currently the financing for the new sewer plant. That's the annual payment. It's about \$15,000 some change each month. So multiply by 12 and you get the \$181,0000. There's no change. Historically, the Board has aggressively paid down debt early, has refinanced projects to take advantage of lower interest rates and payments, but to also shorten the life of the debt. And we'll get to that and show that benefit later.

Upcoming Debt

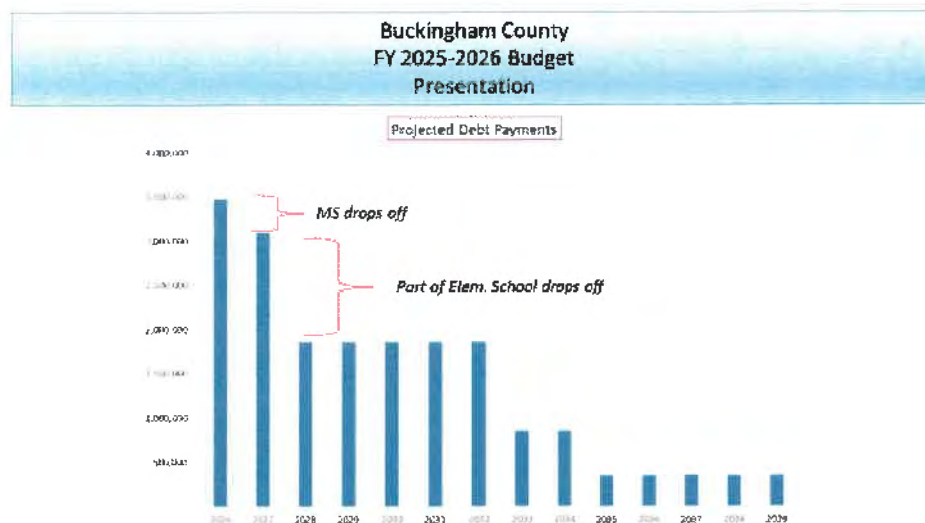
	FY2026	FY2027	FY2028	FY2029	Maturity Date
Courthouse	503,141	500,588	502,138	503,238	2034
Elementary School (Rt. 20)	2,236,888	2,237,799	1,004,888	1,001,348	2027 & 2032
Middle School (Rt. 60)	378,750	0	0	0	2023 & 2026
Library / Community Center	349,188	353,041	351,253	348,953	2039
** Wastewater Plant	181,176	181,176	181,176	181,176	2033
Total upcoming debt	3,649,142	3,272,503	2,039,454	2,034,714	

** IDA

The Elementary School receives a federal subsidiary called Qualified School
Construction Bond (QSCB) in the amount of \$430,000 and we are receiving a VPSA
refund (\$45,563) that reduces the tax payer burden from \$3,649,142 down to
\$3,173,579.

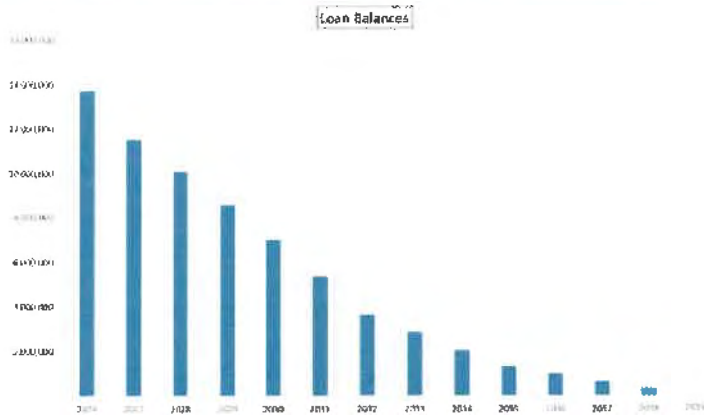
Here's your upcoming debt for the next four years. You can see in FY 26 with \$3.6 million. We're

going to drop \$3.2 million in FY27 and then it's a substantial drop off there. Going through the projects, the courthouse is at \$503,141 for FY26 and that's pretty consistent all the way across. It's going to be paid off in 2034. Elementary School, which on Route 20. That's at \$2.2 million. That's in two pieces. One of those loans is going to drop off in FY27. So you can see from 27 to 28, it almost drops in half. That part of that payment would go away. It will be paid off on that portion. The Middle School on Route 60. We have one payment left, and that would be paid off in FY26. It's a shame, because that payment is due in July. So we have to put in the budget for the upcoming year, because July is to start the new fiscal year. But as a July of 2025 that would be paid off. The Library/Community Center is about the same going over across and will be paid off in 2039 and the Wastewater Plant, which is going through the IDA would be paid up in 2033. An important note about the Elementary School up there that drops off between 27 and 28, they receive a subsidy from the federal government called Qualified School Construction Bonds, or we call them QSCB in the amount of \$430,000. So those loans are almost interest free. We pay the money and we get reimbursed from the federal government. So when you take that reimbursement from the federal government, and we have a tax rebate from the state, that drops our debt service down from \$3.6 million to actually \$3.1 million, which the taxpayers are responsible for.



This is just a visual representation of what I just showed. As you can see, from 26 to 27 when that Middle School payment drops off, you see a drop in the bar between 26 and 27 and then between 27 and 28 when the Elementary School payment drops off, that one payment drops off, there's a significant savings down over a million dollars. So once again, the Board has always looked at refinancing, taking advantage of low interest rates, so it's starting to pay off now, when we get to these next couple of years.

Buckingham County
FY 2025-2026 Budget
Presentation



This is just a chart showing our debt service, which you want to see, that curve going down. So you see, by 2039 if we didn't take on any more debt, we'd be done with everything in 2039.

Buckingham County
FY 2025-2026 Budget
Presentation

Emergency Services

The County currently fully staffs stations at Dillwyn and Glenmore and now at the Arvon Fire House.

This budget is composed of currently 27 full-time staff members, 9 part-time staff members and 1 volunteer.

The total budgeted amount of this fund is \$2,426,754.

Emergency Services. The County currently fully staffs the stations at Dillwyn and Glenmore and now at the Arvon Firehouse. This budget is composed of 27 full time staff members, 9 part-time staff members and one volunteer. The total amount of budget for this fund is \$2.4 million.

Emergency Services

Total expenditures are: \$2,426,754

The source of revenue breaks down like this:

Cost Recovery	\$1,100,000
4 For Life – grant	\$20,000
Transfer from General Fund (increase of \$370,443)	\$1,306,754
Total Revenue	\$2,426,754

The breakdown of that \$2.4 million is cost recovery, that we bill the participants that take advantage of the services, \$1.1 million; we get a Four-for-Life grant each year of about \$20,000; and our transfer from the General Fund is \$1.3 million. That's an increase of \$370,000 from the General Fund. But if you recall, \$200,000 was the Arvonja project. So once you factor that in, is only a really increase \$170 so that \$370 looks like a lot, but we knew we're going to do the Arvonja project, and we did it, so that's rolled over into that fund now.

Commitments to Fund Balance (reserves)

Commitments to fund balances, which we call reserves.

Buckingham County
FY 2025-2026 Budget
Presentation

Commitments to Fund Balance

This is our "reserves" or projects that the Board has identified

All commitments must be approved by the Board before spending

These are reserves of projects the Board has identified. And once again, all commitments must be approved by the Board before we spend them so it's not something that we can just go to and spend when we are short on something. We always have to get an appropriation from the Board and ask you guys to spend those funds.

Buckingham County
FY 2025-2026 Budget
Presentation

Commitments to Fund Balance

Gene Dixon Park Expansion	1,500,000	The siting agreement revenue that we have received so far has been added to the commitments. This is done to keep these one-time funds separate from the general fund so they can be used for one-time expenditures.
Animal Control Facility	1,300,000	
Economic Development	776,385	
Fire / Rescue	20,000	
School - State / Federal Carryover (non-recurring)	237,613	Vehicles once again have been removed from commitments. Next year when we have a "reset" from reassessment, we need to look adding reserves for vehicles, especially the big ticket items such as squad vehicles and solid waste trucks
Capital Projects (siting agreements)	1,833,333	
Reserve for Contingency	223,579	
Total Commitments to Fund Balance	\$8,880,810	

Our siting agreements are revenues that we have received so far are added to this line, this fund. This is done to keep those one time funds separate from General Fund expenditures, so they won't be used for one time expenditures, because we're going to get those siting agreement revenues right up front. We don't want to put those in our current expenses, and then we fall short the following upcoming years. Vehicles, once again, have been removed from commitments. Next year, when we have a reset for our reassessment, we need to look at adding those reserves back for vehicles, especially the big ticket items such as the squad vehicles and solid waste trucks, because you want to get stuck with paying for one of those in one fiscal year. You want to spread it out over time, so the pain is not felt as much. Going through some of these commitments, we have \$1.5 set aside for Gene Dixon Park, \$1.3 set aside for Animal Control Facility, Economic Development \$776,000. That is funds we've accumulated from selling the county property over the years. Your Fire Rescue. Those are training funds we set aside in case the volunteers need something for training. There's a school number there for \$237,613, that's non-reoccurring. That's money they got from the state that it crossed fiscal year. So the money came into the county, but they haven't spent it yet. So that's not an expense to the county, because we have received that money from the treasurer's office. The \$1.8 for siting agreements. I'll show that breakout in a couple

slides later. And there's your Reserve for contingency, which is the money we have left over when this budget was completed. So right now we stand with \$223,579 for funds that you guys have to use throughout the year or to add or decrease to this budget if you want to take on new expenses. That makes your commitments to \$5,890,910.

Buckingham County
FY 2025-2026 Budget
Presentation

Water & Sewer Funds

Water and Sewer funds.

Buckingham County
FY 2025-2026 Budget
Presentation

Water & Sewer Funds

These funds are our enterprise funds, meaning they are self supporting and run like a business with fees collected from customers

Require no tax support from citizens

Actually provide revenue to the general fund for collections, staff, and office space

These are our enterprise funds, meaning they're self-supporting and run like a business with fees collected from the customers. They require no tax support from citizens, and they actually provide revenue to General Fund because they actually pay for office space and collections that goes on at the County Administration building.

Buckingham County
FY 2025-2026 Budget
Presentation

Water & Sewer Funds

	<u>FY2026</u>	<u>FY2025</u>	<u>Change</u>
Water Fund	1,530,734	1,524,045	6,689
Sewer Fund	<u>517,688</u>	<u>517,688</u>	-
Total Enterprise Funds	2,048,422	2,041,733	6,689

The combined water and sewer funds have a projected total increase of \$6,689

Also we have a 3% increase in rates that happens each year per our loan agreements with Rural Development

The two departments altogether only had an increase in the water fund of \$6,689. You might get calls from constituents every once while, but we do have that 3% rate increase that happens July one of each year. That's part of our agreement with Rural Development for our loans.

Buckingham County
FY 2025-2026 Budget
Presentation

Revenues

How we expect to pay for everything

Revenues. This is how we expect to pay for everything.

**Buckingham County
FY 2025-2026 Budget
Presentation**

	<u>Proposed</u>	<u>FY2025</u>
Real Estate	\$0.60	\$0.60
Public Service Corporation	\$0.60	\$0.60
Air Craft	\$1.10	\$1.10
Merchants Capital	\$1.00	\$1.00
Machinery & Tools	\$2.90	\$2.90
State Corporation Commission PP	\$4.05	\$4.05
Personal Property	\$4.05	\$4.05

For each penny / cent in the RE tax rate, the County receives about \$150,000.

All per \$100 of assessed value

As I said before, if you look at this chart, this proposed column is exact same as the FY25 so there's no tax increase at all proposed in this budget. Important note also to remember is that for every penny we get or we collect is \$150,000 and this is all based on \$100 of assessed values.

**Buckingham County
FY 2025-2026 Budget
Presentation**

LOCAL REVENUE

Real Estate	14,820,000	
Personal Property Taxes	4,651,000	
Other Local Taxes	817,000	
Penalties / Interest	440,000	
Local Sales / Use Tax	1,070,000	This is all revenue related to Buckingham citizens, whether directly related to taxes collected here in the County or fees such as sales tax that are collected by the State and flow back to the County.
Utility Tax	370,000	
Motor Vehicle License	350,000	
Permits / License	124,600	
Use Money / Property	286,049	
Other Local Revenue	94,216	
Total Local Revenue	23,022,865	

Our local revenue is \$23,022,865. This is all the revenue that the Buckingham citizens pay, whether directly related to taxes collected here in the county, or fees such as sales tax that are collected by the state and flow back to the county. As expected, Real Estate and Personal Property are two big collectors. Sales tax goes through state and comes back. But I guess all the heartache you guys hear is always about Real Estate and Personal Property. Those are our two things that we get the most funds from.

State & Federal Funds

Our State and Federal funds.

State Funds

Non-categorical aid	\$1,589,814	Funds that can be use in the general fund
Categorical aid	\$2,534,352	Funds for specific purposes
Other state revenue	\$45,563	Debt service credits

So our three categories, we have Non-Categorical Aid. Those are funds that we get from the state that can be used for anything in the General Fund. They're not specifically related to anything. We can use them on what we see necessary. Categorical Aid. Those are funds for specific purposes, which is mostly our Comp Board positions and from the state. Other state revenues. These are our debt service credits we get from the state.

Buckingham County
FY 2025-2026 Budget
Presentation

State Funds - comparison

	<u>Proposed</u>	<u>FY2025</u>	<u>Change</u>
Non-categorical aid	1,589,814	1,590,314	(500)
Categorical aid	2,534,352	2,260,257	274,095
Other state revenue	45,563	47,813	(2,250)
Total State Revenue	<u>4,169,729</u>	<u>3,898,384</u>	<u>271,345</u>

So those total state and federal revenues of \$4.1 million. You can see the two out of three were decreases with the biggest increase being Categorical aid to \$274,095 and that goes back to those Comp Board positions. Because the state's proposing a 3% pay increase and 1.5% bonus, there's your increase to help pay for that.

Buckingham County
FY 2025-2026 Budget
Presentation

State Funds

Categorical aid	<u>Proposed</u>	<u>FY2025</u>	<u>Change</u>
Commonwealth Attorney	403,818	363,958	39,860
Sheriff	1,210,348	1,081,032	129,316
Commissioner of Revenue	123,111	100,074	23,037
Treasurer	158,426	145,418	13,008
Registrar	95,101	75,866	19,235
Clerk of Circuit Court	314,160	288,358	25,802
Virginia Commission for the Arts	4,500	4,500	-
Fire Programs	83,987	65,750	18,237
E-911	110,000	110,000	-
Victim Witness	21,201	21,201	-
State Grants - miscellaneous	5,000	-	5,000
Anti-litter	4,700	4,100	600
Total	<u>2,534,352</u>	<u>2,260,257</u>	<u>274,095</u>

The biggest increases are due to the 3% raise and bonus that is coming from the State for Constitutional Officers.

These are our state funds, category funds to show that just in a more blown out portion. You see the \$2.5 in the proposed column. There's an increase of \$274,000 from the slide before. And you can see up in those top with the constitutional officers, those are the increases for the 3% raises and bonuses coming from the state. You can see the Sheriff's office, because they have the most positions, they get the most but then you see the Treasurer's office, Registrar and Commissioner of the Revenue.

Buckingham County
FY 2025-2026 Budget
Presentation

Federal Funds

	<u>Proposed</u>	<u>FY2025</u>	<u>Change</u>
QSCB	430,000	430,000	-
Victim Witness	44,521	44,521	-
Selective Enforcement	20,000	20,000	-
Opioid Settlement	43,815	18,568	25,247
Total State Revenue	<u>538,336</u>	<u>513,089</u>	<u>25,247</u>

Federal funds. We don't get that many in federal funds, but that QSCB I mentioned earlier, with the middle school or elementary school, we get that back from the federal government. Our Victim Witness Protection, they're funded by the state and the federal government. So that's a split with that person, selective enforcement and our opioid settlement money. This is the \$43,000 mentioned earlier about departments and agencies that we saw that \$43,000 increase. This is coming from the state to help pay for that. So it's offset. We got in the expense side and the revenue side. So in total, it's a wash.

Buckingham County
FY 2025-2026 Budget
Presentation

<u>Local vs Total Budget</u>	<u>Total Budget</u> <u>Budget</u>	<u>State, Federal,</u> <u>Grant & Other Funds</u>	<u>Local</u> <u>Budget</u>
Government Expenses	12,864,727	2,642,688	10,222,039
School System	33,627,900	24,734,602	8,893,298
Dept. of Social Services	2,517,818	1,903,300	614,518
CSA	2,406,886	2,050,000	356,886
IDA	181,176	-	181,176
Debt Service	3,469,991	475,562	2,994,429
Commitments	5,890,910	-	5,890,910
Emergency Services	2,426,754	1,120,000	1,306,754
Water System	1,530,734	1,530,734	-
Sewer System	517,688	517,688	-
Ending Year Balance	7,000,000	-	7,000,000
Totals	<u>\$72,434,585</u>	<u>\$ 34,974,574</u>	<u>\$37,460,010</u>

In summary, once again tonight, in your packet and as advertised, you'll see our total budget advertised as \$72,434,585. Once we take out all the state and federal funds, which the big portion is school, because they get those state and federal funds from for their programs, the local budget is down to \$37 million So there's a big increase on what you see advertised versus what the taxpayer and what you guys pay for.

Buckingham County
FY 2025-2026 Budget
Presentation

Summary

Historically its been the policy of the Board to look at adjusting the tax rate at reassessment. Currently our reassessment is every six years. Our reassessment process has started and is scheduled to be completed in 2025 and become effective in 2026. In conversation with some counties that are a year ahead of us with reassessment, they are seeing real estate values increase in the 30%-40% range. We will have to deal with those values and balance the rate to get the revenue we need until the next reassessment.

Historically it's been the policy of the Board to look at adjusting our tax rate at reassessment. Currently, our reassessment is every six years. Our reassessment process has started as some as you know already, and it's scheduled to be completed in 2025 and become effective in become effective in 2026. In conversation with some counties that are year ahead of us, such as Prince Edward, they are seeing real estate values increasing between 30% and 40%. So it's gonna be a big sticker shock when this happens. We'll deal with those values and get our tax rate down to get it equalized, and try to get to the next reassessment.

Buckingham County
FY 2025-2026 Budget
Presentation

Summary

There is good funding news on the way.

1. Revenue from the solar farms, both one-time funds and reoccurring
2. Debt payments are going to significantly decrease in the near future

There's some good funding news on the way. Revenue from the solar farms in the form of one time funds and reoccurring and our debt payments that we talked about earlier.

**Buckingham County
FY 2025-2026 Budget
Presentation**

Summary

	Mega Watts	Siting Agreements (one-time)	Siting Agreements Received	Remaining Siting Agreements	Revenue Share (annual)
Riverstone	149.5	1,750,000	-	1,750,000	230,230
Blue Rock Solar	100.0	3,000,000	1,000,000	2,000,000	154,000
Mountain Pine Avenue	80.0	2,400,000	800,000	1,600,000	123,200
Rossmore Creek Solar	5.0	100,000	33,333	66,667	-
		7,250,000	1,833,333	5,416,667	507,430

Revenue share based on \$1,540
per mega watt

These are our four solar farms that we signed siting agreements for. You can see in the first column there is a potential \$7.2 million from those solar farms we've signed so far. So far in the second column, when the siting agreement is received, we've already seen \$1.8 million from those. You can see the breakout from each one. That leaves the remaining of \$5.4 million we have not received yet in siting agreements from solar farms. You'll see the River Stone, the first one, that was our first one. They're going to pay that \$1.7 million when they go into operations. The remaining three, we did them in thirds. They paid a third when they got approved from the Board. They pay another third when they get the building permit, then they pay the final third when they go in operation. So that's why you see we've gotten the first payment of those three already. Also with these solar farms, there's a thing called revenue share we agreed to do. So currently, that revenue share is \$1,540 per megawatt that they would be required to pay to the county each year once they go into operations. So just for Riverstone, for example, when they go into operations, we'll get that \$230,000 each year. Blue Rock will be 154,000, Mountain Pine Solar will be \$123,000 and it's like I said, it's important to know that goes up 10% every five years. So we have some one time monies coming up for these siting agreements. And then we got some annual money that will be coming in once they go into operation.

Buckingham County FY 2025-2026 Budget Presentation

Summary



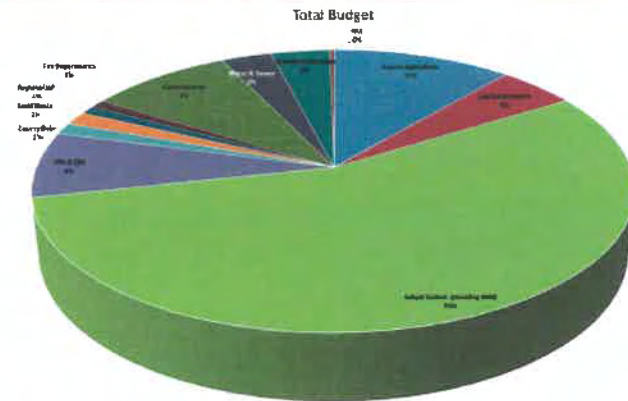
This is a chart from earlier with the numbers showing. So you can see for 26-27, our debt, there's a savings of over \$350,000 that's coming up. By this time next year, we should see that savings. Between FY27 and 28, there's over \$1.2 million in savings in debt payments.

Buckingham County FY 2025-2026 Budget Presentation

As a reminder, the County does offer a tax program called Tax Stabilization for the Disabled and Elderly. Please contact the Commissioner of the Revenue for more information.

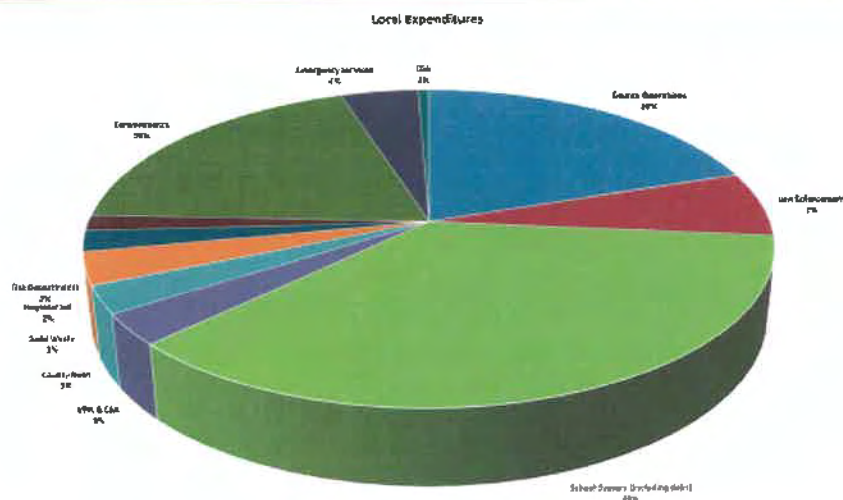
As a reminder to the citizens out there, the county does offer a tax program called Tax Stabilization for the Disabled and Elderly. Please contact the Commissioner of the Revenue for more information and the paperwork to file that.

Buckingham County FY 2025-2026 Budget Presentation



I put this chart on here to show our total budget. You can see, it's probably hard to see with the black writing, but the big piece of green pie is the school system. That's 55% of our total budget, and that's because of that state and federal funds that they get.

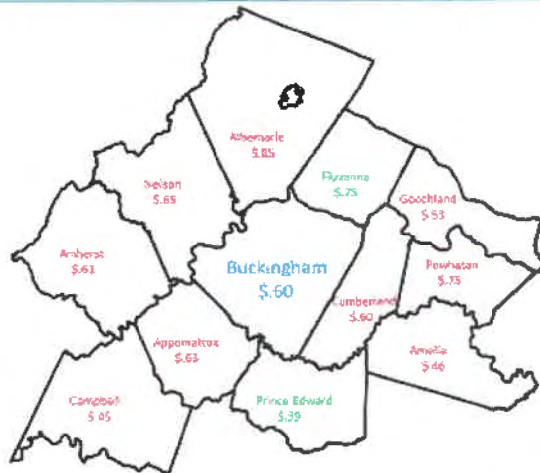
Buckingham County FY 2025-2026 Budget Presentation



Going to the next one, just shows our local expenditures. So that's the \$8.9 million that we fund the schools with. And at that point, they're 36% of our total budget, with your commitments being 19% in County operations, which includes Sheriff, Solid Waste, Treasurer, Commission of the Revenue and County Administration.

Buckingham County
FY 2025-2026 Budget
Presentation

Surrounding RE Tax Rates



I put this map here to show tax rates for the surrounding counties. It's hard to see, but the green Fluvanna and Prince Edward just had reassessment. So you can see Prince Edwards down to 39¢ because they just finished their reassessment. I think they were before the reassessment they were like at 50 something. So reassessment, because the values went up so high, they brought the tax rate down to equalize it. Appomattox Nelson, Amherst, Albemarle, they have not done theirs yet. I think Appomattox, Amherst and Nelson are on the same schedule as us, so they're probably doing it right now. Goochland, Powhatan, they actually have an annual reassessment. They do theirs every year, so that way they don't have the sticker shock from every six years. I guess they have staff on hand to do that every year. That's where our tax rate stands. Now, next year with reassessment we will have to look at that rate and see how to get through the next six years, at the same time lowering their rates down to make the shock less for the citizens. the

Buckingham County
FY 2025-2026 Budget
Presentation

This Chairman will now open the public hearing

This is just the public hearing and no Board action can take place tonight

The Board will recess to reconvene next Monday, April 28th at 5:00 p.m. to adopt a budget and tax rates for the 2026 fiscal year

Thank you for your time and this concludes my presentation

The chairman will now open the public hearing. This is just a public hearing tonight, and no Board action can take place tonight. The Board will recess to reconvene next Monday, on April 28 at 5:00 to

adopt the budget and the tax rates for the 2026 Fiscal Year. Thank you for your time, and this concludes my presentation, Mr. Chairman.

Chambers: Thank you. Mr. Carter. We now open the public hearing. Anybody sign up to speak?

Lann: No one signed up to speak.

Chambers: I guess we close it. We can't add nothing to the budget tonight, right?

Carter: Monday night.

Chambers: Next Monday night. Okay.

Carter: No action can be taken tonight. You take action next Monday night. Next Monday at 5:00, because the Planning Commission meeting is at 6:00 that follows us.

Re: Zoning Matters: Case 25-SUP353 Donald Applegate

Chambers: We'll go down to L. Zoning Matters. Mrs. Edmondston is not here.

Carter: Yes, sir, I will step in for Mrs. Edmondston tonight. The first case before you is 25-SUP353. Applicant is Donald Applegate, which is 17534 East James Anderson Highway, Dillwyn, Virginia. Tax Map 138 Parcel 39 containing approximately 2 acres located 17534 East James Anson Highway, which is in District 2. It's currently zoned A-1. The request is to obtain a special use permit to operate a commercial garage and auto repair shop. The applicant is seeking the Board of Supervisors to hold a public hearing for this request. The property is located on Tax Map 138 Parcel 39 again, and the land owner applicant is Donald Applegate. The property is zoned A-1. The Zoning Ordinance does not permit a commercial garage, auto repair shop as a by right permitted use. However, with the A-1 Agriculture Zoning District, a commercial garage or auto repair shop may be permitted by the Buckingham County Board of Supervisors by special use permit following the recommendation of the Planning Commission. In accordance with this ordinance in the Code of Virginia, the Planning Commission may recommend and the Board may impose conditions to ensure the protection of the district if the special use permit is approved. The application and the conditions are in your packet. The case was introduced to the Planning Commission in February 24, 2025 and a public hearing was held on March 24, 2025 there were two comments in opposition to his request. Conditions were amended and added.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. Right of ways and roadway shoulders shall not be used for parking.
3. The property shall be kept neat and orderly.
4. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.

5. There shall be no more than 10 parked vehicles and/or machinery/equipment outside of the main structure at any time.
6. Privacy fence to be installed should there be any removal of natural vegetation on the property.
7. A holding tank shall be installed adequate to hold any fluids with a catch basin.
8. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
9. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
10. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
11. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
12. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
13. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

After discussion with the Planning Commission, the motion was made to recommend approval to the Board of supervisor with a second. The motion carried with six members voting in favor and one member opposed and one member absent. So it was the plan tonight to set a public hearing for our next meeting in May. Is any discussion with the Board?

Chambers: Mr. Carter, I would like to see this go back to the Planning Commission, because it's kind of cloudy to me. They said could put up a fence, but it didn't say what kind of fence you could put up. That's condition 6 and 13 said that that the applicants and landowners understands the conditions and agrees to the conditions. The landowners haven't agreed to the condition because they own three sides their properties around three sides of this project. I got no problem against the project, but I think it should be need some clarification on before we move forward with it.

Carter: Okay, so you want to ask the Planning Commission for request for information.

Chambers: Yes, sir.

Gilliam: I concur with Mr. Chambers on that. We welcome any business to the community, but those stipulations of number 6 and 13, and I'd like to see it move back to the Planning Commission, or either Mrs. Edmondston to make sure that she coordinates it between the landowners and the applicant to make sure that's done. Adjacent landowner.

Chambers: See the adjacent landowner is on three sides of the property.

Gilliam: I concur.

Carter: Put in your motion for more information from the Planning Commission.

Chambers: Motion and second that we are sending this back to the Planning Commission for clarification on it. Are there any questions? All in favor? Seven, yes.

Supervisor Gilliam moved, Supervisor Davis seconded and was unanimously carried by the Board to send Case 25-SUP353 Donald Applegate back to the Planning Commission for clarification to Conditions 6 and 13.

Re: Introduction Case 25-SUP354 Davis Waters

Carter: Yes, sir, the next case before you tonight is 25-SUP354. The applicant is David Waters, which is a 2035 Woodland Church Road in Buckingham, Virginia. This is Tax Map 46 Parcel 19, which is 2.192 acres located 76 and 80 The Way, Buckingham, Virginia and Tax Map, 46 Parcel 21 which is 4.85 acres, located at 71 The Way, Buckingham, Virginia, which is in District 5. Zoned Village Center. And the applicant wishes to obtain a special use permit for the purpose of construction operating the Multi-Use Event Center. Events to include, but not limited to vendors, market to include local artists, farms, food vendors, seasonal festivals, arts and cultural events, life celebrations and community events. The applicant is asking the Board of Supervisors to hold a public hearing for this request. Once again, this is zoned currently Village Center and the Zoning Ordinance does not permit a Multi-Use Event Center as permitted by right in the Village Center, which is VC-1 zoning district. The Zoning Ordinance requires that this request obtain a special use permit. The submitted application and narrative are attached in your packet. This case was introduced to the Planning Commission on February 24 and a public hearing was held on March 24. Comments were made in favor for this request. Conditions were amended and added.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. The property shall be kept neat and orderly.
5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. Events for 100-300 attendees shall be held once per month annually, and any event under 100 is allowed unlimited.
7. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
8. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

9. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
10. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
11. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
12. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions

After discussion with the Planning Commission, the motion was made to recommend approval to the Board of Supervisors with a second. The motion carried with seven members voting in favor and one member absent. What's the pleasure of the Board in setting a public hearing?

Chambers: You heard it introduced by the Mr. Carter. What's the Board's pleasure?

Bryant: I make a motion we hold a public hearing the next Board meeting.

Palmore: Second.

Chambers: Motion and second that we'll have a public hearing at the next Board meeting at 6:00. All in favor.

Supervisor Bryant moved, Supervisor Palmore seconded and was unanimously carried by the Board to schedule a public hearing on May 12, 2025 at 6:00 p.m. for Case 25-SUP354 David Waters.

Re: Introduction Case 25-SUP355 Sprouse & Dowd LLC

Carter: Yes, last introduction I have for you tonight is Sprouse & Dowd LLC, which is 16680 West James Anderson Highway and that's Case 25-SUP355. It's Tax Map 137, Parcel 125b, Lot 2, which is 59.357 acres. It's currently zoned A-1. The applicant wishes to obtain a special use permit for the purpose of expansion of business operations, including, but not limited to additional housing and Airbnb, dry campsites and event center; events to include, but not limited to glamping, dry campsites, natural trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets, etc., up to up to 500 attendees. The applicant is asking the Board Supervisors to hold a public hearing for this request. The landowner/applicant is Sprouse & Dowd LLC. The property is currently zoned A-1, a special use permit was approved in January 8, 2007 for horse riding and training facilities, dude ranch, horse shows on this property and these activities will continue. The expansion includes home sites for Airbnb, dry camp sites and event center. The zoning ordinance does not permit these activities by right as permitted use in an Agricultural A-1 zoning district. The Zoning Ordinance requires that this request requires an application to obtain a special use permit. The submitted application and the narratives are attached. The conditions are also in your packet.

This case, was introduced to the Planning Commission on February 24, 2025 and a public hearing was hearing on March 24, 2025. Conditions were amended and added.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. The property shall be kept neat and orderly.
5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
7. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
8. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
9. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable.
10. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
11. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

After discussions with the Planning Commission, the motion was made to recommend approval to the Board of supervisor with a second. The motion carries seven members voting in favor and one member absent. What is the pleasure of the Board?

Chambers: Board members, what is your pleasure?

Allen: I know this place and the other place both, I know I've read in here that says that they are supposed to put the signs up 21 days prior to public hearing, and I know that that hadn't been done on both of these places, and I don't know about the third one. My thoughts was, you know, they shouldn't be having a public hearing without it.

Davis: Have we set the public hearing yet?

Allen: Not yet. That's what you are getting ready to do.

Carter: So yes, if you want to set the public hearing tonight, I will talk to Mrs. Edmondston to make sure that we get those signs put up. But if you remember, we changed our ordinance a little bit saying those signs are more of a courtesy and that we couldn't stop an application because they didn't put the

signs up. There's not a law requirement that they have those signs up. It would be nice if they put them up to let those surrounding neighbors know that they're having a public hearing.

Allen: That's why they would let the neighbors, or whoever would be able to come to these meetings and say something.

Chambers: What I think Mr. Carter is saying we can't stop the public hearing on account of signs.

Carter: Right. I think we had that with one of the solar farms. There was a question about the signs being put up at the different times, and we kind of looked at that back then.

Garrett: I'd like to make motion that we bring it before public hearing at the next Board meeting.

Bryant: Second.

Chambers: Motion and second for the public hearing at the next Board meeting. Any questions? All in favor? Seven yes.

Supervisor Garrett moved, Supervisor Bryant seconded and was unanimously carried by the Board to schedule a public hearing for May 12, 2025 at 6:00 pm. for Case 25-SUP355 Sprouse & Dowd LLC.

Davis: Can we go back a second Mr. Chairman? I was looking at that and I didn't see on the other application that we set a public hearing for, I didn't see a number of attendees. Did yall see it?

Carter: The last one Mr. Davis?

Davis: No, no. The one before the last one had a number, but I didn't see a number for the first one.

Allen: The last one was 500. The other one was 300. We changed it to 150 but now I think it's going back to 300.

Carter: Condition 6 says events for 1 to 300 attendees. It went to 150, Danny?

Allen: Yeah, we went down to 150 but then the next meeting, they changed it back up to 300.

Carter: Condition 6 says 300.

Davis: I just didn't see it. How did it get back to 300?

Allen: They brought it back up during the public hearing and changed it. He's not in here now. He's gone, but that's what he's doing.

Re: Treasurer: Consider refund of tax paid in error

Chambers: All right. Agenda items. We'll go down to M.1 Treasurer: Consider refund of tax paid in error. We need a motion to approve.

Garrett: If it's true what it says here, it was assessed in Buckingham and in Chesterfield County.

Palmore: Well, it says where they reside.

Bryant: Who got the tax money, Chesterfield or Buckingham?

Carter: Buckingham got it, so we're trying to reimburse it.

Palmore: Yeah, because it says, here they live in Chesterfield. I make a motion that we refund it.

Garrett: Second.

Chambers: There's been a motion and second that we'll refund this money. Any questions on the motion? All in favor? Seven yes.

Supervisor Palmore moved, Supervisor Garrett seconded and was unanimously carried by the Board to refund the \$2,530.98 to Dominique L. Rose for taxes assessed and paid in error.

Re: Solid Waste/Anti-Litter Task Force: Consider appropriation of \$450 for gift cards from Anti-Litter from funds received from recycling

Chambers: The next one is the Solid Waste/Anti-Litter Task Force: Consider appropriation of \$450 for gift cards for the Anti-Litter from funds received from recycling.

Davis: So moved, Mr. Chairman.

Bryant: Second.

Chambers: Motion and second that we approve this. Any questions? All in favor? Seven yes.

Supervisor Davis moved, Supervisor Bryant seconded and was unanimously carried by the Board to approve the appropriate \$450 to the Anti-Litter from recycling funds received for the prizes for the Spring Cleanup.

Re: Appointment of Juanita Shanks, Finance Director to the Jaunt Board, CPMT (CSA) Board and the Industrial Development Authority

Chambers: N-1 Appoint Ms. Juanita Shanks, Finance Director to the Jaunt Board, the CPMT (CSA) Board and Industrial Development Authority.

Carter: Yes, sir, Mr. Chairman, I'll speak a little bit about that. But the three you listed, the Jaunt Board, it has been the history of the County that the Finance Director serve on that Board so you guys

can see how that money is being spent and what services are being provided to Buckingham citizens. The second, the CSA, which is the CPMT team, has been also historically that the Finance Director serves as a treasurer for that committee, and then the IDA, the Finance Director has always served as treasurer for the IDA as well. We now have our new finance director and we just want to make sure she's appointed so when, you know, one of these agencies pull the minutes to make sure that she's been appointed and there has been Board action taken to appoint her to these committees.

Garrett: I make a motion, Mr. Chairman, that she be appointed to those Boards.

Chambers: Is there a second?

Davis: Second.

Chambers: There's a motion and second that Miss Shanks be appointed to these three Boards. Are there any question on the motion? All in favor? Seven yes.

Supervisor Garrett moved, Supervisor Davis seconded and was unanimously carried by the Board to appoint Juanita Shanks, Finance Director to the Jaunt Board, the CPMT team and the Industrial Development Authority.

Re: Appointments to the New Economic Development Committee

Carter: Yes, sir, Mr. Chairman, if you remember about a month or two ago, we wanted to start this new committee up. Mr. Gilliam made a motion that each Board member try to come back with a couple members to serve on that Board. So we might have missed it last month. We want to make sure we bring it to you guys attention tonight so if you all have anybody you want to appoint, let us know tonight. And if not, you can come back later and give us some appointments.

Gilliam: Going in order of District?

Carter: Yes.

Davis: I've asked someone, but they haven't given me an answer yet.

Chambers: How many we need, Mr. Carter?

Carter: I think we said it'll be up to two. Is that right?

Gilliam: I'd like to appoint Sandra Moss and Amber Taylor.

Chambers: Two in each district?

Carter: Yes.

Chambers: I don't have anyone yet.

Carter: Danny?

Allen: No.

Palmore: I'd like to appoint, well, Pete Kapuscinski was on it previously. I talked with him, and he said he'd be willing to get back on it. And also Paul Palmore.

Allen: I forgot to say about my brother, Ricky Allen wanted to be on it.

Chambers: Who was on it from my district before Karl, do you remember?

Carter: I'll pull it from the minutes.

Garrett: I have one right now, it is Leanne Taylor. She's agreed to serve.

Bryant: I don't have one.

Gilliam: Mr. Carter, it's my understanding that that Mr. Bryant and Mr. Palmore were on there and somehow it got messed up and was a misunderstanding. I'll be glad to withdraw my name from it so Mr. Palmore and Mr. Bryant can be on it. I don't want to infringe on that part. Didn't realize when we did it that that committee was already set up. So if it's any anything with that, I don't mind withdrawing my name from that.

Palmore: I have already talked to Mr. Carter, and I agreed to just step down off of it because it's in your district.

Gilliam: I appreciate that.

Palmore: I had already told Karl I was going to go ahead and step down and let you.

Gilliam: I appreciate it and I'm willing to serve.

Carter: If you could make a motion for those names presented.

Chambers: Can we get a motion for the names that have been named tonight?

Garrett: So moved, Mr. Chairman.

Palmore: Second.

Chambers: It's been moved and seconded that we put the names on the committee that was named tonight. Any question on the motion? All in favor? Seven yes.

Supervisor Garrett moved, Supervisor Palmore seconded and was unanimously carried by the Board to appoint Sandra Moss, Amber Taylor, Ricky Allen, Pete Kapuscinski, Paul Palmore and Leann Taylor to the new Economic Development Committee along with Supervisors Gilliam and Bryant.

Re: County Attorney Matters

Chambers: County Attorney Matters? He's not here tonight.

Re: County Administrator's Report

Carter: The only thing I have for you, Mr. Chairman, has been said a couple times. Just want to thank high Kyanite Mining again for all the work they do picking up trash. I think it's like clockwork every year about this time, they get out and they do it, and it's a great service for the community. As you know, time is one of the things we all never have enough time to do, but they always find time to get out there and serve the community. So just want to make sure we say thank you to them for their hard work.

Re: Other Board Matters

There were no other Board matters.

Re: Executive Closed Session

Garrett: I move that we go into executive closed session under Discussion or consideration of the acquisition of real property for public purpose or of the disposition of publicly held property for discussion in an open meeting would adversely affect the bargaining position of negotiating strategy of the public body, and that's the Code of Virginia. §2.1-3711. A.3.

Allen: Second.

Chambers: A motion and second that we go in executive session under the code that was stated. Are there any questions? All in favor? Seven yes.

Supervisor Garrett moved, Vice Chairman Allen seconded and was unanimously carried by the Board to enter into executive closed session under §2.1-3711. A.3.

Re: Return to Regular Session and Certification

Garrett: Mr. Chairman, I move we return to regular session and certify that to the best of each Board member's knowledge, only business matters related to the codes of which the executive meeting was convened, was discussed or considered in the closed executive session, and I make that motion.

Bryant: Second.

Chambers: Motion and second that we turn back to a regular session with the code that we read. Are there any questions on the motion? All in favor? Seven yes.

Supervisor Garrett moved, Supervisor Bryant seconded and was unanimously carried by the Board to return to regular closed session and certify that to the best of each Board member's knowledge, only business matters related to the codes of which the executive meeting was convened, was discussed or considered in the closed executive session.

Re: Action as a result of Executive Closed Session

There was none.

Re: Recess to reconvene

There being no further business to discuss, Chairman Chambers recessed the meeting to reconvene on Monday, April 28, 2025 at 5:00 p.m.

ATTEST:

Karl R. Carter
County Administrator

Joe N. Chambers, Jr.
Chairman

**Buckingham County
Board of Supervisors
April 28, 2025**

At a reconvened meeting held on April 28, 2025 at 5:00 p.m. recessed from the April 21, 2025 meeting in the Peter Francisco Auditorium of the Buckingham County Administration Complex; the following members were present: Joe N. Chambers, Jr., Chairman; Danny R. Allen, Vice-Chairman; Dennis H. Davis, Jr.; L. Cameron Gilliam; Michael E. Palmore; Paul W. Garrett; and Harry W. Bryant, Jr. Also present were Karl R. Carter, County Administrator; Cheryl T. "Nicci" Edmondston, Zoning Administrator; E.M. Wright, Jr., County Attorney; and Jamie L. Shumaker, IT Manager.

Re: Call to order

Chairman Chambers called the April 28, 2025 meeting of the Buckingham County Board of Supervisors to order.

Re: Establishment of a Quorum

Chairman Chambers certified there was a quorum, seven of seven members were present and the meeting could continue.

Re: Invocation and Pledge of Allegiance

Vice-Chairman Allen gave the invocation and the Pledge of Allegiance was said by all who were in attendance.

Re: Approval of Agenda

Chambers: First thing on the agenda is to approve our work agenda for tonight.

Davis: So moved.

Gilliam: I'll second.

Chambers: Motion and second that we approve our work agenda for tonight. Are there any questions? All in favor? Seven yes.

Supervisor Davis moved, Supervisor Gilliam seconded and was unanimously carried by the Board to approve the agenda as presented.

Re: Consider approval of the FY25-26 Tax Rates

Chambers: Okay, next on the agenda to Consider the approval of Fiscal Year 2025-26 tax rates. Please read the rates in your motion.

Garrett: All right, Mr. Chairman, I'll make a motion to approve the rates for Fiscal Year 25-26 tax rates:

Real Estate:	\$0.60
Public Service Corporation	\$0.60
SCC Personal Property	\$4.05
Personal Property	\$4.05
Machinery & Tools	\$2.90
Merchants Capital	\$1.00
Air Craft	\$1.10

Bryant: Second it.

Chambers: Karl, they were talking, this time to add the busses in.

Carter: Yeah, that'd be the next motion. This is just a tax rates right now.

Chambers: We have a motion and second that we adopt the tax rates for the year 2025-26. Are there any questions? All in favor? Seven yes.

Supervisor Garrett moved, Supervisor Bryant seconded and was unanimously carried by the Board to approve the FY25-26 tax rates as follows: Real Estate \$0.60; Public Service Corporation \$0.60; SCC Personal Property \$4.05; Personal Property \$4.05; Machinery & Tools \$2.90; Merchants Capital \$1.00; Air Craft \$1.10.

Re: Consider approval of the Fiscal Year 2025-2026 Operating Budget

Chambers: Going down to F, Consider approval the Fiscal Year 2025-2026 Operating Budget

Davis: Mr. Chairman, I make a motion with the consideration of adding \$54,000 to the school for the school busses to retrofit four busses with air condition also the Combined District Court Clerk's Office

have asked to raise their budget to \$12,000 so that would be additional \$5,400. Can we do it in one motion, Karl?

Carter: Yes, sir, as long as you list it.

Gilliam: I'll second it.

Palmore: Karl, I got a question. Do I need to abstain, or do I need to read a statement before I vote? You got the statement? I don't have it.

Carter: Yeah, we can get it real quick.

Gilliam: I think while we are waiting for to get the statement, I think this is a good thing that even though our money is running short, I think if we at least show the taxpayers and the citizens of Buckingham that we are looking at for the children and trying to get air conditioning for the busses, that's the most important thing is the kids come first, and I really believe that we've worked toward trying to get more next year. Do you agree, Mr. Chambers?

Chambers: Yes, sir.

Carter: I'll mention too, while we're waiting, that General District Court request that was mostly all one time funds, so it's not gonna be a reoccurring thing. It's like more of a onetime thing to get it some supplies and equipment.

Gilliam: But putting the air conditioning on the busses is better than buying brand new busses. So at least we are saving money by doing that. And if, I think they said they had eight busses that were compatible with putting the air conditioner on it, so that whole lot cheaper than buying a \$200,000 or \$300,000 bus.

Allen: We won't have but about \$160,000 left after we do this, ain't it?

Carter: I can add that up while we waiting. \$164,179.

Chambers: Alright, Mr. Palmore.

Palmore: I'll make the following statement for the record. I will participate in the discussions and vote on matters relating to the adoption of the 2025-2026 Board of Supervisors budget for the county. I am a part time employee of the Buckingham County Public Schools, which is funded in part by allocations from Buckingham County Board of Supervisors. I'm a member of a group of employees of Buckingham

County Public Schools. The group being more than three which are affected by the transaction, and I am able to participate in the transaction fairly objectively and in the public interest. I do not set the budget authorize the expenditures of Buckingham County Public Schools.

Chambers: We have a motion and second that we adopt the 25-26 Operating Budget. We heard the statement from Mr. Palmore. Are there any questions?

Carter: As amended.

Chambers: As amended. Are we ready to vote? Seven yes. Okay, thank you.

Supervisor Davis moved, Supervisor Gilliam seconded and was unanimously carried by the Board to adopt the FY25-26 Operating budget with the amendments of \$54,000 for air conditioning on the school busses and \$5,400 additional funds for the General District Court Clerk's budget for equipment and supplies which changes the Reserve for Contingency to \$164,179.

Re: Consider Resolution regarding Local and Regional Water Supply Planning and Application for FY2025 Water Supply Planning Grant

Chambers: G. Consider the resolution regarding Local and Regional Water Supply and Planning Application for a 2025 Water Supply Planning Grant.

Carter: Yes, sir, Mr. Chairman. This is just a little paperwork we have to do. As you all know, we work with Commonwealth Regional Council for our Regional Planning District. This water supply grant is through the federal government. They set the boundaries on where we need to participate. So for this grant, we need to actually be partners with the Thomas Jefferson Planning District. So this resolution is asking for the County to join the Thomas Jefferson Planning District for this grant, because, as I said before, we're part of Commonwealth Regional Council, so we pay our fees and dues to CRC, but for this grant, we need to be working with Thomas Jefferson Planning District.

Chambers: What we got to do?

Carter: If you so choose, approve that resolution.

Chambers: What's the pleasure of the Board? You heard the statement from Mr. Carter.

Palmore: I make the motion we approve it.

Garrett: I'll second it.

Chambers: A motion and second that we approve this, consider this request. Are there any questions on the motion? All in favor? Seven, yes.

Supervisor Palmore moved, Supervisor Garrett seconded and was unanimously carried by the Board to approve the Resolution to join the Thomas Jefferson Planning District for the Local and Regional Water Supply Planning grant.

Re: Consider request from Zoning Administrator Edmondston regarding acceptance of a case

Chambers: Next is consider request a Zoning Administrator Edmondston regarding the acceptance of a case. Mrs. Edmondston?

Edmondston: Yes, sir, Mr. Chairman, Members of the Board. Recently, the Zoning Office received an inquiry from an individual regarding their desire to initiate a Zoning Map Amendment in Buckingham County. This property is located in the southern portion of Buckingham, and the property is currently zoned A-1 Agricultural. This application request would be to rezone from A-1 Agricultural to AC-1 Agricultural Comprehensive. Would it be the desire of the Board of Supervisors to have the Zoning Office accept this application and move forward to the Planning Commission for introduction, review, public hearing and recommendation back to the Board. The advisement of the Board of Supervisors is greatly appreciated.

Chambers: You heard the statement from Mrs. Edmondston, Board members.

Palmore: What is the difference in A-1 and AC-1?

Edmondston: The purpose and the intent behind the request for this Zoning Map Amendment in moving from A-1 Agricultural to Agricultural Comprehensive is typically for intensive, confined livestock operations. And this one would be, I believe it was an intensive chicken layer house. Probably be in your district, Supervisor Palmore.

Palmore: That's what I'm assuming being in southern part of the county. Basically, we're just, we're voting to send it to the Planning Commission to have them look at it.

Edmondston: We are voting to determine if you would like for me to even take the application to move it forward to the Planning Commission.

Palmore: Mr. Chairman, since it's in my district, and this is the first I've heard of it, I'd like to get more details on it before we decide to go further with it. Maybe get a chance to talk to adjoining property owners and different things of that nature.

Chambers: Are y9u putting it in a motion, Mr. Palmore?

Palmore: Yes, yes, sir, I am.

Gilliam: I second that Mr. Palmore.

Chambers: It's been motioned and seconded that we would hold off on this to Mr. Palmore can get more information on it. Are there any questions? All in favor?

Supervisor Palmore moved, Supervisor Gilliam seconded and was unanimously carried by the Board to hold off on this request until Supervisor Palmore can get more information on it.

Re: Other Board matters

Chambers: Other board matters?

Allen: Yes, yes, I still have a board matter about the signs, you know, I complained about the other day. When you come up here and get a SUP, to me it should be a sign put up for all the neighbors or anybody close by to see what you're doing so they could come to the Planning Commission. Not the Planning Commission, come whenever we have a public hearing. That's what it's for, supposed to and according to our book, it says that they're supposed to do it 21 days before the public hearing, and hadn't been done on the last couple of ones, and I would say, send them back to the Planning Commission again and start over. And I know that Mr. Carter talked to the last one and got her to put up a sign now, but it still hasn't been 21 days before the public hearing. To me, I like to change it where we can say, no, you didn't put up a sign, so you gotta go back to the Planning Commission or whatever y'all want to do. That's just my thought.

Chambers: I thought one time, let me see. Do we have to put the signs up, Mrs. Edmondston?

Edmondston: Chairman Chambers, two and a half years ago, there was a vote by the Board of Supervisors at that time that if a sign was not placed, that it would not deter the process for the special use permit or the zoning map amendment, and that is the way that the cases have been handled at this time.

Chambers: I thought it was. Okay. Thank you.

Allen: I mean, see that we're just saying is, you know, it doesn't matter whether they put sign up or not. I'm just saying I'd like to see them put sign up for the people in the neighborhood to see what's going on. Used to be, I hear a lot of people talk about, yeah, we see the sign. We've done this. What happened?

Palmore: What other way is the public made aware that we have the zoning amendments or the SUP.

Edmondston: Yes, sir, there were notices in the Farmville Herald and every adjoining property owner, as indicated on the application, received a letter.

Palmore: So basically, the adjoining property owners are made aware?

Edmondston: Yes, sir.

Chambers: Well, that's fair enough then.

Palmore: They're not necessarily going to see it in The Farmville Herald. Not a lot of people get The Farmville Herald...

Chambers: They get their mail.

Palmore: Adjoining property owners are the ones that are going to be the most affected, and if they have an issue with it, I think that they would get the word out to the neighbors to show up at the public hearing. That's just my opinion. I'm not disagreeing with you. I'm just saying it's not like we're not putting the signs up and nobody knows about it.

Allen: We're not putting it up. I mean, the question, the thing is, right now, we quit doing it. They're supposed to put it up.

Palmore: The person who applies for the permit?

Allen: Right. They're just not doing it. I hadn't seen it. I know two of them that just didn't do it.

Palmore: It's not mandatory that they put the signs up. Am I reading into that correctly?

Edmondston: That would be correct. Karl, could confirm.

Palmore: Is that correct, Mr. Carter?

Carter: Right. I think when we adopted this, Nicci said, two and a half years ago, it was more as a courtesy. It wasn't saying, you know, it kills the application sending it back. It was like we appreciate if you put these signs up. So it's more for the courtesy to let everybody know as Mr. Allen said.

Garrett: The application could be affected if they don't send the letters to the or notify the adjoining property owners, correct?

Edmondston: Right.

Garrett: If they don't notify them by letter, like you said, it's supposed to be, that could affect it. But the signs as of now, what we presently have, don't affect it.

Edmondston: Correct.

Allen: I mean it, and it says in our Zoning Ordinance that the sign is supposed to be put up 21 days before your public hearing. So I don't understand why we got that written down and then we don't, we don't work on that at all.

Chambers: I think what she is saying that we don't have to put the signs up if you send a letter, you know, notifying the adjoining land owner. Am I reading it, right?

Edmondston: Yes, if the signs are placed, or they are not placed, the county would not be monitoring that, and it would not hinder the process for the application.

Davis: There is a reason we've done that, right? Pass that two and a half years ago.

Carter: The reason was, at the time, there was a question, it was Riverstone, right? It was the solar project. And so there was a discussion about when the signs were placed up. And since we're not monitoring, we didn't know what date the signs went up. So how do we know when the signs are placed and by whom? So that's why we think that the county saying...

Gilliam: The main thing would be is the landowners got notified beside them. We all know from putting political signs up, storms, hurricanes, winds, thunderstorms, whatnot, people pulling them up. The signs are important. But if the people beside them and the letter went out to the people beside them, that's probably the most important thing that you could get. That's probably the most important thing.

Bryant: I agree with that. The letters are the important thing.

Re: Recess

Chambers: All right, nothing else we need to recess to reconvene on May the 12th, at 5:30.

Carter: Mr. Chairman, the Senator said if you guys have any questions you have so he can prepare for to give them to me, and I will pass them on to him.

There being no further business to discuss, Chairman Chambers recessed the April 28, 2025 meeting of the Buckingham County Board of Supervisors recessed to reconvene on May 12, 2025 at 5:30 p.m. to meet with Senator Cifers.

ATTEST:

Karl R. Carter
County Administrator

Joe N. Chambers, Jr.
Chairman

**Buckingham County Board of Supervisors
Virginia Department of Transportation
Secondary Six Year Plan**

NOTICE OF PUBLIC HEARING

Monday, May 12, 2025

6:00 p.m.

**Buckingham County Administration Building
13380 W. James Anderson Hwy.
Buckingham, Va 23921**

The Virginia Department of Transportation and the Board of Supervisors of Buckingham County, in accordance with Section 33.1-70.01 of the Code of Virginia, will conduct a joint public hearing in the Peter Francisco Auditorium at the Buckingham County Administration Complex, 13380 W. James Anderson Hwy., Buckingham, Virginia at 6:00 p.m. on Monday, May 12, 2025. The purpose of this public hearing is to receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2026 through 2031 in Buckingham County and on the Secondary System Construction Budget for Fiscal Year 2026. Copies of the proposed Plan and Budget may be reviewed at the Lynchburg District Office of the Virginia Department of Transportation, located at 4219 Campbell Ave., Lynchburg, Va., 24501 or at the Buckingham County office located at 13380 W. James Anderson Hwy., Buckingham, VA 23921.

All projects in the Secondary Six-Year Plan that are eligible for federal funds will be included in the Statewide Transportation Improvement Program (STIP), which documents how Virginia will obligate federal transportation funds.

By Order of the Buckingham County Board of Supervisors
Karl R. Carter, County Administrator

ATTACHMENT K-1

**Buckingham County
Board of Supervisors
Virginia Department of Transportation
Secondary Six Year Plan
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By Order of the Buckingham County Board of Supervisors
Karl R. Carter, County Administrator

SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

District: Lynchburg

County: Buckingham County

Board Approval Date:

2026-27 through 2030-31

Route	Road Name	Estimated Cost		Traffic Count
PPMS ID	Project #			Scope of Work
Accomplishment	Description			FHWA #
Type of Funds	FROM			Comments
Type of Project	TO			
Priority #	Length			
0740	FIREHOUSE ROAD	PE	\$0	
121344	0740014820	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 740 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$168,000	17005
	RTE655	Total	\$168,000	
State forces/Hired equip CN Only	DEAD END			
0002.01	1.1			
0766	OLD FORT ROAD	PE	\$0	
121595	0766014821	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 766 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$43,200	17005
	RTE 60	Total	\$43,200	
State forces/Hired equip CN Only	DEAD END			
0002.02	0.3			
0714	PEMBLETON ROAD	PE	\$0	
121596	0714014822	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 714 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$96,000	17005
	RTE 15	Total	\$96,000	
State forces/Hired equip CN Only	DEAD END			
0002.03	0.6			
0778	BOULEVARD ROAD	PE	\$0	
121597	0778014823	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 778 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$231,400	17005
	RTE 650	Total	\$231,400	
State forces/Hired equip CN Only	DEAD END			
0002.04	1.3			
0820	AVON ROAD	PE	\$0	
121598	0820014824	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 820 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$59,400	17005
	RTE 640	Total	\$59,400	
State forces/Hired equip CN Only	DEAD END			
0002.05	0.3			

SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

0705	MAXEYS ROAD	PE	\$0	
121599	0705014825	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 705 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$117,000	17005
	RTE 20	Total	\$117,000	
State forces/Hired equip CN Only	DEAD END			
0002.06	0.7			
0608	ELCAN ROAD	PE	\$0	
121586	0608014830	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 608 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$332,600	17005
	ROUTE 635	Total	\$332,600	
State forces/Hired equip CN Only	ROUTE 636			
0002.07	1.8			
0780	HILL TOP ROAD	PE	\$0	
121601	0780014827	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 780 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$40,000	17005
	RTE 838	Total	\$40,000	
State forces/Hired equip CN Only	DEAD END			
0002.08	0.2			
0790	PLANTATION ROAD	PE	\$0	
121602	0790014828	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 790 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$80,000	17005
	RTE 838	Total	\$80,000	
State forces/Hired equip CN Only	DEAD END			
0002.09	0.4			
0713	HAPPY HOLLOW ROAD	PE	\$0	
121603	0713014829	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 713 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$274,000	17005
	RTE 695	Total	\$274,000	
State forces/Hired equip CN Only	DEAD END			
0002.10	1.4			
0708	FITZPATRICK ROAD	PE	\$0	
123542	0708014836	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 708 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$52,000	17005
	RTE 602	Total	\$52,000	
State forces/Hired equip CN Only	DEAD END			
0002.11	0.3			

SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

0717	RANDOLPH CREEK ROAD	PE	\$0	
123543	0717014837	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 717 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$180,000	17005
State forces/Hired equip CN Only	RTE 613	Total	\$180,000	
	1.06 MI NORTH OF RTE 613			
0002.12	1.1			
0622	SHARRON CHURCH ROAD	PE	\$0	
123544	0622014838	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 622 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$199,500	17005
State forces/Hired equip CN Only	RTE 722	Total	\$199,500	
	1.3 MI SOUTH OF RTE 722			
0002.13	1.3			
0653	LOGAN ROAD	PE	\$0	
123545	0653014839	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 653 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$330,000	17005
State forces/Hired equip CN Only	RTE 602	Total	\$330,000	
	RTE 698			
0002.14	2.0			
0801	HOPE ROAD	PE	\$0	
121587	0801014831	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 801 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$20,000	17005
State forces/Hired equip CN Only	ROUTE 15	Total	\$20,000	
	DEAD END			
0002.15	0.1			
0664	SYCAMORE CREEK ROAD	PE	\$0	
121588	0664014832	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 664 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$227,500	17005
State forces/Hired equip CN Only	ROUTE 737	Total	\$227,500	
	ROUTE 604			
0002.16	1.3			
0804	SHADY ROAD	PE	\$0	
121589	0804014833	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 804 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$59,500	17005
State forces/Hired equip CN Only	ROUTE 669	Total	\$59,500	
	DEAD END			
0002.17	0.3			

SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

0649	MULBERRY GROVE ROAD	PE	\$0	
121590	0649014834	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 649 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$262,500	17005
	ROUTE 602	Total	\$262,500	
State forces/Hired equip CN Only	0.80 MILES EAST OF ROUTE 56			
0002.18	1.5			
0617	BANTON SHOP ROAD	PE	\$0	
125956	0617014840	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 617 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$136,722	17005
	2.45 MILES NORTH OF RTE 649	Total	\$136,722	
State forces/Hired equip CN Only	RTE 20			
0002.19	0.8			
0760	COLE COMFORT ROAD	PE	\$0	
125957	0760014841	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 760 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$182,362	17005
	DEAD END	Total	\$182,362	
State forces/Hired equip CN Only	RTE 668			
0002.20	1.0			
0728	NUBBIN HILL ROAD	PE	\$0	
125958	0728014842	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 728 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$136,772	17005
	RTE 610	Total	\$136,772	
State forces/Hired equip CN Only	DEAD END			
0002.21	0.8			
1016	ANDERSON LANE	PE	\$0	
125959	1016014843	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 1016 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$15,000	17005
	CAMDEN STREET	Total	\$15,000	
State forces/Hired equip CN Only	DEAD END			
0002.22	0.1			
0614	FORBES ROAD	PE	\$0	
125960	0614014844	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 614 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$306,307	17005
	HOLIDAY CREEK	Total	\$306,307	
State forces/Hired equip CN Only	RTE 636			
0002.23	1.6			

SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

0794	ELDRIDGE ROAD	PE	\$0	
125961	0794014846	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 794 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$28,716	17005
State forces/Hired equip CN Only	DEAD END	Total	\$28,716	
	RTE 622			
0002.24	0.2			
0851	MUDDY CREEK ROAD	PE	\$0	
125962	0651014846	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 651 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$296,735	17005
State forces/Hired equip CN Only	RTE 763	Total	\$296,735	
	RTE 622			
0002.25	1.6			
0805	ROCK ROAD	PE	\$0	
125963	0805014847	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 805 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$38,288	17005
State forces/Hired equip CN Only	DEAD END	Total	\$38,288	
	RTE 15			
0002.26	0.2			
0673	VIRGINIA MILL ROAD	PE	\$0	
T30610	0673014848	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 673 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$138,800	17005
State forces/Hired equip CN Only	ROCK CULVERT ROAD	Total	\$138,800	
	DEAD END			
2.27	0.2			
0787	SOLITUDE ROAD	PE	\$0	
T30611	0767014849	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 767 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$98,100	17005
State forces/Hired equip CN Only	RTE 60	Total	\$98,100	
	DEAD END			
2.28	0.45			
0698	MT VIEW ROAD	PE	\$0	
T30612	0698014850	RW	\$0	Resurfacing
STATE FORCES/HIRED EQUIPMENT	RTE 698 - RURAL RUSTIC (SURFACE TREAT NON-HARDSURFACE)	CN	\$318,280	17005
State forces/Hired equip CN Only	RTE 627	Total	\$318,280	
	RTE 777			
2.29	1.5			

SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

9999		PE	\$10,000	
121660	9999014819	RW	\$10,000	
NOT APPLICABLE	BUCKINGHAM COUNTYWIDE - TRANSPORTATION SERVICES	CN	\$272,176	1
		Total	\$292,176	
0006.01				
9999		PE	\$0	
-18319	9999014810	RW	\$0	
NOT APPLICABLE	BUCKINGHAM COUNTY UNPAVED ROAD FUNDING	CN	\$0	1
		Total	\$0	
0006.02				

DRAFT - BUCKINGHAM COUNTY RURAL RUSTIC PRIORITY LIST FY26-FY31

PRIORITY	UPC	ROUTE	STREET NAME	START LOCATION	START STATE MILEPOINT	END LOCATION	END STATE MILEPOINT	LENGTH	ESTIMATE	PLANNED ON SEASON	Previous Yr Allocations		FY26 Allocations		FY27 Allocations		FY28 Allocations		FY29 Allocations		FY30 Allocations		FY31 Allocations		Total Programmed	Difference
											Unpaved	Tele-Fees	Unpaved	Tele-Fees	Unpaved	Tele-Fees	Unpaved	Tele-Fees	Unpaved	Tele-Fees	Unpaved	Tele-Fees	Unpaved	Tele-Fees		
											#####	34,921	804,209	34,921	804,209	34,921	804,209	34,921	804,209	34,921	879,289	34,921	475,239	34,921		
2.01	121344	740	FIREHOUSE ROAD	RTE 655	0.000	DEAD END	1.830	1.05	\$185,000	2023	168,000														168,000	-
2.02	121585	768	OLD FORT ROAD	RTE 60	0.000	DEAD END	0.270	0.27	\$ 43,200	2023	43,200														43,200	-
2.03	121589	714	PEMBLETON ROAD	RTE 15	0.000	DEAD END	0.060	0.6	\$ 96,000	2024	96,000														96,000	-
2.04	121597	778	BOULEVARD ROAD	RTE 650	0.000	DEAD END	1.390	1.33	\$231,400	2024	231,400														231,400	-
2.05	121598	820	AVON ROAD	RTE 640	0.000	DEAD END	0.330	0.33	\$ 59,400	2024	59,400														59,400	-
2.06	121599	705	MAXEYS ROAD	RTE 20	0.500	DEAD END	1.150	0.65	\$117,000	2024	117,000														117,000	-
2.07	121586	809	ELCAN ROAD	RTE 638	4.480	RTE 635	6.260	1.77	\$332,600	2024	278,323		54,277												332,600	-
2.08	121501	780	HILL TOP ROAD	RTE 638	0.000	DEAD END	0.200	0.200	\$ 40,000	2024	40,000														40,000	-
2.09	121802	790	PLANTATION ROAD	RTE 638	0.000	DEAD END	0.400	0.4	\$ 80,000	2024	80,000														80,000	-
2.10	121603	713	HAPPY HOLLOW ROAD	RTE 696	0.000	DEAD END	1.370	1.37	\$274,000	2025	255,189		18,811												274,000	-
2.11	123542	708	FITZPATRICK ROAD	RTE 602	0.000	DEAD END	0.280	0.28	\$ 52,000	2025	5,000		47,000												52,000	-
2.12	123543	717	RANDOLPH CREEK ROAD	RTE 613	0.000	1.06 MI NORTH OF RTE 613	1.060	1.06	\$180,000	2025	18,000		162,000												180,000	-
2.13	123544	622	SHARRON CHURCH ROAD	RTE 722	0.000	1.33 MI SOUTH OF RTE 722	1.330	1.33	\$189,500	2025	20,000		169,500												189,500	-
2.14	123545	653	LOGAN ROAD	RTE 602	0.000	RTE 698	2.020	2.020	\$330,000	2026			65,621		244,379										330,000	-
2.15	121587	801	HOPE ROAD	RTE 15	0.000	DEAD END	0.090	0.090	\$ 20,000	2026			5,000		15,000										20,000	-
2.16	121588	864	SYCAMORE CREEK ROAD	RTE 737	4.200	RTE 604	2.900	1.300	\$227,500	2026			40,000		187,500										227,500	-
2.17	121589	804	SHADY ROAD	RTE 669	0.000	DEAD END	0.330	0.330	\$ 59,500	2026			12,000		47,500										59,500	-
2.18	121590	649	MULBERRY GROVE ROAD	RTE 602	2.300	0.80 MILES EAST OF RTE 56	0.800	1.500	\$262,500	2027					30,000		232,500								262,500	-
2.19	125956	617	BANTON SHOP ROAD	2.45 MILES NORTH OF RTE 649	2.450	RTE 20	3.200	0.750	\$136,722	2027					20,000		116,722								136,722	-
2.20	125957	760	COLE COMFORT ROAD	DEAD END	0.000	RTE 658	1.000	1.000	\$182,362	2027					30,000		152,362								182,362	-
2.21	125958	728	MUBBIN HILL ROAD	RTE 610	0.000	DEAD END	0.750	0.750	\$136,772	2028					29,630		107,142		4,317						136,772	-
2.22	125959	1016	ANDERSON LANE	CAMDEN STREET	0.000	DEAD END	0.060	0.060	\$ 15,000	2028								15,000							15,000	-
2.23	125960	614	FORBES ROAD	APPOMATTOK ROAD	0.000	RTE 636	1.600	1.600	\$306,307	2028								306,307							306,307	-
2.24	125961	704	ELDRIDGE ROAD	DEAD END	0.000	RTE 622	0.150	0.150	\$ 28,716	2028								28,716							28,716	-
2.25	125962	651	MUDDY CREEK ROAD	RTE 763	1.440	RTE 622	2.960	1.550	\$296,735	2029								249,889			46,866				296,735	-
2.26	125963	805	ROCK ROAD	DEAD END	0.000	RTE 15	0.200	0.200	\$ 38,288	2029											38,288				38,288	-
2.27	130910	673	VIRGINIA MILL ROAD	ROCK CULVERT ROAD	0.600	DEAD END	1.200	0.600	\$136,800	2030											136,800				136,800	-
2.28	130611	787	SOLITUDE ROAD	RTE 60	0.000	DEAD END	0.450	0.450	\$ 98,100	2030											98,100				98,100	-
2.29	130612	698	MT VIEW ROAD	RTE 627	0.000	RTE 777	1.460	1.460	\$316,280	2031											153,215			165,065	316,280	-
											-	34,921	-	34,921	-	34,921	-	34,921	-	34,921	-	34,921	310,174	34,921		



Karl R. Carter
County Administrator

E. M. Wright, Jr.
County Attorney

Buckingham County Board of Supervisors

Office of the County Administrator
13380 W. James Anderson
Highway
Post Office Box 252
Buckingham, Virginia 23921-0252
Telephone 434-969-4242
Fax 434-969-1638
www.buckinghamcountyva.org

Joe N. Chambers, Jr.
District 6 Supervisor
Chairman

Danny R. Allen
District 7 Supervisor
Vice-Chairman

Cameron Gilliam
District 2 Supervisor

Michael E. Palmore
District 3 Supervisor

Paul W. Garrett
District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

Dennis H. Davis, Jr.
District 1 Supervisor

Date: May 12, 2025
To: Buckingham County
Board of Supervisors
From: Nicci Edmondston, Zoning Administrator
Re: Public Hearing Case 25-SUP354

Applicant: David Waters
2035 Woodland Church Road
Buckingham VA 23921

Property Information: Tax Map 46 Parcel 19 2.192 acres located at 76 & 80 The Way Buckingham VA 23921, Tax Map 46 Parcel 21 4.85 acres located at 71 The Way Buckingham VA 23921, District 5.

Zoning District: Village Center (VC-1)

Request: The Applicant wishes to Obtain a Special Use Permit for the Purpose of Constructing and Operating a Multi-Use Event Center (Events to include, but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events).

Background/Zoning Information: The properties are located at 71 The Way Buckingham VA 23921, and 76 & 80 The Way Buckingham VA 23921, James River Magisterial District. The landowner is Judith Evangelus and the applicant is David Waters. This property is zoned Village Center (VC-1). The Zoning Ordinance does not permit a Multi-Use Event Center as Permitted by Right Uses in a Village Center VC-1 Zoning District. The Zoning Ordinance requires that this request obtain a Special Use Permit. The submitted application and narrative are attached.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.

2. The facility shall meet all safety requirements of all applicable building codes.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. The property shall be kept neat and orderly.
5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. Events for 100-300 attendees shall be held once per month annually, and any event under 100 is allowed unlimited.
6. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
7. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
8. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
9. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
10. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
11. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions

NOTICE OF PUBLIC HEARING

Monday, May 12, 2025

Buckingham County Administration Building

13380 W. James Anderson Highway

Buckingham, Virginia

6:00 p.m.

The Buckingham County Board of Supervisors will hold a public hearing on **Monday, May 12, 2025** to hear public input regarding the following:

1. **Case 24-SUP354** Applicant: David Waters; Tax Map 45 parcel 19, 2.192 acres located at 76 & 80 The Way, Buckingham, Va; Tax Map 46 Parcel 21, 4.85 acres located at 71 The Way, Buckingham, James River Magisterial District. Zoned VC-1. Request to obtain a Special Use Permit for the purpose of constructing and operating a Multi-Use Event Center with events to include but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events*
2. **Case 24-SUP355** Applicant: Sprouse & Dowd LLC; Tax Map 137 Parcel 125B Lot 2, 59.357 acres located at 16680 W. James Anderson Hwy, Buckingham, Maysville Magisterial District; Zoned A-1. Request to obtain a Special Use Permit for the purpose of expansion of business operations including but not limited to additional housing, Air BnB, dry campsites, and an event center with events to include but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets, etc. for up to 500 attendees*

The meeting will begin at 6:00 p.m. in the Peter Francisco Auditorium of the Buckingham County Administration Complex at 13380 W. James Anderson Hwy, Buckingham, Virginia 23921. **You must attend the meeting to comment and sign up to speak prior to the meeting. Sign up time is between 5:30 p.m. and 5:55 p.m.**

A copy of the material for the above referenced hearing is available for review in the Office of the Buckingham County 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.

By Order of the Buckingham County Board of Supervisors
Karl Carter, County Administrator

Buckingham County Board of Supervisors
Notice of Public Hearing
Monday, May 12, 2025
Buckingham County Administration Building
13380 W. James Anderson Highway
Buckingham, Virginia
6:00 p.m.

The Buckingham County Board of Supervisors will hold a public hearing on Monday, May 12, 2025 to hear public input regarding the following:

1. **Case 24-SUP354** Applicant: David Waters; Tax Map 45 parcel 19, 2.192 acres located at 76 & 80 The Way, Buckingham, Va; Tax Map 46 Parcel 21, 4.85 acres located at 71 The Way, Buckingham, James River Magisterial District. Zoned VC-1. Request to obtain a Special Use Permit for the purpose of constructing and operating a Multi-Use Event Center with events to include but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events*
2. **Case 24-SUP355** Applicant: Sprouse & Dowd LLC; Tax Map 137 Parcel 125B Lot 2, 59.357 acres located at 16680 W. James Anderson Hwy, Buckingham, Maysville Magisterial District; Zoned A-1. Request to obtain a Special Use Permit for the purpose of expansion of business operations including but not limited to additional housing, Air BnB, dry campsites, and an event center with events to include but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets, etc. for up to 500 attendees*

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By Order of the Buckingham County Board of Supervisors
Karl Carter, County Administrator



Karl R. Carter
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Buckingham County Board of Supervisors

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District 5 Supervisor

Dennis H. Davis, Jr.
District 1 Supervisor

Date: April 21, 2025
To: Buckingham County
Board of Supervisors
From: Nicci Edmondston, Zoning Administrator
Re: Introduction Case 25-SUP354

Applicant: David Waters
2035 Woodland Church Road
Buckingham VA 23921

Property Information: Tax Map 46 Parcel 19 2.192 acres located at 76 & 80 The Way
Buckingham VA 23921, Tax Map 46 Parcel 21 4.85 acres located at 71 The Way Buckingham VA
23921, District 5.

Zoning District: Village Center (VC-1)

Request: The Applicant wishes to Obtain a Special Use Permit for the Purpose of Constructing and Operating a Multi-Use Event Center (Events to include, but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events). The Applicant is asking the Board of Supervisors to hold a public hearing for this request.

Background/Zoning Information: The properties are located at 71 The Way Buckingham VA 23921, and 76 & 80 The Way Buckingham VA 23921, James River Magisterial District. The landowner is Judith Evangelus and the applicant is David Waters. This property is zoned Village Center (VC-1). The Zoning Ordinance does not permit a Multi-Use Event Center as Permitted by Right Uses in a Village Center VC-1 Zoning District. The Zoning Ordinance requires that this request obtain a Special Use Permit. The submitted application and narrative are attached.

Below are conditions that you may consider attaching to the request if approved:

APPROVED
for Public Hearing
APR 21 2025
Buckingham County
Board of Supervisors

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. The property shall be kept neat and orderly.
5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. Events for 100-300 attendees shall be held once per month annually, and any event under 100 is allowed unlimited.
6. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
7. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
8. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
9. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
10. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
11. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions

This case was introduced to the Planning Commission February 24, 2025, and a public hearing held on March 24, 2025. Comments were made in favor for this request. Conditions were amended and added after discussion of the Planning Commission. Motion was made to recommend approval to the Board of Supervisors, with a second. The motion carried with seven members voting in favor, and one member absent.

Buckingham County Planning Commission
Monday, March 24, 2025
Administration Building
6:00 PM
Public Hearing Case 25-SUP354

Applicants: David Waters
2035 Woodland Church Road
Buckingham VA 23921

Property Information: Tax Map 46 Parcel 19 2.192 acres located at 76 & 80 The Way Buckingham VA 23921, Tax Map 46 Parcel 21 4.85 acres located at 71 The Way Buckingham VA 23921, James River Magisterial District.

Zoning District: Village Center (VC-1)

Request: The Applicant wishes to Obtain a Special Use Permit for the Purpose of Constructing and Operating a Multi-Use Event Center (Events to include, but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events).

Background/Zoning Information: The properties are located at 71 The Way Buckingham VA 23921, and 76 & 80 The Way Buckingham VA 23921, James River Magisterial District. The landowner is Judith Evangelus and the applicant is David Waters. This property is zoned Village Center (VC-1). The Zoning Ordinance does not permit a Multi-Use Event Center as Permitted by Right Uses in a Village Center VC-1 Zoning District. The Zoning Ordinance requires that this request obtain a Special Use Permit. The submitted application and narrative are attached.

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5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.

6. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.

7. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

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9. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable

10. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.

11. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

SPECIAL USE PERMIT APPLICATION CHECKLIST
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

Adjacent Property Owners List and Affidavit (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

Completed application for special use permit (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

Interest Disclosure Affidavit (page 7 attached). Must be signed by the owner: ☒ YES ☐ NO

Power of Attorney (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: ☒ YES ☐ NO

Written Narrative (page 11 guidance in preparing the Written Narrative): ☒ YES ☐ NO

Fees: ☒ YES ☐ NO

Deed: ☒ YES ☐ NO

Plat (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES ☐ NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO
- C. Scale and north point: ☒ YES ☐ NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO

Tax Map (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

Special Use General Site Plan (15 copies) The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: YES NO N/A
2. Owner and Project Name: YES NO N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES NO N/A
4. Property lines of existing and proposed zoning district lines: YES NO N/A
5. Area of land proposed for consideration, in square feet or acres: YES NO N/A
6. Scale and north point: YES NO N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: YES NO N/A
8. Easements and encumbrances, if present on the property: YES NO N/A
9. Topography indicated by contour lines: YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES NO N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: YES NO N/A
14. General locations of major access points to existing streets: YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES NO N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES NO N/A
17. Location of existing and proposed utilities, above or underground: YES NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: YES NO N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES NO N/A
20. Location and design of screening and landscaping: YES NO N/A
21. Building architecture: YES NO N/A
22. Site lighting proposed: YES NO N/A
23. Area of land disturbance in square feet and acres: YES NO N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): YES NO N/A
25. Historical sites or gravesites on general site plan: YES NO N/A
26. Show impact of development of historical or gravesite areas: YES NO N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES NO N/A



Buckingham County Administration, Drive 14.0 miles, 19 min
13380 W James Anderson Hwy, Buckingham, VA 23921 to 71 The
Wy, Buckingham, VA 23921

Buckingham County Administration

13380 W James Anderson Hwy, Buckingham, VA 23921

- ↑ 1. Head north toward US-60 E 95 ft
 - ↶ 2. Turn left onto US-60 W 2.0 mi
 - ↷ 3. Turn right onto VA-56 W 3.5 mi
 - ↑ 4. Continue straight to stay on VA-56 W 4.9 mi
 - ↷ 5. Turn right onto State Rte 604 3.5 mi
 - ↷ 6. Turn right onto The Wy 351 ft
- 📍 Destination will be on the left

71 The Wy

Buckingham, VA 23921

APPLICATION FOR A SPECIAL USE PERMIT

CASE NUMBER: _____
(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: _____

Special Use Permit Request: Multi-use Event Center in Village Center
Zoning in Yogaville

Purpose of Special Use Permit: Multi-use Event Center in Village Center
Zoning in Yogaville

Zoning District: VC-1 Number of Acres: 4.85 (#71); 2.192 (#76)

Tax Map Section: 46 Parcel: 21 Lot: _____ Subdivision: _____ Magisterial Dist.: 5

Street Address: 71 & 76/80 The Way, Buckingham, VA 23921

Directions from the County Administration Building to the Proposed Site: _____
see attached page

Name of Applicant: David Waters

Mailing Address: _____
2035 Woodland Church Rd., Buckingham, VA 23921

Daytime Phone: 240-687-7858 Cell Phone: same

Email: counciladmin@vsa.yoga Fax: _____

Name of Property Owner: Judith Evangelus

Mailing Address: _____
71 the way, Buckingham, VA 23921

Daytime Phone: _____ Cell Phone: 919-370-1003

Email: evangelusrn@gmail.com Fax: _____

Signature of Owner: Judith Evangelus, Trustee Date: 1/30/2025

Signature of Applicant: David Waters Date: 1/30/2025

Please indicate to whom correspondence should be sent:

☒ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer
☐ Applicant

ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: ^{Ashram} Satchidanada-Yogaville, Inc. Attn: Treasurer

Mailing Address: 108 Yogaville Way

Physical Address: Buckingham, VA 23921

Tax Map Section: 46 Parcel: 11 Lot: _____ Subdivision: _____

2. Name: Munoz, Consuelo + Josefina Munoz

Mailing Address: 186 Liberty Bell Ln B'ham, VA 23921

Physical Address: 186 Liberty Bell Ln. Buckingham, VA 23921

Tax Map Section: 46 Parcel: 1+3 Lot: _____ Subdivision: 9

3. Name: Goubeaux, Linda M

Mailing Address: 152 The way, B'ham, VA 23921

Physical Address: 152 The Way

Tax Map Section: 46 Parcel: 18 Lot: _____ Subdivision: _____

4. Name: Susan Liebl

Mailing Address: 216 The way, B'ham, VA 23921

Physical Address: 216 The Way Buckingham, VA 23921

Tax Map Section: 46 Parcel: 18A Lot: _____ Subdivision: _____

6. Name: Swami Divyananda MA

Mailing Address: 770 Dolores St San Francisco, CA 94110

Physical Address: none

Tax Map Section: 46 Parcel: 22 Lot: _____ Subdivision: _____

7. Name: ~~Day, Robert~~ + Christine Day + Robert Day

Mailing Address: 111 Piedmont Ave S Apt. B Charlottesville, VA 22903

Physical Address: 1847 Woodland Church Rd. B'ham, VA 23921

Tax Map Section: 46 Parcel: 23 Lot: _____ Subdivision: _____

8. Name: Yegaville Federal Credit Union

Mailing Address: 108 Yegaville Way

Physical Address: _____

Tax Map Section: 46 Parcel: 23B Lot: _____ Subdivision: _____

9. Name: Marilyn Graman

Mailing Address: 2 Fifth Ave Apt. 10P NY, NY 10011

Physical Address: _____

Tax Map Section: 46 Parcel: 23A Lot: _____ Subdivision: _____

10. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

11. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 31st day of JANUARY, year 2025,

I Judith Evangelus, TRUSTEE hereby make oath that
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

Judith Evangelus, Trustee of Judith Evangelus Living Trust
(owner) / contract purchaser / authorized agent – please circle one)

NOTARY:
COMMONWEALTH OF VIRGINIA

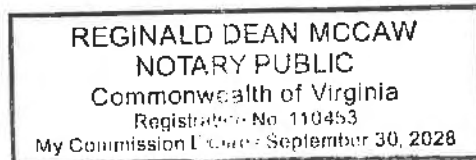
COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 31st day of January,

of the year 2025. My Commission expires on September 30, 2025

Notary Public Signature: RD McC
Stamp:



INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, VIRGINIA

On this 30th day of January, of the year 2025

I Judith Evangelus, TRUSTEE (printed name of owner)
hereby make oath that no member of the Buckingham County Board of Supervisors nor
the Buckingham County Planning Commission has interest in such property either
individually, or by ownership of stock in a corporation owning such land, or by
partnership, or as a holder of ten percent (10%) or more of the outstanding shares of
stock in or as a director or officer of any corporation owning such land, directly or
indirectly by such members of his/her immediate household, except as follows:

Signature of Owner: (to be signed in front of notary public)

Judith Evangelus, Trustee of Judith Evangelus Living Trust

NOTARY PUBLIC
COUNTY OF Buckingham STATE OF Virginia

Subscribed and sworn to me on this 30th day of January

of the year 2025. My commission expires September 30, 2028.

Notary Public Signature: [Signature] McCaw
Stamp:

REGINALD DEAN MCCAW
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 110453
My Commission Expires September 30, 2028

**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: _____

Visual Inspection Findings (describe what is on the property now):

71 The Way - single family home with multiple sheds on wooded lot
76 & 80 The Way - single family home (#76) with attached apartment (#80)
with multiple sheds on a wooded lot

County Records Check (describe the history of this property):

Both lots were purchased by Swam. Satchidananda or
Satchidananda Ashram in the 1980's and were built upon since

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes _____ No X

If yes, please explain and show on the site plan the location of such and explain any historical significance:

Will this proposal have any impact on the historical site or gravesite? Yes _____ No _____

If yes, please explain any impact:

Owner/Applicant Signature: David Waters Date: 2/5/2025

Printed Name: David Waters Title: _____

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: David Waters

Location: 71 and 76/80 The Way, Buckingham, VA 23921

Proposed Use: Vendors' Market and community events

For VDOT use only:

_____ A Traffic Impact Statement is required per 24 VAC 30-155-60.

X A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

_____ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?

Yes X No _____ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

The existing access serving 71 and 76/80 The Way is adequate for the intended use of a community gathering space/monthly Vendor's Market as described in the written narrative section of the application. No improvements are necessary. The entrance is in compliance with the Departments Agritourism (ie. Moderate Volume Commercial) entrance standards as defined in the Road Design Manual, Appendix F. The location meets the required intersection sight distance of 390' for a 35mph roadway.

Signature of VDOT Resident Engineer: _____
Asst Res Engineer

Printed Name: _____ Date: 2-28-25

WRITTEN NARRATIVE

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

See next page

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

Special Use Permit (SUP) Narrative for The Village Commons

71 & 76/80 The Way
Buckingham, VA 23921

This Special Use Permit application is being made for the development of a private property within Village Center (VC-1) zoning into an event and gathering space for community events in the Yogaville area of Buckingham County, called the Village Commons. Many of the events proposed would be organized by a non-profit community organization, Village Sangha Association, which has been operating in the Yogaville community for multiple decades and formally, as a non-profit, since 2007. The primary type of event would be a monthly "Vendor's Market," where local artisans, farms, food vendors, and other vendors sell their goods. Other events would include seasonal festivals, arts and cultural events, life celebrations, and other community events.

The properties being applied for are two adjoining lots owned by Judith Evangelus, in the center of the Village Center zoning designation that was granted to the Yogaville area for the purpose of precisely this type of activity. The draft 2025-2030 Buckingham County Comprehensive Plan cites the purpose of VC-1 zoning as "Focus[ing] on creating vibrant, mixed-use community centers with residential, commercial, and public uses." (*Buckingham County Comprehensive Plan 2025 - 2030, Section V: Land Use, Page 4, Summary of Existing Zoning Districts*)

The proposed SUP for events and gatherings would create a first-of-its-kind community activity center in the Yogaville area to serve its local residents and other neighboring communities. As mentioned above, the primary event type would be a Vendor's Market, where we would expect to host 10-30 vendors and 50-300+ visitors for a half-day or all-day event. Other events would similarly host visitors in the range of 50-300+ and would be half-day or all-day events. All events will be alcohol-free. Larger events, such as the Vendor's Markets, would take place monthly or bi-monthly. Smaller events of under 100 visitors would happen on a more regular basis, but would often be non-commercial activities, such as community potlucks and birthday parties.

In order to facilitate these events, the applicant will follow all local, state, and federal regulations regarding public events. Police and Fire and Rescue will be notified as required for all events. Parking will be developed on the site to accommodate event parking needs. Portable toilets and handwashing stations will be made available to accommodate attendees. Trash receptacles will be provided and managed by the applicant.

SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner: 

Date: 1/30/2025

TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

Example Timeline:

- January 25 Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22.
- February 22 Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting.
- March 8 Case is introduced to Board of Supervisors.
- April 12 Board of Supervisors may approve / deny / table for more information.

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

#2024-876

BOOK 518 PAGE 489

THIS DEED made this 6th day of June, 2024, by and between GITA KALI MARIE NATARAJAN, formerly known as Krista Zember, party of the first part (grantor), and JUDITH EVANGELUS, TRUSTEE OF AND FOR THE JUDITH EVANGELUS LIVING TRUST UNDER A TRUST AGREEMENT DATED AUGUST 16, 2016, party of the second part (grantee).

WITNESSETH: that for and in consideration of \$20.00 and other good and valuable consideration paid by the party of the second part to the party of the first part, the receipt and sufficiency of which are hereby acknowledged, the party of the first part does hereby bargain, sell, grant and convey, with General Warranty and, except as hereinafter set forth, English Covenants of Title, unto the party of the second part, and her successors in trust, all the following described real estate, to wit:

SEE SCHEDULE A HERETO ATTACHED, WHICH IS INCORPORATED HEREIN VERBATIM BY THIS REFERENCE THERETO, FOR A COMPLETE DESCRIPTION OF THE REAL ESTATE HEREBY CONVEYED.

IN TRUST, NEVERTHELESS, TO HAVE AND TO HOLD the real property described hereinabove (hereinafter "the Property"), in fee simple, upon the trusts, for the uses and purposes, and subject to the terms and provisions set forth herein and in the aforesaid Trust Agreement dated August 16, 2016, including without limitation the following:

1. Full power and authority is hereby granted to the Trustee, the party of the second part, and their successors, in her sole discretion to: protect and conserve the Property; sell, contract to sell, and grant options to purchase the Property and any right, title or interest therein on any terms; exchange the Property or any part thereof for any other real or personal property upon any terms, convey the Property by deed or other conveyance to any grantee, with or without consideration; mortgage, execute a deed of trust on, pledge or otherwise encumber the Property or any part thereof; lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and, release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

Consideration: \$395,000.00

T. M. #46-19

Assessed Value: \$252,700.00

Title Ins.: Fidelity National Title
Insurance Company

Return to: J. Robert Snoddy, III

{1}

2. No party dealing with the Trustee or her successors in relation to the Property in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, shall be obligated or liable to: (a) see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property; (b) see that the terms of the trust have been complied with; (c) inquire into the authority, necessity or expediency of any act of the Trustee; or (d) be privileged to inquire into any of the terms of the Trust Agreement creating said trust.
3. Every deed, mortgage, lease or other instrument executed by the Trustee or her successors in relation to the Property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (a) at the time of the delivery thereof the said trust was in full force and effect; (b) such instrument was executed in accordance with the terms and conditions of the Trust Agreement and is binding upon all beneficiaries thereunder; (c) the Trustee is duly authorized and empowered to execute and deliver every such instrument; and, (d) if a conveyance has been made to a successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.
4. The Trustee shall have no individual liability or obligation whatsoever arising from Trustee's ownership as trustee of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by the Trustee in dealing with the Property, or in otherwise acting as trustee, except only as far as the Property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof.
5. The interest of every beneficiary under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale or other disposition of the Property; and, such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title, or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.
6. This Deed is governed by and is to be read and construed with reference to Section 55-117 of the Code of Virginia of 1950, as amended, and in force.
7. The Trustee shall hold title to the Property with the right to exercise any or all of the powers set forth from time to time in Section 54.2-105 of the aforesaid Code, the provisions of which are incorporated verbatim into this deed by this reference.

This conveyance is made expressly subject to any and all easements, restrictions, conditions, and reservations which are contained in duly recorded deeds, plats, and/or other instruments constituting constructive notice in the chain of title to the property hereby conveyed that have not expired by limitation of time contained therein or have otherwise become ineffective; or, apparent upon inspection of the premises. It is not the intent of this deed to reimpose any such easement, condition, restriction, or reservation.

WITNESS the following signatures and seals.

Gita Kali Marie Natarajan (SEAL)
GITA KALI MARIE NATARAJAN

Krista Zember
(SEAL) Formerly Known As KRISTA ZEMBER

STATE OF Virginia
~~City~~/COUNTY OF Buckingham to-wit:
I, J. Robert Snoddy, Jr., a notary public in and for the aforesaid jurisdiction, do hereby certify that Gita Kali Marie Natarajan, formerly known as Krista Zember, whose present and former names are signed to the foregoing instrument, has subscribed and acknowledged the same before me in my city/county aforesaid.

Given under my hand this 17th day of June, 2024.

My commission expires 8/31/26

My registration number 7350650



J. Robert Snoddy, Jr.
NOTARY PUBLIC

Grantees Address:

71 The Way
Buckingham, VA 23921

SCHEDULE A

Attached to and recorded with a deed dated June 6, 2024 from Gita Kali Marie Natarajan, formerly known as Krista Zember, to Judith Evangelus, Trustee, to-wit:

All that certain lot or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in James River Magisterial District of Buckingham County, Virginia, containing Two and one hundred ninety-two/thousandths (2.192) acres, more or less, said lands fronting on Virginia Secondary Route #604 (Woodland Church Rd.) and being more particularly described by a plat of survey prepared by Gregory A. Watson, L.S., dated August 7, 2017, revised August 23, 2017, and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Deed Book 445, at page 734, to which plat reference is hereby made for a more complete and accurate description of said lands. TOGETHER WITH AND SUBJECT TO a non-exclusive easement, for the purposes of ingress and egress, over the entirety of the 50' wide right of way/easement depicted on the aforesaid plat as "Existing 50' ingress and egress road easement". ALSO SUBJECT TO the non-exclusive right, hereby perpetually dedicated in favor of the present and future owners of Buckingham County Tax Map Parcels #46-18, 18A, 21 and 22, in and to the use for the purposes of ingress and egress of that certain 20' wide private roadway, depicted as "Proposed 20' Road Relocation Along Gravel Drive" on the aforesaid plat, running northeastwardly for approximately 100' from the "Paved Entrance" on said Route #604 as depicted on the aforesaid plat to the aforesaid 50' wide right of way/easement also depicted on the aforesaid plat, said private roadway and the southeastwardly continuation thereof in the form of the aforesaid 50' wide right of way/easement being presently known as "The Way". Said lands and access easement being the same conveyed unto Gita Kali Marie Natarajan, then known as Krista Zember, from Samuel Eberle et ux by deed dated December 16, 2019 and recorded in the aforesaid Clerk's Office in Deed Book 467, at page 250 et seq. Thereafter, the grantor in the aforesaid deed caused her name to be changed to Gita Kali Marie Natarajan by order of the Circuit Court of Buckingham County, Virginia entered on January 3, 2020 and recorded in the aforesaid Clerk's Office in Deed Book 467, at page 700.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

035 Rec Fee
St. R. Tax
Co. R. Tax
Transfer
Clerk
Lib. (145)
T.T.F.
Grantor Tax
036 Proc Fee
Total \$

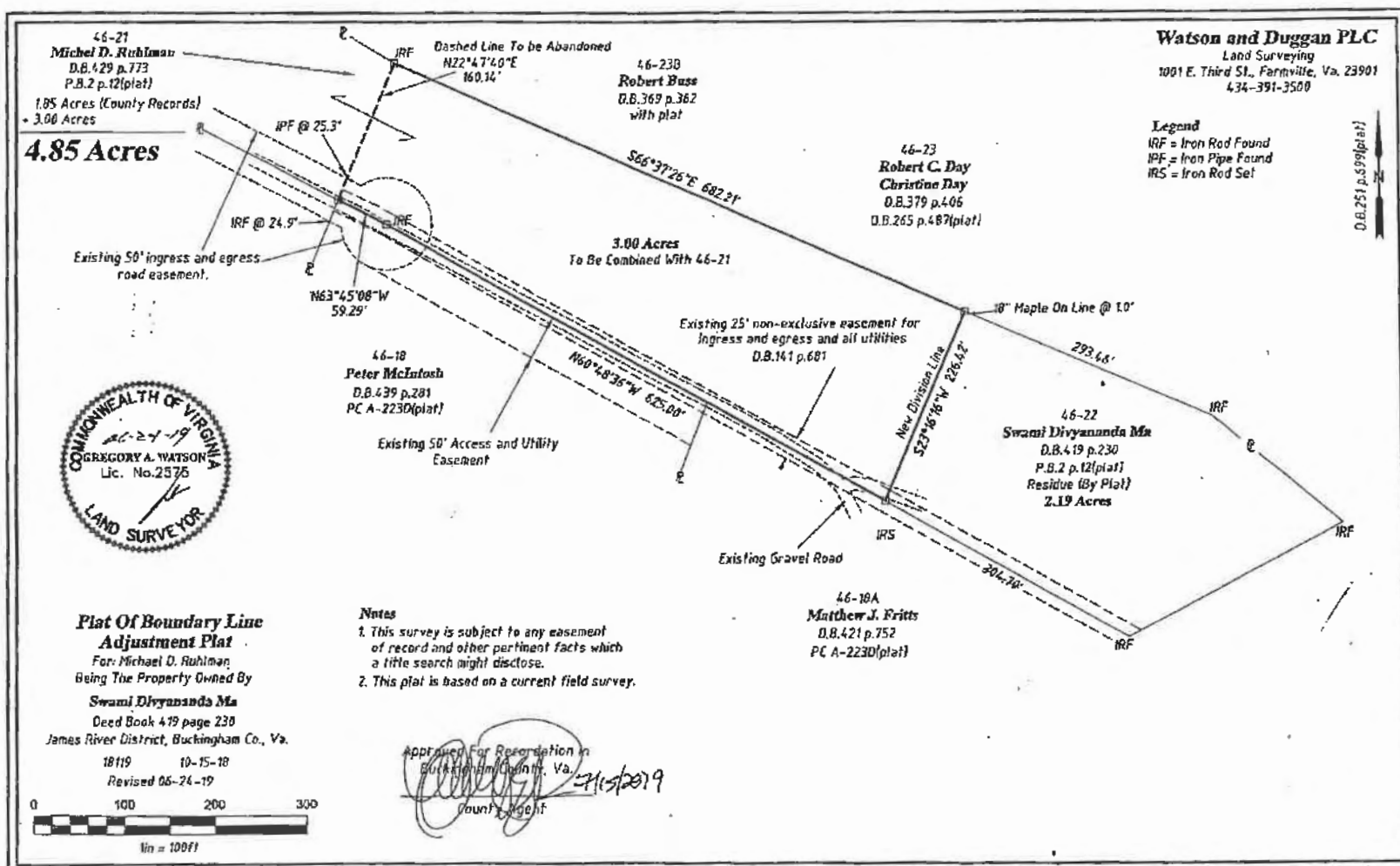
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98750
32417
1400
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3500
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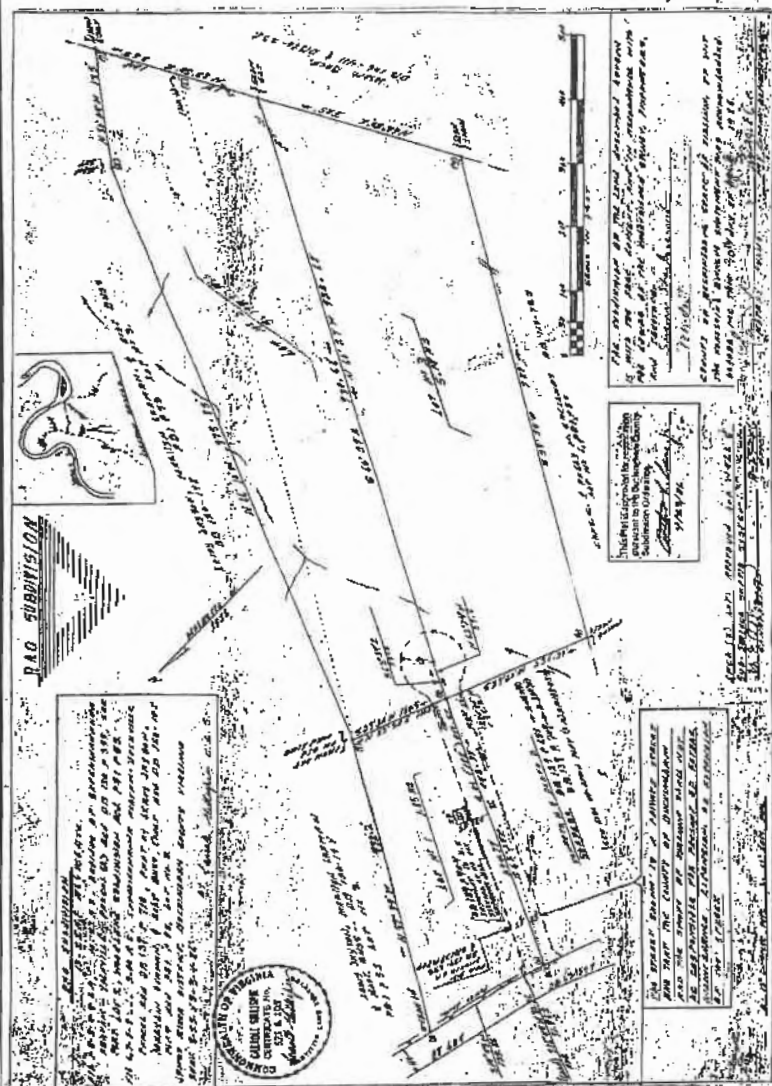
VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement
was admitted to record on June 17, 2024
at 3:35 P.M. in D.B. 518 Page(s) 489-492
Instrument # 2024-876

Teste: JUSTIN L. MICKIFF, CLERK

BY: K. Micken DEPUTY CLERK





WITNESSES: In the Court of the County of Berkeley, State of California, on this 15th day of August, 1968, the undersigned, Judge of the said Court, do hereby certify that the within and foregoing document, submitted for record, is a true and correct copy of the original as the same appears from the records of the said Court.

ATTEST: _____, Clerk of the Court.

_____, Deputy Clerk of the Court.

Page 12.

DATE 10/10/88 BY SP-10 FOR SP-10

Legend

IRF = Iron Rod Found
 FP = Fence Post
 EP = Edge Of Pavement
 U = Overhead Utility Lines
 S = Shed
 W = Well
 G = Gravel
 Tr = Transformer

C1 = L = 180.86'
 R = 1061.74'
 C Len = 180.64'
 BRG = N23°19'20"E

Line Table

LINE	BEARING	DISTANCE
L1	N22°40'12"E	20.30'

Watson and Duggan PLC

Land Surveying
 1001 E. Third St., Farmville, Va. 23901
 434-391-3500



Approved for recordation only

[Signature] 8/05/17
 Buckingham County Zoning Agent

D.B.251 p.699(plat)

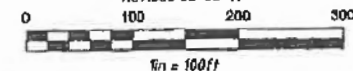
Notes

1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
2. This plat is based on a current field survey.
3. See plat recorded in D.B.251 p.699
4. This parcel is listed as TM # 46-19 and 46-20. Plat recorded in D.B. 251 p. 699 appears to combine these parcels into one, with an area of 2.192 Acres

House Location Survey

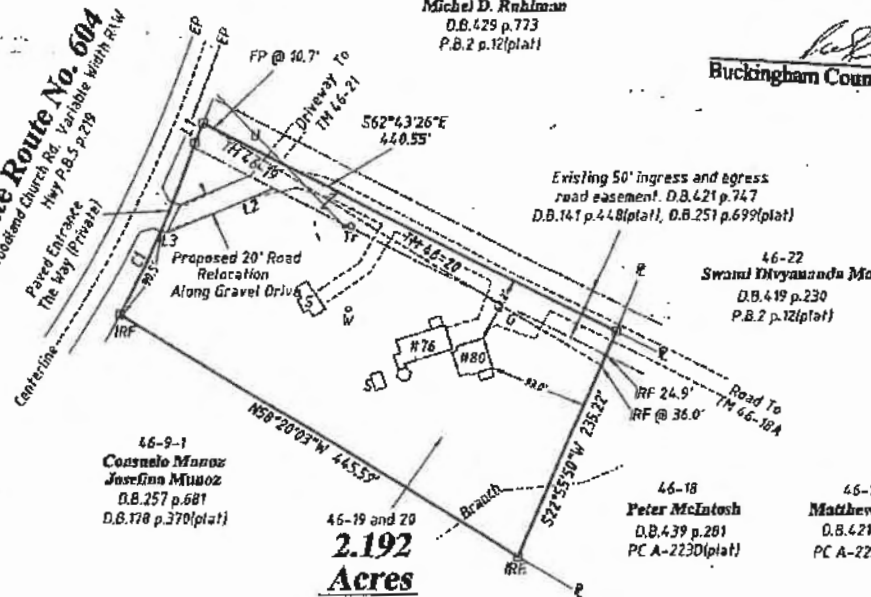
For: Liavafi K. Eberle
 and Samuel Eberle
 Being The Property Owned By
 Matthew J. Eberle
 Laurel Anne Munro Eberle
 William J. Eberle

Deed Book 421 page 747
 James River District, Buckingham Co., Va.
 17095 08-07-17
 Revised 08-23-17



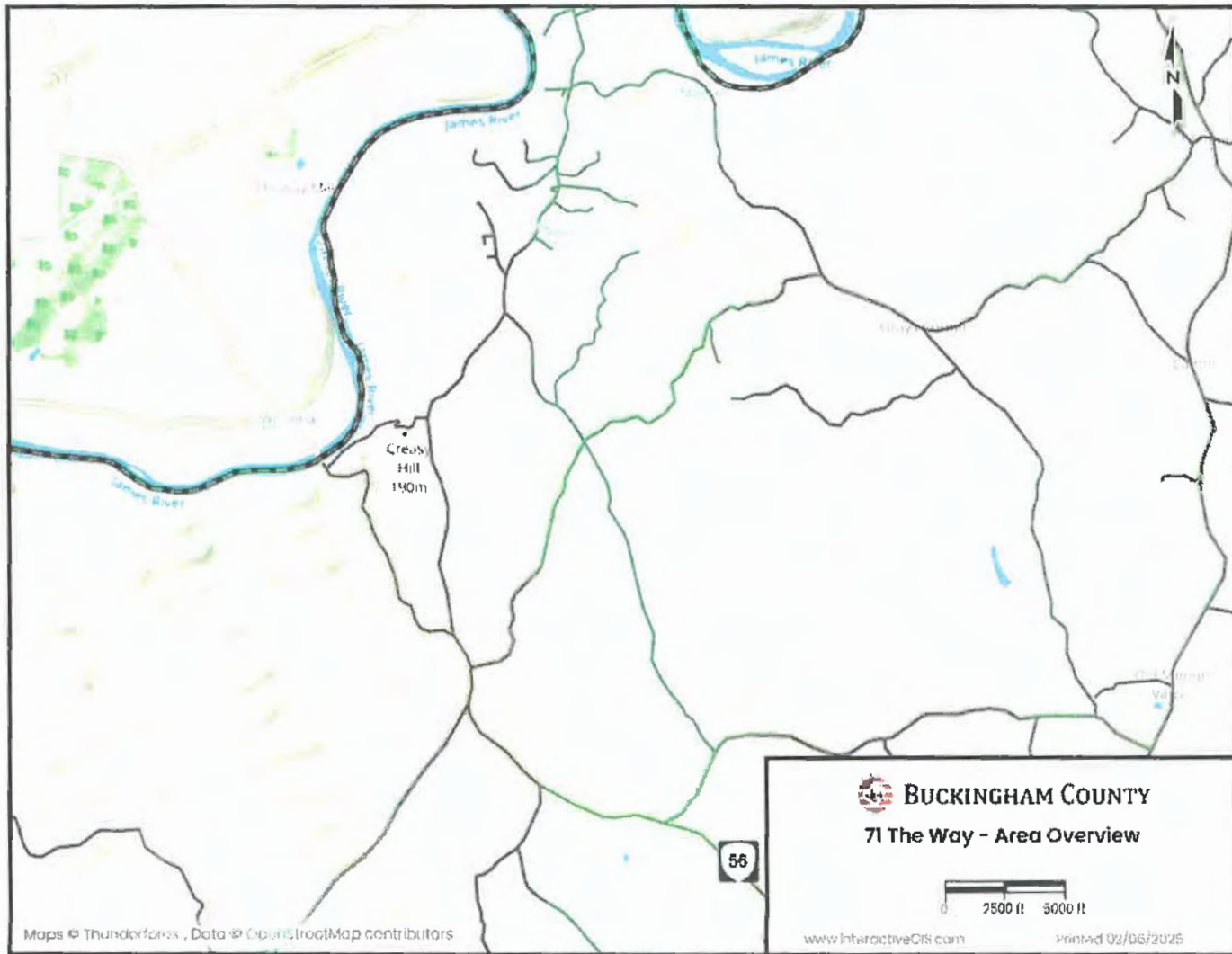
BOOK 445 PAGE 734

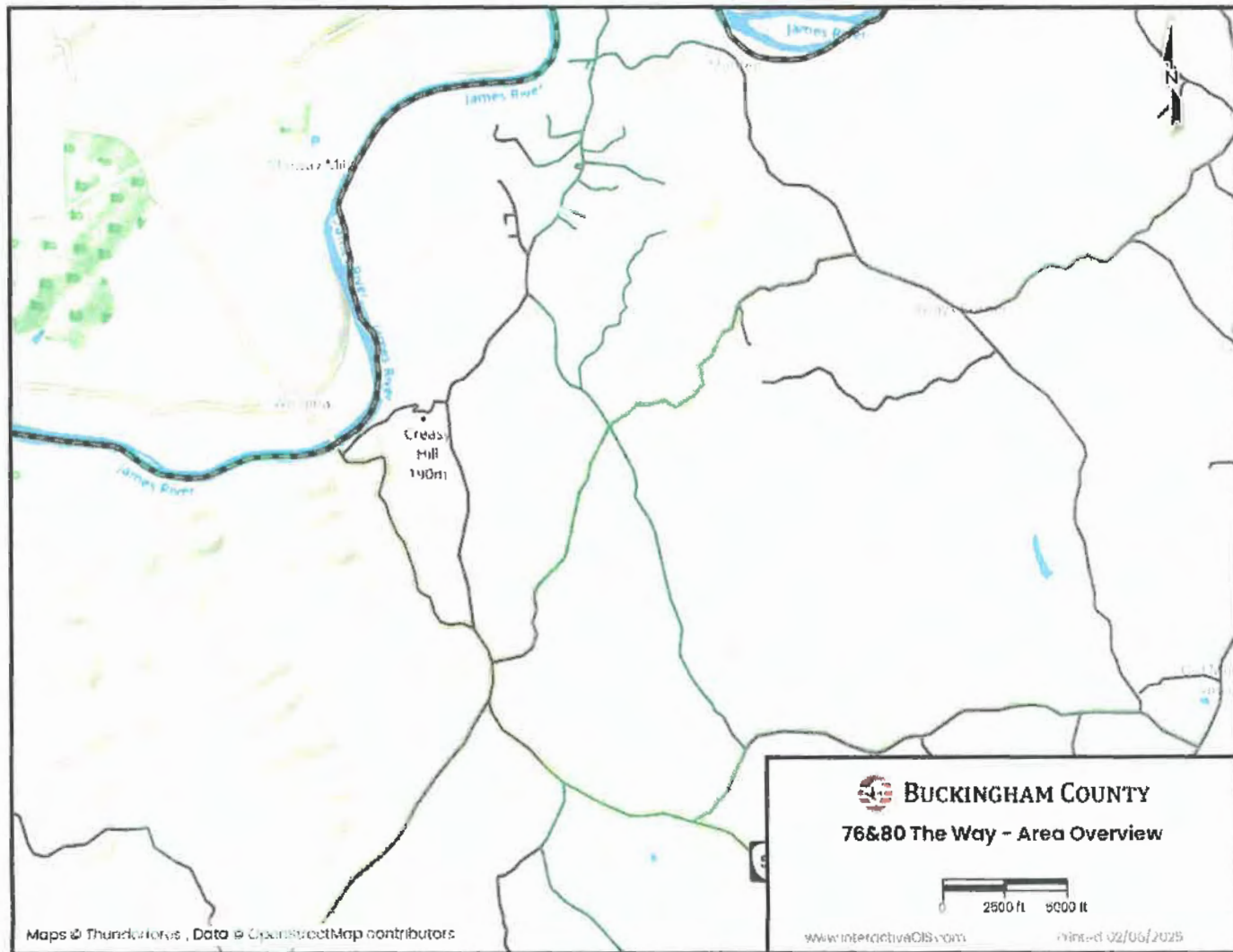
State Route No. 604
 Woodland Church Rd. Variable Width R/W
 Paved Entrance Hwy P.B.5 p.209
 The Way (Private)



Road Line Table

L2 = S67°05'29"W
 109.25'
 L3 = N72°19'13"W
 6.35'



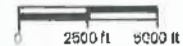


Maps © Thunderforest, Data © OpenStreetMap contributors



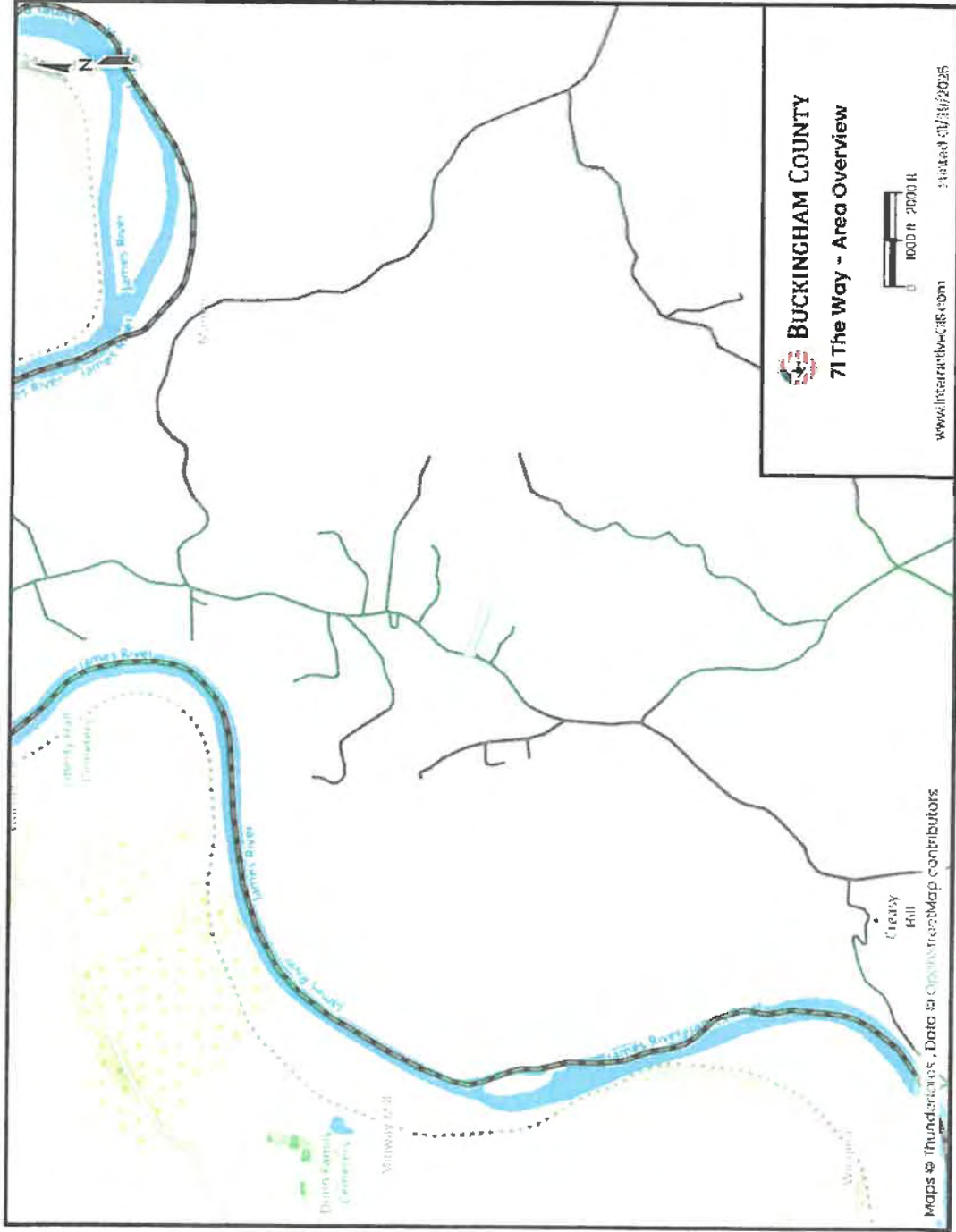
BUCKINGHAM COUNTY

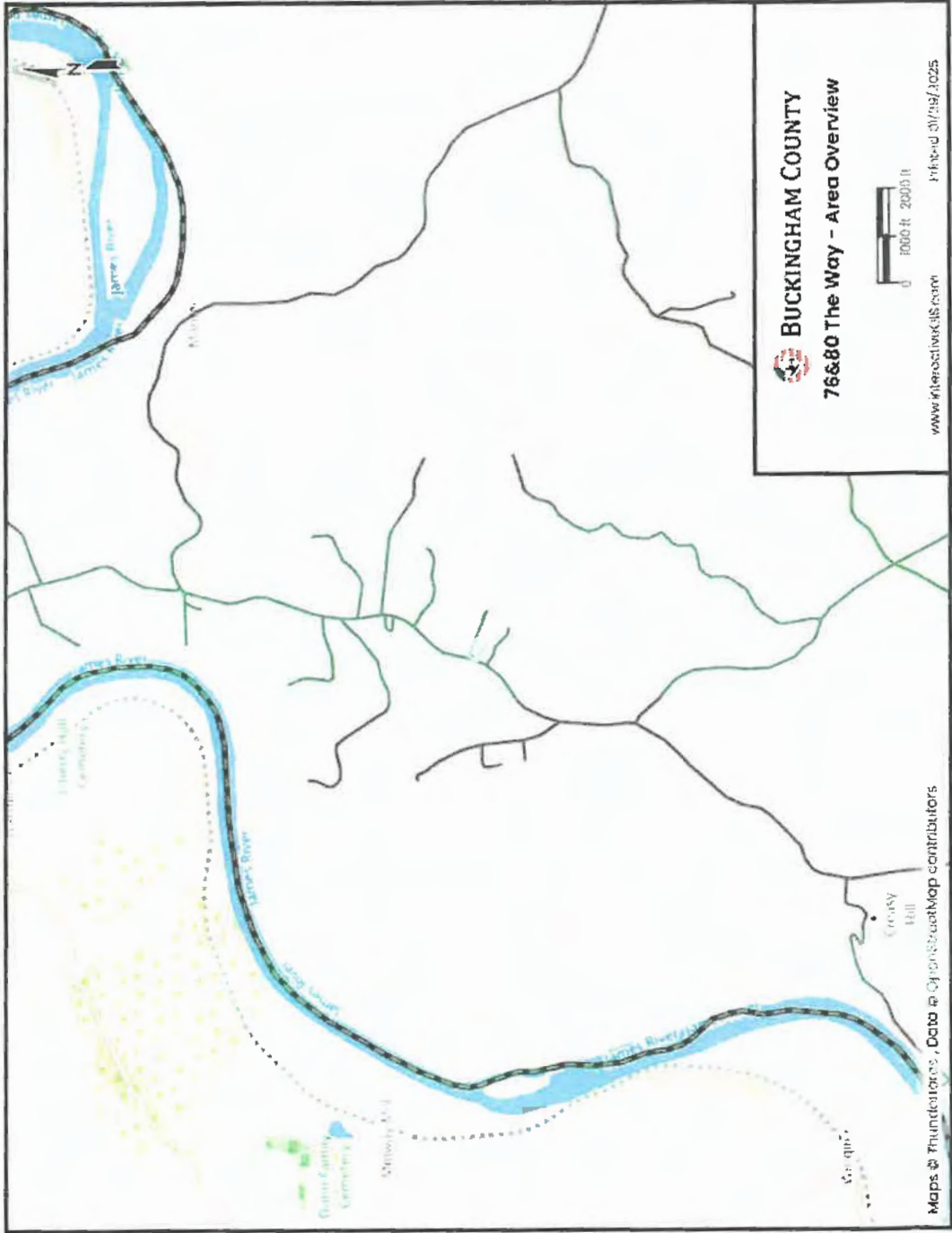
76&80 The Way - Area Overview



www.interactiveGIS.com

Printed: 02/06/2025

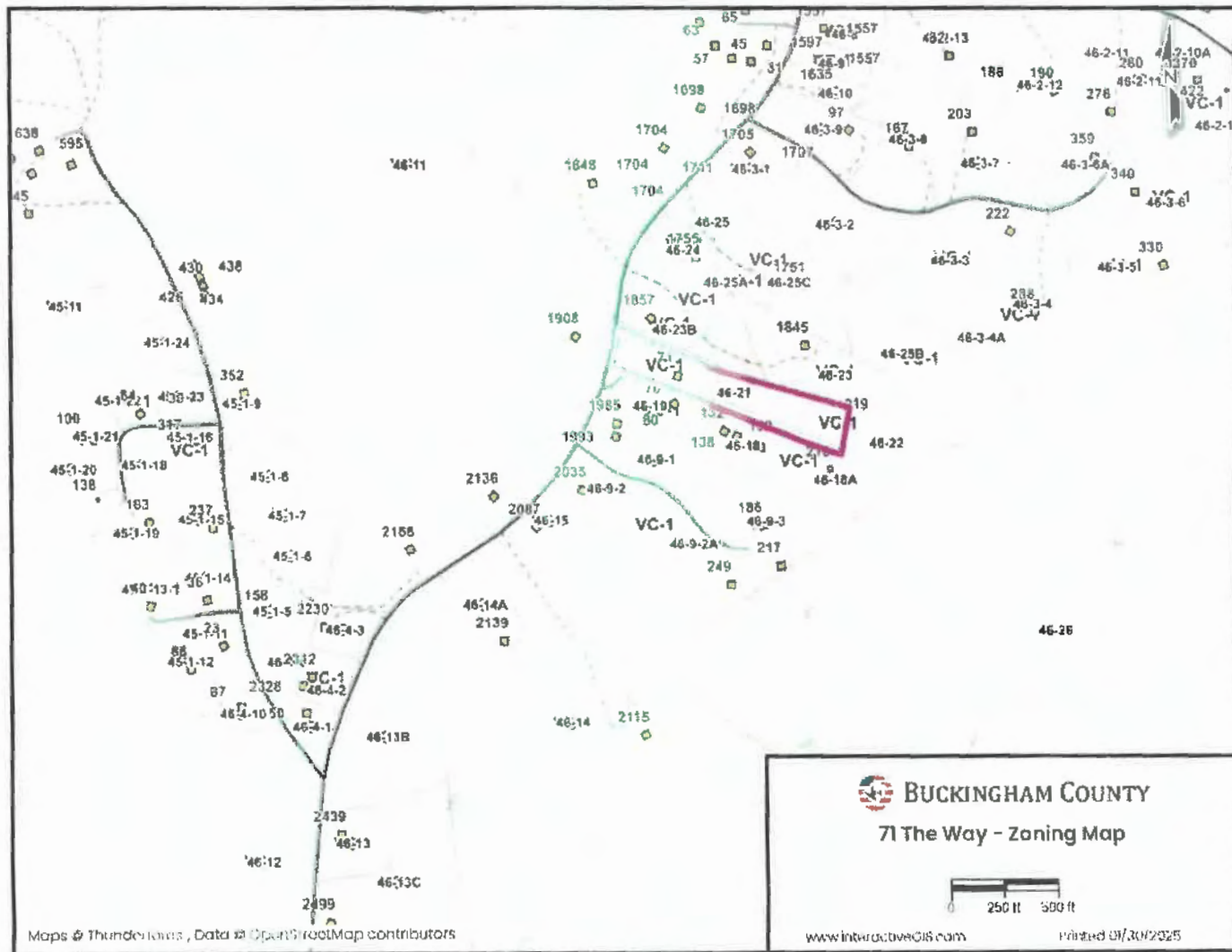


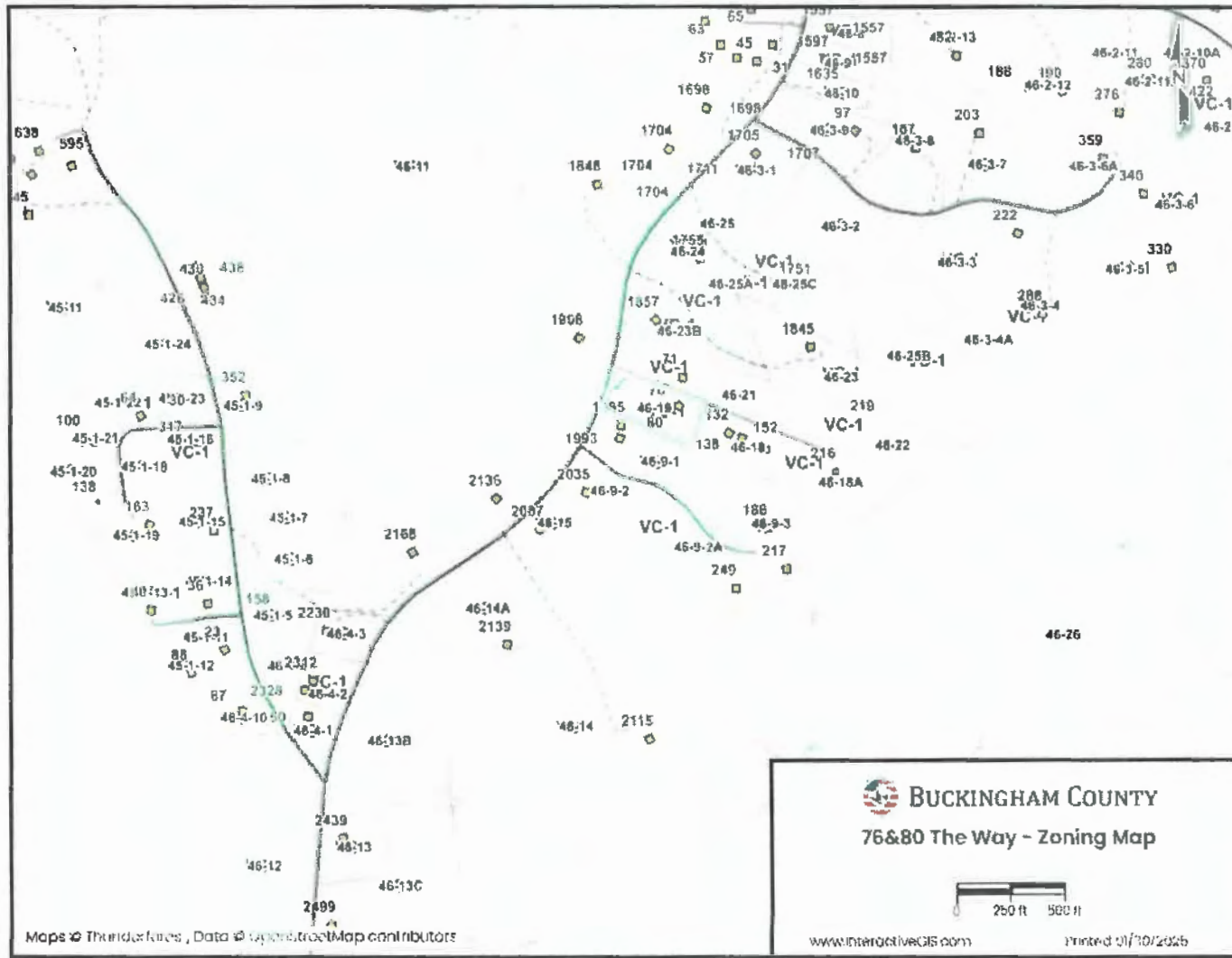


BUCKINGHAM COUNTY
76&80 The Way - Area Overview



www.killeractivex.com 1/15/2025

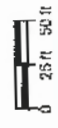






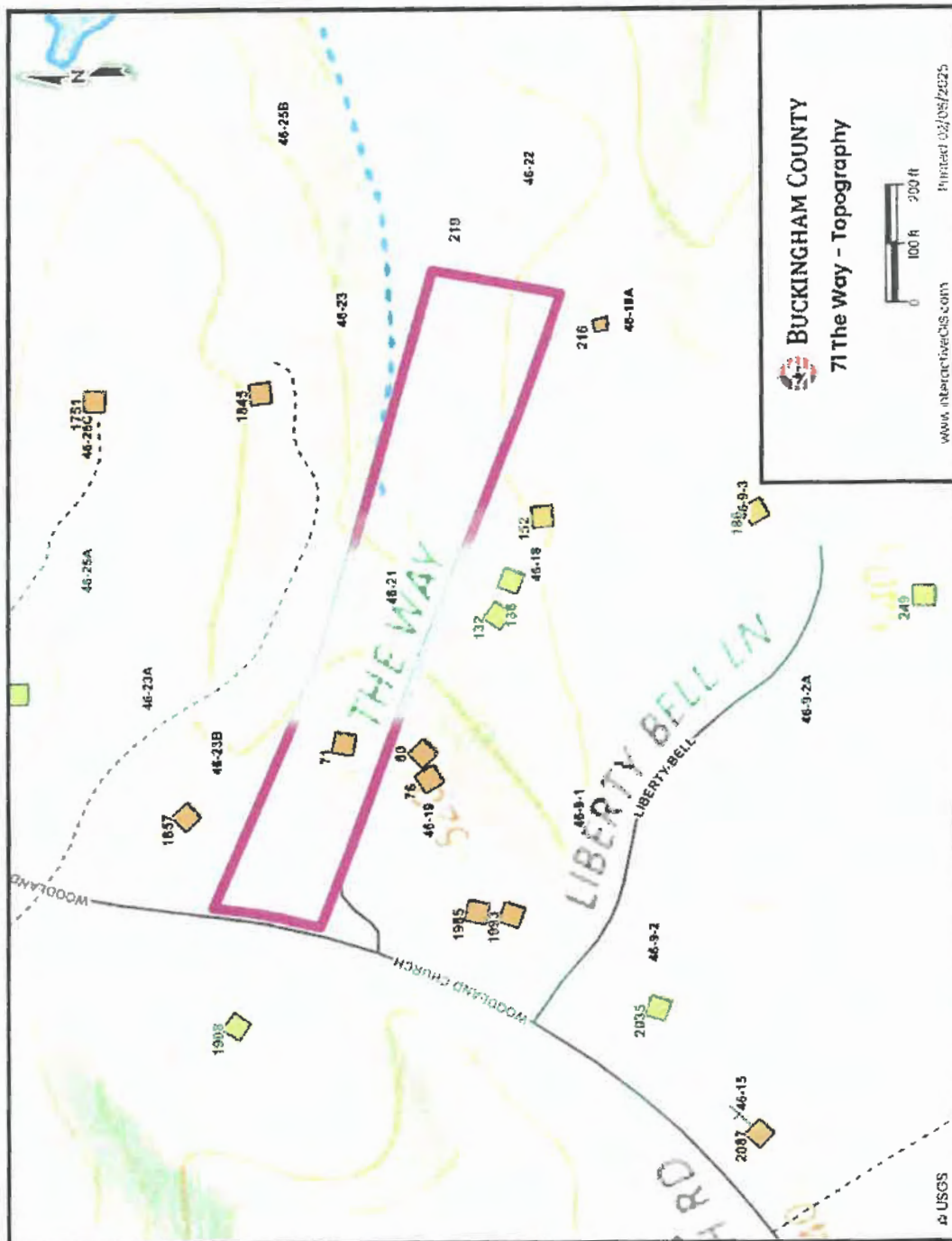


BUCKINGHAM COUNTY
76&80 The Way



www.interactivator.com Printed 07/26/2025

Courtesy of VGIN, Commonwealth of Virginia



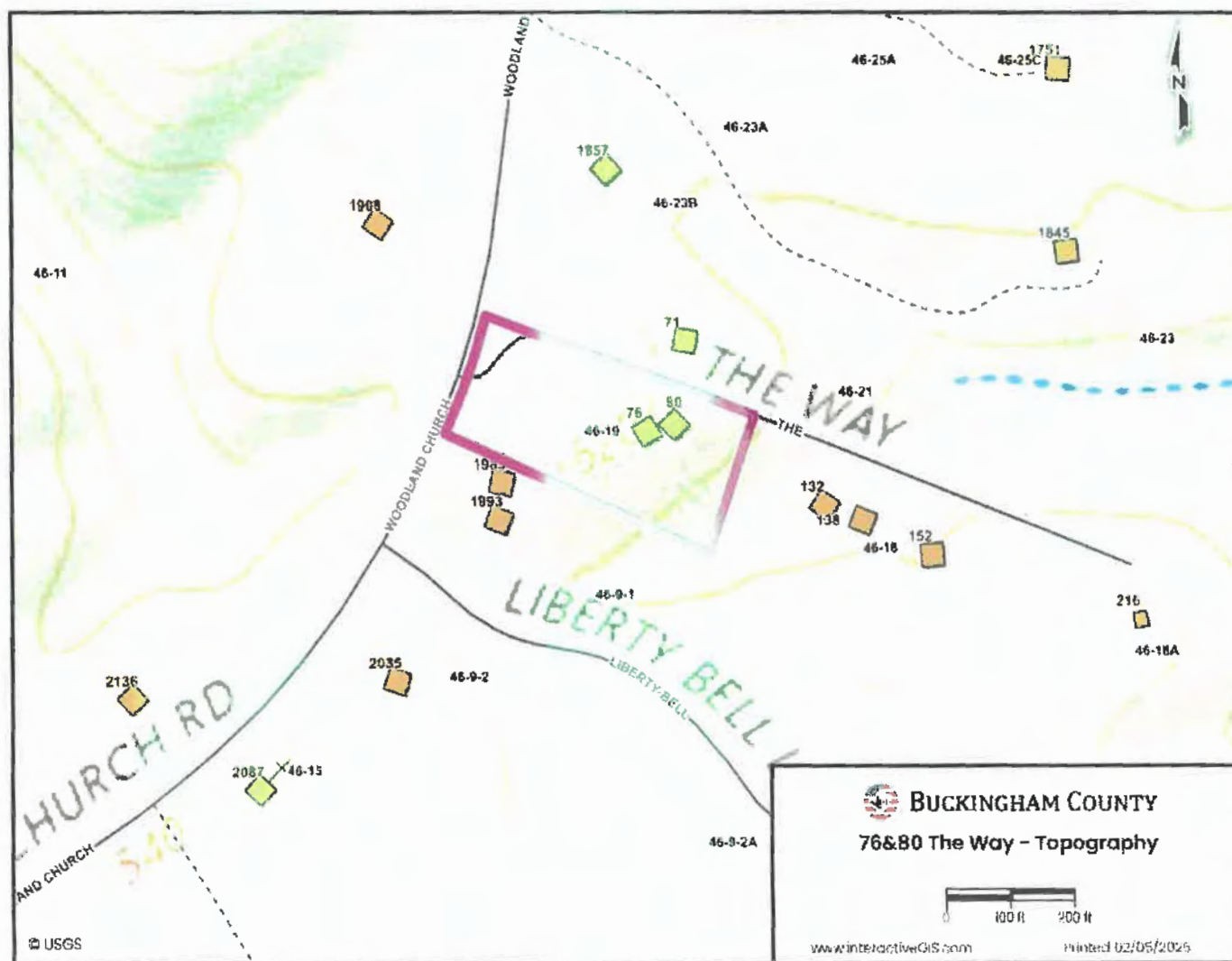
BUCKINGHAM COUNTY
The Way - Topography



Printed 02/08/2025

www.interactiveGIS.com

© USGS



71 The Way

76 & 80 The Way
"The Village Commons"

46-19

46-21

Parallel Parking
25' R.O.W.

Residence Private
PARKING

shed
D.R.S.
WOODEN VENDORS
110' 200'

The Way

Proposed
PARKING

Proposed
Playground
90'

2nd
B.P.R.

Public
Shelter
Proposed

Proposed Landscape Screenings

Proposed
PARKING

PARKING

PARKING

1"=50'

1:200

350'

SR 604

Woodland Church
Road

10' Elevation

Property Line approx

Property Line approx

4th Ave

50' R.O.W.

Walk

Driveway

Property Identification Run Dt: 9/04/2024 Owner Name/Address Legal Description 001 of 03
 Map #: 46 19 EVANGELIN JUDITH TA OF THE JUDITH RT 604 - 2 MI S OF
 Acct #: 000002623-001 EVANGELIN LIVING TRUST WARMINGSTER 2.192 AC
 Address: 000076 THE WAY (6 60 THE WAY) 71 THE WAY
 City/St: BUCKINGHAM VA 23921

Deed Bk/Pg: 510/ 489/
 Plat Bk/Pg: 445/ 734/
 Acreage: 2.192
 Land Use:
 Total Mineral:
 Total Land: 25200
 Total Imp: 227500
 Total Value: 252700

Occupancy: DWELLING Year Built: 1994
 Dwl Type: SALTBOX NE/Type:N/ Year Bld: 1994
 Use/Class: /SINGLE FAMILY: 0-19.99 AC Year Bld: 1994
 Year Asst: 2020 Condition: AVERAGE
 Zoning: On Site Date: (KS) 10/07/2019
 Dist: 03 JAMES RIVER Review Date: ()

Improvement Description
 Exterior Interior Site
 EXTERIOR-CONCRETE NO. ROOMS - 5 SITE-PAVEL +12--+
 EXTERIOR-WOOD NO. BEDROOMS - 2 SITE-LEVEL 10 10
 EXTERIOR-CONCRETE NO. BATHS - 4 SITE-SEPTIC : WDK
 CONSTRUCTION-FRAME INTERIOR-CARPET SITE-WELL +8--12--12--+
 INTERIOR-WOOD 11 :
 INTERIOR-PANEL : :
 INTERIOR-DRY WALL +5+ 23
 60PF :

Dwelling Valuation
 Item Size Rate Value 11 DWL +41--24--4 +7-+
 DWELLING 2016 74.04 149264 : 50PF WDK 4 :
 HEAT CENTR 2974 2.50 7425 +---28---24---24---4 :
 AIR COND 2574 2.00 5148 : DWL12 16:
 BATH FULL 4 4000.00 16000 : :DWL:
 WELL 1 3000.00 3000 24 : 1-7-+
 SEPTIC 1 5000.00 5000 : :
 GENERATOR 1 5000.00 5000 : 12
 DWELLING 112 72.00 8064 : :
 WOOD DECK 96 15.00 1440 1-12--47-----+
 PORCH MERY 20 20.00 400 100PF 10
 DWELLING 846 72.00 60912 +-12--4
 WOOD DECK 120 15.00 1800
 PORCH FRM 30 18.00 540 Sec Type Str Description Area
 PORCH FRM 120 18.00 2160 DWL DWELLING 1.75 S13S12W47W1N1C4E24 2016
 Grade Factor 1.00 E24
 Replacement Cost New 271900 DWL DWELLING 1.00 E7N16W7S4S12 112
 Phys Depr. % 1.100 1994 - AVG 48542 WDK WOOD DECK 1.00 N4W21S4E24 86
 Total Bldg. Value 223000 OFM PORCH MERY 1.00 N4N10W45S84 20
 DWL DWELLING 1.00 N23W12W12W8S11E5S6 845
 W5S11E28N5E4

Other Improvements Valuation
 Desc Length Width Size Grade Rate EV/Fot Value WDK WOOD DECK 1.00 N10W12S10E12 120
 BARN 1500 OFM PORCH FRM 1.00 S5S6W5N6 30
 SHED 1500 OFM PORCH FRM 1.00 E12S10W12N10 120

Bk/Pg: 518/ 439/
Flot Bk/Pg: 445/ 734/

Comments

WOODLAND SUBD FBI-53 A-11 PT OF LOT C DB125-386
93 GRTR SATCHIDANANDA ASHRAM - YOGAVILLE DB129-656
53 PM697 2AC FM WOODLAND SUBD LOT 2
86 DB139-704 PM766 0.2AC FM WOODLAND SUBD LOT 2
96 SHLD HAVE ADD TO THIS PCL - NEW TM 96-20
86 DB141-444 PM448 DGT
28 GRTR KENNETH E SHAFFERO ETUX DB233-145 2PCLS
06 DB251-693 PM699 DGT
00 GRTR KENNETH E SHAFFERO DB257-42E \$106,000
06 09/11/03 2PCLS
82 GRTR GURINDER PAL SINGH ETAL DB294-408 2PCLS
63 GRTR GURINDER PAL SINGH ETUX DB297-516 \$191,00.
03 12/22/03 2PCLS
06 GRTR SAMUEL EBERLE ETAL DB325-861 DFT 2PCLS
BP13237-06 ADDN 1004 11/14/06 ADDN IS APT
EP13237-06 3RM/1EDRM/1BATH POK MOTHER IN LAW
09 511 ADDE CHG FM 1925 WOODLAND CHURCH RD TO
03 76 THE WAY
09 GRTR RUTH M STAUFFER DB374-379 DS HER 1/4 INT
09 IN 2PCLS TO LAUREL MUNRO EBERLE
BF14870-10 ELEC BOX 1004 01/29/11 CV NVC
EP15180-11 FRCH 1004 01/28/12 CV
EP15639-12 ELEC POK GENERATORS 1004 02/28/13 CV
BF15663-12 GENERATOR 1004 02/28/13 CV

Property Identification Run Dt: 8/04/2024 Owner Name/Address
Map #: 46 19 EVANGELUS JUDITH TR OF THE JUDITH
Acct #: 000002523-001 EVANGELUS LIVING TRUST
Address: 000076 THE WAY (6 80 THE WAY) 71 THE WAY
City/St: BUCKINGHAM VA 23921

Legal Description003 of 03
RT 601 - 2 MI S OF
WARMISTER 2.192 AC

Ex/Pg: 538/ 485/
Plot Ex/Pg: 445/ 734

13 RA 1 GEN SUPPLIES BOTH SECTIONS OF DNL
2216058-14 ADDN/2MDL ADD BATH NO CHG TO FOOTPRINT
2216058-14 NOT GOING TO FIN MOTHER DEC 06/17/14 KS
15 GRTR LAUREL M EBERLE ETAL DB421-247 DG 2FCLS
17 GRTR MATTHEW J EBERLE ETAL DB445-729 PM734
17 \$245,000 09/28/17 2FCLS TH 46-19,20 COMB/DEL
17 TH 46-20
2217454-18 SLEC FNL 10/02/18 NVC
2217498-18 SOLAR PNLS 1008 10/19 KS FNL 12/21/18
19 GRTR SAMUEL EBERLE ETAL DB467-250 8302,000
19 12/18/19
20 DB467-780 OKC FM KRISTA MARIE ZEMER TO GITA
26 KALI MARIE NATARAJAN
23 RES SOLAR FNL EXCHET 01/01/23
24 GRTR GITA KALI MARIE NATARAJAN DB518-489
24 \$395,000 06/17/24

-----|
Total Property Value 252700

Property Identification Run Dt: 3/09/2024 Owner Name/Address Legal Description 001 of 02
 Map #: 46 21 EVANGELUS JUDITH FR OF THE GUNITH RT 604 - 2 MI S OF
 Auct #: 006902625-001 EVANGELUS REV LIV TRUST WARMINGSTER LCT 1
 Address: 090971 THE WAY 71 THE WAY 4.85 AC
 City/St: BUCKINGHAM VA 23621

Occupancy: DWELLING Year Built: 2005 Dead Br/Fg: 199/ 134
 Dbl Type: RANCH MH/Type: N/ Year Rmld: 2005 Plat Br/Fg: 0/ 12'
 Use/Class: INCOMPLETE BLDG PERMIT/SINGLE FAYEAR EFF: 2005 Acreage: 4.850
 Year Assd: 2020 Condition: AVERAGE Land Use: Total Mineral: 34500
 Zoning: On Site Date: (JIC) 6/16/2019 Total Land: 34500
 Dist: 01 JAMES HWYR Review Date: () Total Imp: 22200
 Total Value: 156700

----- Improvement Description -----

Exterior	Interior	Site			
EXTERIOR-CINDERBLO	NO. ROOMS - 4	SITE-PAVED			
EXTERIOR-WOOD	NO. BEDROOMS - 2	SITE-LEVEL	+-+10-----+		
EXTERIOR-COMPOSITI	NO. BATHS - 1	SITE-SEPTIC			
CONSTRUCTION-FRAME	NO. 1/2 BATHS - 1	SITE-WELL			
	FIREPLACE - 1				10:
	CHIMNEY - 1			22	
	INTERIOR-CARPET		19	19	
	INTERIOR-VINYL				
	INTERIOR-DRY WALL				+-+12-----+
					OFF

Item	Size	Rate	Value			
DWELLING	1094	\$1.02	\$86635	+-+10-----+		12 12:
FIREPLACE	1	2500.00	2500		60PF 6	
CHIMNEY	1	2500.00	2500			
BATH FULL	1	4000.00	4000		+-+6+2+	26---12-----+
BATH HALF	1	3000.00	3000		WDR 4	WDR 6:
WELL	1	5000.00	5000		+-+8-----+	
SEPTIC	1	5000.00	5000		14	12
HEATEPUM	1094	5.00	5470			7.2
WOOD DECK	32	15.00	480		+-+17-----+	+-+8-----+
PORCH FRM	36	13.00	468			
CAREFORT	266	15.00	3990	Sec	Type	Str
PORCH FRM	144	16.00	2304	DWL	DWELLING	1.00
WOOD DECK	132	15.00	1980			W12S36W17

Grade Factor (C+5) 1.05 WDK WOOD DECK 1.00 S6W8N4E8 32
 Replacement Cost New 102090 OPF PORCH FRM 1.00 S6W6N6E6 36
 Phys Expr. % (.075) 2005 - AVG 9907 CPT CAREFORT 1.00 W14N19E14S19 266
 Total Bldg. Value 122200 OPF PORCH FRM 1.00 S12W12N12W12 144
 WDK WOOD DECK 1.00 S6S0E6,4W8N12E12 132
 Total Square Feet 1704

M	Cls	Desc	C	Size	Dpth	Rate	EV/Fct	Value			
A	1	N/S PAVED	E	1.000		21000.00		21000	Cur. Value	Prev. Value	Chg.

Property Identification: Reg Dt: 9/04/2024 Owner Name/Address: Legal Description 002 of 02
 Map #: 46 21 EVANGELUS JUDITH TR OF THE JUDITH RT 604 - 2 MI S OF
 Acct #: 000002625-001 EVANGELUS REV LJV TRUST WARMINSTER LOT 1
 Address: 000071 THE WAY 71 THE WAY 4.85 AC
 City/St: BUCKINGHAM VA 23921

Bk/Pg: 499/ 438/
 Plat Bk/Pg: 2/ 12/

A 20 RESIDUAL R	2.550	\$500.00	13475 Land	34500	23000	50%
Total Land Value	4.950		34500 Improvements	122209	101600	20%
			Total	156700	124600	26%

----- Comments -----	Average Price Per Acre	7108
WOODLAND SUBD FBI-55 A-11 PT OF LOT 2 DB125-206	Sale Date/Amount	8/09/2022 270050

06 FB2-12 A-26 WOODLAND SUBD LOT 2 PT OF SUBD 3 LOT

06 NEW TM 46-18,21,22 SAG SUBD

07 GRTR REV SRI SWAMI SATCHIDANANDA DB150-15

07 \$5,250 12/28/97

04 GRTR KENNETH SELIN ETAL DB101-641 DG

04 GRTR KENNETH CHARLES SELIN DB101-956 \$12,000

04 05/04/94

BF12392-04 DWL/SRED/CF 1004 01/10/06 RCW

BF12392-04 FNL 12/17/04

15 GRTR SAMUEL I WHITE PC SUB TR DB423-34 \$157,612

15 03/30/15 FORECLOSURE

16 GRTR FEDERAL NATL MTG ASSOC DB429-773 \$120,300

16 02/04/16

16 DB462-604 FM606 3AC FM TM 46-22

22 GRTR MICHAEL D RUSZNAN DB499-434 \$270,000 08/09

BF19610-23 GEN

-----	-----
Total Property Value	156700

Confirmation Number: 13888135**Virginia****Buckingham County****Cashier 2 - POS****Transaction Details**

Parcel/Bill/Account Number

46 19 46 21

Name

waters david

Buckingham Payment

Building Permit**Credit Card Payment Address Information**Order Number **13888135**Customer Name **DAVID WATERS**

Email Address

Address

Phone Number **(240) 687-7858**Credit Card
Number **403623XXXXXX4796**Credit Card Type **Visa**Expiration Date **0226**

Operator Name

Transaction Time **2/7/2025 3:15:01 PM**Authorization
Code **032208**Convenience Fee
Authorization
CodeTransaction ID **469b8be8fbc03583926c8e167a22825b**Purchase Type **Auth**Agency Total **200.00**Convenience Fee **\$5.00**Total Amount **205.00**

Charged to Card

Customer Signature**ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.**

For questions about this payment, please call (866) 480-8552.

PayGov, LLC

5144 E. Stop 11 Rd. Indianapolis, IN 46237

<http://paygov.us>**Disputing a charge with your credit card company may result in an additional \$40.00 charge.**

T A X R E C E I P T

Ticket #:00001900001 @@

BUCKINGHAM COUNTY
CHRISTY L CHRISTIAN, TREASURER
(434) 969-4744
POST OFFICE BOX 106
BUCKINGHAM VA 23921

Date : 2/10/2025
Register: TC4/TC1
Trans. #: 51798
Dept # : SPUSE
Acct# :

SPECIAL USE PERMIT - ZONING
46 19
46 21

WATERS DAVID

Previous Balance	\$.00
Principal Being Paid	\$	200.00
Penalty	\$.00
Interest	\$.00
Convenience Fee	\$.00
Amount Paid	\$	200.00
*Balance Due	\$.00

Cr cd 200.00 # 4796*****

Pd by WATERS DAVID
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 2/2025

71 The Way

76 & 80 The Way

"The Village Commons"

46-19

46-21

Property Line Approx.

Property Line approx.

North

x3 Parking

25' R.O.W.

Parking x4

Residence Private

Private Residence

Shed

MEN AND VENDORS

110' 200'

The Way

Golf in

Proposed Parking

Proposed Playground

BAR N

Mural Shelter Proposed

Prop. Gazebo

50' R.O.W.

Proposed Landscape Screening

PARKING

x5

PARKING

x7

x3

PARKING

1"=50'

1:200

350'


SR 604 Woodland Church

10' Elevation change

Village Commons Parking Map

71 & 76/80 The Way
Buckingham, VA 23921 - Red - 40 vehicles
And parking on neighboring properties
1857 Woodland Church Rd (YFCU) - Yellow - 20 vehicles
108 Yogaville Way (Satchidananda Ashram) - Orange - 40 vehicles

Legend

 Village Commons Parking Area

Google Earth

400 ft



****PARKING AGREEMENT****

This Parking Agreement ("Agreement") is made and entered into as of March 17, 2025 by and between Village Sangha Association ("VSA") and Satchidananda Ashram - Yogaville ("the Ashram").

1. **Purpose**

The purpose of this Agreement is to allow VSA to utilize designated areas on the Ashram's property for overflow parking during Community Markets and other events hosted by VSA at the Village Commons, located at 71 The Way, Buckingham, VA.

2. **Permission for Use**

The Ashram grants VSA permission to use designated portions of its property for overflow vehicle parking during VSA events, on dates and times mutually agreed upon in advance.

3. **Liability Insurance**

VSA agrees to maintain general liability insurance coverage for all Community Markets and other events at 71 The Way. The policy shall name Satchidananda Ashram - Yogaville as an additional insured and shall protect the Ashram from any liability arising from the use of its property for parking purposes. Proof of such insurance shall be provided to the Ashram prior to each event or on an annual basis, as mutually agreed.

4. **Indemnification**

VSA agrees to indemnify, defend, and hold harmless the Ashram, its officers, employees, and agents from and against any claims, damages, losses, liabilities, or expenses (including reasonable attorney's fees) arising out of or related to the use of the Ashram's property for overflow parking by VSA, its members, guests, or event attendees.

5. **Term and Termination**

This Agreement shall commence on March 17, 2025 and remain in effect until terminated by either party with [30] days written notice.

6. **Miscellaneous**

- Nothing in this Agreement shall be construed as creating a partnership or joint venture between the parties.
- Any amendments to this Agreement must be made in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.



David Waters
Council Administrator
Village Sangha Association

Date: 3/18/25



Karuna Marcotte
Executive Director
Satchidananda Ashram - Yogaville

Date: 3/18/25



Yogaville Federal Credit Union

108 Yogaville Way
Buckingham, VA 23921-2229
434-969-1225 yfcu@yogaville.org

Buckingham County Planning Commission
Buckingham County Board of Supervisors

March 18, 2025

To Whom It May Concern:

The Yogaville Federal Credit Union owns the undeveloped lot TM 46-23B which is adjacent to the parcels that the Village Sangha Association (VSA) is applying for a special use permit. The Yogaville Federal Credit Union encourages the Buckingham County Planning Commission and the Board of Supervisor to approve the granting of this permit. The Yogaville Federal Credit Union has given permission for the VSA during their events to use the cleared area of our two-acre parcel for additional parking if needed. There is an VDOT approved driveway entrance to the parking area on our lot. There is space for 15 plus cars to park.

I personally encourage the Buckingham County Planning Commission and the Board of Supervisor to approve the granting of this special use permit. During the Holidays, I attended a Christmas Party in a Member of the VSA's home. The Christmas Party not only celebrated the Holiday but did it as a wholesome family event. I am confident that all of VSA events will be welcoming to all, both children and adults of all ages. As a resident of the Yogaville and Buckingham County for 44 years, I have found VSA helps to create a sense of community that is much needed in our Country today.

Respectfully

R.D. McCaw
CEO Yogaville Federal Credit Union



Karl R. Carter
County Administrator

E. M. Wright, Jr.
County Attorney

Buckingham County Board of Supervisors

Office of the County Administrator
13380 W. James Anderson
Highway
Post Office Box 252
Buckingham, Virginia 23921-0252
Telephone 434-969-4242
Fax 434-969-1638
www.buckinghamcountyva.org

Joe N. Chambers, Jr.
District 6 Supervisor
Chairman

Danny R. Allen
District 7 Supervisor
Vice-Chairman

Cameron Gilliam
District 2 Supervisor

Michael E. Palmore
District 3 Supervisor

Paul W. Garrett
District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

Dennis H. Davis, Jr.
District 1 Supervisor

Date: May 12, 2025
To: Buckingham County
Board of Supervisors
From: Nicci Edmondston, Zoning Administrator
Re: Public Hearing Case 25-SUP355

Applicant: Sprouse & Dowd LLC
16680 W James Anderson Hwy
Buckingham VA 23921

Property Information: Tax Map 137 Parcel 125B Lot 2, 59.357 acres, located at 16680 W James Anderson Hwy Buckingham VA 23921, Maysville Magisterial District.

Zoning District: Agricultural District (A-1)

Request: The Applicant wishes to Obtain a Special Use Permit for the Purpose of Expansion of Business Operations including but not limited to additional housing, Air BnB, dry campsites, and an Event Center (Events to include, but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets etc for up to 500 attendees).

Background/Zoning Information: The property is located at 16680 W James Anderson Hwy Buckingham VA 23921, Maysville Magisterial District. The landowner and applicant is Sprouse & Dowd LLC. This property is zoned Agriculture (A-1). A special use permit was approved January 8, 2007, for Horse Rider Training Facilities, Dude Ranch, Horse Shows on this property, and these activities will continue. The Expansion includes home sites, Air BnB, dry campsites, and an Event Center. The Zoning Ordinance does not permit these activities as By Right Permitted Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that this request requires an application to obtain a Special Use Permit. The submitted application and narrative are attached.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. The property shall be kept neat and orderly.
5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
7. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
8. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
9. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
10. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
11. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

NOTICE OF PUBLIC HEARING

Monday, May 12, 2025

Buckingham County Administration Building

13380 W. James Anderson Highway

Buckingham, Virginia

6:00 p.m.

The Buckingham County Board of Supervisors will hold a public hearing on **Monday, May 12, 2025** to hear public input regarding the following:

- 1. Case 24-SUP354** Applicant: David Waters; Tax Map 45 parcel 19, 2.192 acres located at 76 & 80 The Way, Buckingham, Va; Tax Map 46 Parcel 21, 4.85 acres located at 71 The Way, Buckingham, James River Magisterial District. Zoned VC-1. Request to obtain a Special Use Permit for the purpose of constructing and operating a Multi-Use Event Center with events to include but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events*
- 2. Case 24-SUP355** Applicant: Sprouse & Dowd LLC; Tax Map 137 Parcel 125B Lot 2, 59.357 acres located at 16680 W. James Anderson Hwy, Buckingham, Maysville Magisterial District; Zoned A-1. Request to obtain a Special Use Permit for the purpose of expansion of business operations including but not limited to additional housing, Air BnB, dry campsites, and an event center with events to include but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets, etc. for up to 500 attendees*

The meeting will begin at 6:00 p.m. in the Peter Francisco Auditorium of the Buckingham County Administration Complex at 13380 W. James Anderson Hwy, Buckingham, Virginia 23921. **You must attend the meeting to comment and sign up to speak prior to the meeting. Sign up time is between 5:30 p.m. and 5:55 p.m.**

A copy of the material for the above referenced hearing is available for review in the Office of the Buckingham County 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.

By Order of the Buckingham County Board of Supervisors
Karl Carter, County Administrator

Buckingham County Board of Supervisors
Notice of Public Hearing
Monday, May 12, 2025
Buckingham County Administration Building
13380 W. James Anderson Highway
Buckingham, Virginia
6:00 p.m.

The Buckingham County Board of Supervisors will hold a public hearing on Monday, May 12, 2025 to hear public input regarding the following:

1. **Case 24-SUP354** Applicant: David Waters; Tax Map 45 parcel 19, 2.192 acres located at 76 & 80 The Way, Buckingham, Va; Tax Map 46 Parcel 21, 4.85 acres located at 71 The Way, Buckingham, James River Magisterial District. Zoned VC-1. Request to obtain a Special Use Permit for the purpose of constructing and operating a Multi-Use Event Center with events to include but not limited to vendor's market to include local artisans, farms, food vendors; and seasonal festivals, arts and cultural events, life celebrations, community events*
2. **Case 24-SUP355** Applicant: Sprouse & Dowd LLC; Tax Map 137 Parcel 125B Lot 2, 59.357 acres located at 16680 W. James Anderson Hwy, Buckingham, Maysville Magisterial District; Zoned A-1. Request to obtain a Special Use Permit for the purpose of expansion of business operations including but not limited to additional housing, Air BnB, dry campsites, and an event center with events to include but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets, etc. for up to 500 attendees*

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By Order of the Buckingham County Board of Supervisors
Karl Carter, County Administrator



Karl R. Carter
County Administrator

E. M. Wright, Jr.
County Attorney

Buckingham County Board of Supervisors

Office of the County Administrator

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District 2 Supervisor

Michael E. Palmore
District 3 Supervisor

Paul W. Garrett
District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

Dennis H. Davis, Jr.
District 1 Supervisor

Date: April 21, 2025

To: Buckingham County
Board of Supervisors

From: Nicci Edmondston, Zoning Administrator

Re: Introduction Case 25-SUP355

Applicant: Sprouse & Dowd LLC
16680 W James Anderson Hwy
Buckingham VA 23921

Property Information: Tax Map 137 Parcel 125B Lot 2, 59.357 acres, located at 16680 W James Anderson Hwy Buckingham VA 23921, Maysville Magisterial District.

Zoning District: Agricultural District (A-1)

Request: The Applicant wishes to Obtain a Special Use Permit for the Purpose of Expansion of Business Operations including but not limited to additional housing, Air BnB, dry campsites, and an Event Center (Events to include, but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets etc for up to 500 attendees). The applicant is asking the Board of Supervisors to hold a public hearing for this request.

Background/Zoning Information: The property is located at 16680 W James Anderson Hwy Buckingham VA 23921, Maysville Magisterial District. The landowner and applicant is Sprouse & Dowd LLC. This property is zoned Agriculture (A-1). A special use permit was approved January 8, 2007, for Horse Rider Training Facilities, Dude Ranch, Horse Shows on this property, and these activities will continue. The Expansion includes home sites, Air BnB, dry campsites, and an Event Center. The Zoning Ordinance does not permit these activities as By Right Permitted Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that this request requires application to obtain a Special Use Permit. The submitted application and narrative are attached.

Below are conditions that you may consider attaching to the request if approved.

The Geographic Heart of Virginia

APPROVED
For Public Hearing
APR 21 2025
Buckingham County
Board of Supervisors

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. The property shall be kept neat and orderly.
5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
7. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
8. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
9. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
10. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
11. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

This case was introduced to the Planning Commission February 24, 2025, and a public hearing held on March 24, 2025. Conditions were amended and added after discussion of the Planning Commission. Motion was made to recommend approval to the Board of Supervisors, with a second. The motion carried with seven members voting in favor, and one member absent.

Buckingham County Planning Commission
Monday, March 24, 2025
Administration Building
6:00 PM
Public Hearing Case 25-SUP355

Applicants: Sprouse & Dowd LLC
16680 W James Anderson Hwy
Buckingham VA 23921

Property Information: Tax Map 137 Parcel 125B Lot 2, 59.357 acres, located at 16680 W James Anderson Hwy Buckingham VA 23921, Maysville Magisterial District.

Zoning District: Agricultural District (A-1)

Request: The Applicant wishes to Obtain a Special Use Permit for the Purpose of Expansion of Business Operations including but not limited to additional housing, Air BnB, dry campsites, and an Event Center (Events to include, but not limited to glamping, dry campsites, nature trails, community meetings, special programs, tours, life celebrations, classes, festivals, farmer's markets etc for up to 500 attendees).

Background/Zoning Information: The property is located at 16680 W James Anderson Hwy Buckingham VA 23921, Maysville Magisterial District. The landowner and applicant is Sprouse & Dowd LLC. This property is zoned Agriculture (A-1). A special use permit was approved January 8, 2007, for Horse Rider Training Facilities, Dude Ranch, Horse Shows on this property, and these activities will continue. The Expansion includes home sites, Air BnB, dry campsites, and an Event Center. The Zoning Ordinance does not permit these activities as By Right Permitted Uses in an Agricultural A1 Zoning District. The Zoning Ordinance requires that this request requires an application to obtain a Special Use Permit. The submitted application and narrative are attached.

Below are conditions that you may consider attaching to the request if approved:

1. That all federal, state and local regulations, ordinances and laws be strictly adhered to.
2. The facility shall meet all safety requirements of all applicable building codes.
3. Right of ways and roadway shoulders shall not be used for parking. Ample parking for occupants shall be supplied on premises.
4. The property shall be kept neat and orderly.

5. That the applicant pursues a commercial solid waste container and follow the County Solid Waste Ordinance.
6. That all documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions.
7. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.
8. The County Zoning Administrator and one other County staff member, as appointed by the County Administrator, shall be allowed to enter the property, with proper notice, if a complaint is registered against the property for noncompliance with this permit. Any complaints not solely related to this permit will be given to the appropriate department or agency.
9. In the event that any one or more of the conditions is declared void for any reason whatever, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are hereby declared to be severable
10. That any infraction of the above mentioned conditions could lead to a stop order and discontinuation of the special use permit, if it be the wishes of the Board of Supervisors.
11. That the applicant(s) and landowner(s) understands the conditions and agrees to the conditions.

SPECIAL USE PERMIT APPLICATION CHECKLIST
BUCKINGHAM COUNTY OFFICE OF ZONING AND PLANNING MINIMUM SUBMISSION
REQUIREMENTS

The following table lists the information necessary to review a special use application. All items are required, unless otherwise stated, and must be submitted in order for the application to be accepted for review. This completed checklist must be submitted with the application.

Adjacent Property Owners List and Affidavit (pages 4, 5 & 6 attached). This list can be obtained from the Clerk of Courts Office: ☒ YES ☐ NO

Completed application for special use permit (page 3 attached). If not signed by the owner, a Power of Attorney must accompany the application: ☒ YES ☐ NO

Interest Disclosure Affidavit (page 7 attached). Must be signed by the owner: ☒ YES ☐ NO

Power of Attorney (page 10 attached). Required if anyone other than the owner is signing the application form or proffer statement on behalf of the owner: ☒ YES ☐ NO

Written Narrative (page 11 guidance in preparing the Written Narrative): ☒ YES ☐ NO

Fees: ☒ YES ☐ NO

Deed: ☒ YES ☐ NO

Plat (15 copies). The plat information may be incorporated into the Special Use Permit General Site Plan, in which case, copies of a separate plat are not required. The plat must be prepared by a certified land surveyor or licensed civil engineer and contain the following:

- A. Bearings and distances of a scale of 1" = 100' or less for all property lines and existing and proposed zoning lines: ☒ YES ☐ NO
- B. Area of land proposed for consideration, in square feet or acres: ☒ YES ☐ NO
- C. Scale and north point: ☒ YES ☐ NO
- D. Names of boundary roads or streets and widths of existing right-of-ways: ☒ YES ☐ NO

Tax Map (15 copies). Identify property that special use is being considered for and identify by name all adjacent landowners.

Special Use General Site Plan (15 copies) The General Site Plan must contain the following:

1. Vicinity Map – Please show scale: YES NO N/A
2. Owner and Project Name: YES NO N/A
3. Parcel Identification numbers, name, present zoning, and zoning and use of all abutting or adjoining parcels: YES NO N/A
4. Property lines of existing and proposed zoning district lines: YES NO N/A
5. Area of land proposed for consideration, in square feet or acres: YES NO N/A
6. Scale and north point: YES NO N/A
7. Names of boundary roads or streets and widths of existing right-of-ways: YES NO N/A
8. Easements and encumbrances, if present on the property: YES NO N/A
9. Topography indicated by contour lines: YES NO N/A
10. Areas having slopes of 15% to 25% and areas having slopes of 25% or greater clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15% to 25% or greater"): YES NO N/A
11. Water Courses to include the approximate location of the 100 year floodplain (if applicable) based on FEMA maps (or written indication of "not in floodplain"): YES NO N/A
12. Delineation of existing mature tree lines or written indication of "no mature tree lines": YES NO N/A
13. Proposed roads with right-of-way width that will connect with or pass through the subject property: YES NO N/A
14. General locations of major access points to existing streets: YES NO N/A
15. List of the proposed density for each dwelling unit type, and/or intensity of each non-residential use: YES NO N/A
16. Location of any open space and buffer areas, woodland conservation areas, storm water management facilities, and community and public facilities: YES NO N/A
17. Location of existing and proposed utilities, above or underground: YES NO N/A
18. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails: YES NO N/A
19. Layouts and orientation of buildings and improvements, building use, height, setbacks from property lines and restriction lines: YES NO N/A
20. Location and design of screening and landscaping: YES NO N/A
21. Building architecture: YES NO N/A
22. Site lighting proposed: YES NO N/A
23. Area of land disturbance in square feet and acres: YES NO N/A
24. Erosion and Sediment Control Plan submitted (10,000 square feet or more): YES NO N/A
25. Historical sites or gravesites on general site plan: YES NO N/A
26. Show impact of development of historical or gravesite areas: YES NO N/A
27. A copy of the current status of all real estate taxes of all property owned in Buckingham County. If real estate taxes are not current, an explanation in writing and signed by the owner shall accompany this application. Any liens or other judgments against property shall also be explained in writing and signed by the owner: YES NO N/A

APPLICATION FOR A SPECIAL USE PERMIT

CASE NUMBER: _____

(Case Number Assigned by Zoning Administrator)

DATE OF APPLICATION: 2/6/2025

Special Use Permit Request: New permit requested for expansion of business operations including but not limited to housing

Purpose of Special Use Permit: and event center.

Zoning District: A1 Number of Acres: 59.357

Tax Map Section: 137 Parcel: 125B Lot: 2 Subdivision: _____ Magisterial Dist.: _____

Street Address: 116680 W James Anderson Hwy, Buckingham, VA 23921

Directions from the County Administration Building to the Proposed Site: drive Rt. 60 East toward Sprouse's Corner. The Ranch is 1/4 mile on Right before Sprouse's Cor

Name of Applicant: Sprouse + Dowd, LLC (Larue Sprouse)

Mailing Address: 116680 W James Anderson Hwy, Buckingham, VA 23921

Daytime Phone: 434-983-8181 Cell Phone: 434-547-2813

Email: laruelanes@yahoo.com Fax: _____

Name of Property Owner: Sprouse + Dowd, LLC

Mailing Address: 116680 W James Anderson Hwy, Buckingham, VA 23921

Daytime Phone: 434-983-8181 Cell Phone: 434-547-2813

Email: laruelanes@yahoo.com Fax: _____

Signature of Owner: Larue Sprouse Date: 2/6/2025

Signature of Applicant: Larue Sprouse Date: 2/6/2025

Please indicate to whom correspondence should be sent:

☐ Owner of Property ☐ Contractor Purchaser / Lessee ☐ Authorized Agent ☐ Engineer
☒ Applicant

ADJACENT PROPERTY OWNER'S LIST

(Required)

The applicant shall provide a list of all adjoining landowners, including subject property and all property immediately across the street/road from the subject property. Any body of water does not constitute a boundary line for this purpose, therefore a body of water and the property adjoining the subject property but separated by a body of water is still considered an adjoining landowner. County boundary lines and those adjoining property owners in the next County are considered adjoining property owners if the land adjoins the subject's property. Adjoining landowners can be verified through the Buckingham County Clerk of Courts or the Clerk's Office in the adjoining County, or by personal contact. The list shall include the name, address, town/city, zip code, road route number, tax map section number, parcel number, lot number, and subdivision. The list shall be typewritten or printed legibly. Failure to list all adjoining landowners could delay the process.

1. Name: Wallace Sprouse, Jr.

Mailing Address: 4504 Creek Bend Court, Chesterfield, VA 23832

Physical Address: _____

Tax Map Section: 137 Parcel: 125 Lot: _____ Subdivision: _____

2. Name: Weyer Haecuser Company

Mailing Address: 205 Perry Lane Rd., Brunswick, GA 31525

Physical Address: _____

Tax Map Section: 137 Parcel: 36 Lot: _____ Subdivision: _____

3. Name: Peter Beaulieu

Mailing Address: 1556 Durst Rd.

Physical Address: Grantsville, MD 21536

Tax Map Section: 150 Parcel: 38 Lot: _____ Subdivision: _____

4. Name: Sabrita Bolden

Mailing Address: 16667 W James Anderson Hwy, Buckingham, VA 2392

Physical Address: _____

Tax Map Section: 137 Parcel: 65 Lot: _____ Subdivision: _____

66
67
68

6. Name: Edward Hanes

Mailing Address: 4452 S. Constitution Rd., Dillwyn, VA 23936

Physical Address: _____

Tax Map Section: 137 Parcel: 69 Lot: _____ Subdivision: _____

7. Name: Martha Goodwin

Mailing Address: 16785 W James Anderson Hwy, Buckingham, VA 2392

Physical Address: _____

Tax Map Section: 137 Parcel: 70 Lot: _____ Subdivision: _____

8. Name: Larue Dawn Sprouse

Mailing Address: 116680 W James Anderson Hwy, Buckingham, VA 23921

Physical Address: _____

Tax Map Section: 137 Parcel: 125 Lot: 3 Subdivision: _____

9. Name: Sprouse's Corner Ranch Hillside Home, LLC

Mailing Address: 116680 W James Anderson Hwy, Buckingham, VA 23921

Physical Address: _____

Tax Map Section: 137 Parcel: 125 Lot: 3A Subdivision: _____

10. Name: Sprouse Land + Development Company

Mailing Address: 2038 Anderson Hwy

Physical Address: Cumberland, VA 23040

Tax Map Section: 137 Parcel: 124 Lot: _____ Subdivision: _____

11. Name: VERCO Substation

Mailing Address: Bremo Rd., Bremo Bluff, VA 23022

Physical Address: _____

Tax Map Section: 137 Parcel: 64 Lot: _____ Subdivision: _____

6. Name: Fredrick + Sarah Sprouse

Mailing Address: 14925 N James Madison Hwy

Physical Address: Dillwyn, VA 23936

Tax Map Section: 137 Parcel: 73 Lot: _____ Subdivision: _____

7. Name: Teresa and Daniel Davis

Mailing Address: 16595 W James Anderson Hwy

Physical Address: Buckingham, VA 23921

Tax Map Section: 137 Parcel: 73A Lot: _____ Subdivision: _____

8. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

9. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

10. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

11. Name: _____

Mailing Address: _____

Physical Address: _____

Tax Map Section: _____ Parcel: _____ Lot: _____ Subdivision: _____

ADJACENT PROPERTY OWNERS AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

This 10th day of February, year 2025

I LaRue Sproule hereby make oath that
(printed name of owner/contract purchaser/authorized agent)

the list of adjoining landowners is a true and accurate list as submitted with my application.

Signed: (to be signed in front of notary public)

LaRue Sproule
(owner / contract purchaser / authorized agent – please circle one)

NOTARY:
COMMONWEALTH OF VIRGINIA

COUNTY OF Buckingham

STATE OF Virginia

Subscribed and sworn to me on the 10th day of February

of the year 2025. My Commission expires on 01-31-2027.

Notary Public Signature: Jennifer B. Lann
Stamp:

JENNIFER B. LANN
NOTARY PUBLIC
REG. #7141618
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2027

**CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR
PENDING DEVELOPMENT APPLICATIONS**

Case Number / File Name: _____

Visual Inspection Findings (describe what is on the property now):

Pasture + Wooded areas

County Records Check (describe the history of this property):

Historically used as a cattle farm, also put in a
land bank for 20 years or so prior to becoming
a horse and cattle ranch in 2008.

Were any historical sites or gravesites found on site, or be suspected by a reasonable person to be on the site? Yes _____ No ☒

If yes, please explain and show on the site plan the location of such and explain any historical significance:

Will this proposal have any impact on the historical site or gravesite? Yes _____ No ☒

If yes, please explain any impact:

Owner/Applicant Signature: Lakue Sprouse Date: 2/16/2025

Printed Name: Lakue Sprouse Title: owner

INTEREST DISCLOSURE AFFIDAVIT

STATE OF VIRGINIA

COUNTY OF BUCKINGHAM, VIRGINIA

On this 10 day of February, of the year 2025,

I Lorue Sprouse (printed name of owner)
hereby make oath that no member of the Buckingham County Board of Supervisors nor
the Buckingham County Planning Commission has interest in such property either
individually, or by ownership of stock in a corporation owning such land, or by
partnership, or as a holder of ten percent (10%) or more of the outstanding shares of
stock in or as a director or officer of any corporation owning such land, directly or
indirectly by such members of his/her immediate household, except as follows:

Signature of Owner: (to be signed in front of notary public)

Lorue Sprouse

NOTARY PUBLIC

COUNTY OF

Buckingham STATE OF Virginia

Subscribed and sworn to me on this 10 day of February

of the year 2025. My commission expires 01/31/2027.

Notary Public Signature:

Stamp:

Jennifer B. Lann

JENNIFER B. LANN
NOTARY PUBLIC
REG. #7141618
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2027

APPLICATION FOR A TRAFFIC IMPACT DETERMINATION

Please fill out the following information before presenting to VDOT:

Case Number / File Name: _____

Applicant: _____

Location: _____

Proposed Use: _____

For VDOT use only:

_____ A Traffic Impact Statement is required per 24 VAC 30-155-60.

☒ A Traffic Impact Statement is not required. The traffic generated by the proposed zoning change / development does not exceed normal thresholds.

_____ The Traffic Impact Analysis has been waived by the Zoning / Planning Department for the following reasons:

Does the existing entrance meet VDOT requirements for the proposed use?

Yes _____ No ☒ _____ If no, please explain the necessary steps to bring into compliance with the requirements for the proposed use:

Based on discussions with the applicant Ms. LaRue Sprouse, she agreed that the western access as depicted on the application sketch (currently gated and covered with vegetation) will be limited to serve up to 4 residences / Air B/B only. The eastern access with the turn lane will be the primary access serving the ranch and any traffic associated with events.

The western access shall be restored to remove the vegetation and provide for a compacted stone (minimum 6" 21A) entrance. No additional geometric improvements are required. Contact the VDOT's Farmville Residency at 434-505-3424 for permit issuance prior to conducting any work in the right-of-way of Rt 60.

Signature of VDOT Resident Engineer: _____

Printed Name: B. Lokker, Asst Res Admin Date: 3-12-25

SPECIAL POWER OF ATTORNEY AFFIDAVIT

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM

On this _____ day of _____, in the year of _____,

I _____ the owner of _____
(printed name of landowner) (Tax Map Number)

Hereby make, constitute, and appoint _____
(printed name)

my true and lawful attorney-in-fact, and in my name, place, and stead give unto him/her said full power and authority to do and perform all acts and make all representation necessary, without limitation whatsoever, to make application for said zoning. The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the day _____ of the month _____ in the year of _____ and shall remain in full force and effect thereafter until actual notice by certified mail with return receipt requested is received by the Zoning / Planning Office of Buckingham County stating that the terms of this power have been revoked or modified.

Signature of Landowner (to be signed in front of Notary Public):

NOTARY PUBLIC

County of _____ State of _____

Subscribed and sworn before me on the _____ day of _____

in the year _____. My commission expires _____.

Signature of Notary Public: _____

Stamp:

WRITTEN NARRATIVE

The Written Narrative shall describe the relationship of the proposed project to the relevant components of the Comprehensive Plan. Please be very detailed and describe in depth each and every component 1 through 15. The following outline is provided to aid you in preparing the written narrative:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Environment
6. Fire and Rescue, Law Enforcement
7. Housing
8. Libraries
9. Parks and Open Spaces
10. Potable Water
11. Sewage
12. Schools
13. Telecommunications
14. Transportation
15. Solid Waste

If this proposal is for an event, describe the handling of the entire event, including but not limited to: number of participants, schedule of events, police, security, food, beverages, water, sanitation, emergencies, crowd control, entrances and exits, traffic control, signage, advertisement, parking, fee collection, control of animals, trash disposal, site clean-up, fighting, alcohol, abuse of alcohol and/or illegal substances

SIGNAGE AT PROPERTY

The Buckingham County Zoning Ordinance requires the following:

The applicant in any case which requires a public hearing shall post signs furnished by the agent on each parcel involved at least 21 days prior to the public hearing indicating that a public hearing is eminent, the date, a rezoning issue, and a County contact number. The signs shall be placed on the VDOT right-of-way closest to the applicant's property line and shall be clearly visible from the road with bottom of the sign not less than one and one half feet above the ground. If more than one public road abuts the property, the signs shall be placed in the same manner as above for each abutting road. If no road abuts a property, then the agent shall define an area for the signs. The agent may ask the applicant that the sign be moved to another area either on the property to achieve greater public visibility. The applicant shall be responsible for keeping the signs free from grass, weeds, and any other plants or vines that may obstruct the public's view. The applicant shall contact the Virginia Department of Transportation for any information concerning where the right-of-way is located. The applicant shall be responsible for the signs should VDOT or their contractor conduct mowing or clearing of the right-of-way in the area where the sign is located.

Any signs required shall be maintained at all times by the applicant up to the time of the final public hearing. No person, except the applicant or the agent or an authorized agent of either, shall remove or tamper with any sign furnished during the period it is required to be maintained under this section. All signs erected under this ordinance shall be removed by the applicant within 15 days following a decision at the final public hearing and shall be returned to the agent. The applicant shall purchase the signs at a fee as determined by the Board of Supervisors and shall be non-refundable. The applicant shall be responsible for the replacement of the sign(s) and shall contact the agent as soon as possible for another sign to be replaced as the manner described above. Should the sign(s) have to be replaced more than twice, this section shall no longer be forced upon the applicant.

I have read, understand and agree to the above requirements.

Applicant/Owner:

Sprouse + David, LLC by Robert Sprouse

Date:

2/7/25

TENTATIVE SCHEDULE FOR A SPECIAL USE PERMIT

The application, site plan, written narrative, and all information requested in this application must be filled out in its entirety and supplied to the Buckingham Zoning / Planning Office and the fee must be paid before this case will be allowed to move forward.

Case will be introduced at a regularly scheduled Planning Commission meeting held on the fourth Monday of every month. Planning Commission may set a Public Hearing at this time to be held during a regularly scheduled meeting. Public Hearings offer an opportunity for citizens to speak concerning the case.

Following the Planning Commission Public Hearing, the Planning Commission may make a recommendation to approve / deny / or table the case for more information. Once the Planning Commission makes a recommendation to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. The Board of Supervisors meetings are held on the second Monday of every month. The Board of Supervisors may set a Public Hearing at this time to be held during a regularly scheduled meeting. The Board of Supervisors will make the final decision to approve or deny the application after the public hearing.

Example Timeline:

- | | |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 25 | Case is introduced to Planning Commission. Planning Commission sets Public Hearing for next regularly scheduled meeting on February 22. |
| February 22 | Planning Commission Public Hearing. Planning Commission recommends to approve / deny / or table for more information. Once the Planning Commission reaches a decision to approve or deny, this recommendation will be forwarded to the Board of Supervisors at their next regularly scheduled meeting. |
| March 8 | Case is introduced to Board of Supervisors. |
| April 12 | Board of Supervisors may approve / deny / table for more information. |

The Planning Commission and the Board of Supervisors has a right to call extra public hearings at their discretion if the Board(s) decide they are needed.

You or your agent are encouraged to attend these meetings to answer any questions that may arise concerning your application / proposal. The County strongly encourages the applicant to visit the area around his proposed site and understand what the adjoining landowner concerns are.

Written Narrative Outline for Sprouse property

1. Land Use:

The intent for the property listed on tax map 137, parcel 125B, lot 2, is listed as the following: The property described is owned and operated by a minority female farm owner and operator and is currently part of a working horse and cattle farm. The purpose of this horse farm is to house horses owned privately by the Sprouse family and housing horses for public boarders. Sprouse's Corner Ranch operates on the facility providing horseback riding lessons, horse shows, summer camps. Therapeutic Riding for persons living with special needs is offered and operated by Heartland Horse Heroes (HHH). HHH serves Buckingham County School primary, elementary, middle and high school students twice per week during the school year. The goal of the HHH sessions is offering enhancements to the speech, physical, social goals as well as academic goals in the classroom utilizing the horse as a teacher.

This property has previously obtained a special use permit for its activities, and it will continue to operate in that manner. The property has since been subdivided, and the purpose of this application before the Board is to propose additions of up to 4 home sites on the property. The purpose of the home sites could be but not limited to long term rentals, housing for staff or an Air B and B. The additions would include but not limited to additions, garages, car ports, fencing. The proposed additions are drawn on the attached map.

The electricity for the proposed homesites will initially be supplied by a temporary service. An inspection of the property by Dominion has concluded that underground service could be placed coming from Rt. 60 as the permanent supply of electricity.

For water supply, a well would be placed on the property to supply the proposed home sites.

Appropriate septic systems will be added for each single-family dwelling.

In addition to the existing permit from 2006, the farm now proposes to expand the business to include home sites and a long term business plan that includes usage of the property as an event center for use of up to 500 people. The events hosted may include weddings, rodeos, fundraising events, life celebrations, classes, festivals or farmers markets.

I anticipate the additions to be a draw for business in Buckingham County. The occupants can choose to provide business to auto shops, gas stations, grocery stores, the local restaurants listed but not limited to: Pino's, Teresa's Diner, Rodeos, Soul Food, or the Chinese food restaurant in Dillwyn. They can also increase income to the community by being employed in the area and doing business in Buckingham County.

2. Community Design:

The surrounding property on the West side of the property is an identical parcel (81 acres, wooded and rolling hills) to the parcel on which this site plan was created. It is also owned by Sprouses and is currently unused. The property to the South of this parcel

is hundreds of acres of timberland. The property to the East of this parcel is all wooded. Several acres on the North East side of this property are occupied by the police department, the U.S. Department of Agriculture county offices, and storage buildings. These buildings hold Monday-Friday daytime business hours. This area of the property also contains one of the two current entrances for the farm.

3. Cultural Resources:

This horse farm provides a venue for students to learn responsibility, and to develop confidence, integrity and leadership. Riding lessons, summer camps and therapeutic riding provide activities in which the youth of Buckingham County are involved. Horseback riding is also an excellent physical activity for age groups ranging from adolescent to adult. Increasing housing on the property supports these missions with the growth the Ranch has experienced since opening in 2008.

4. Economic Development:

The Ranch has four to five part time employees who feed horses (we feed twice per day, seven days per week). Five to six seasonal employees are required for summer camps, which we have hosted every summer since 2008. There is one part-time farm manager who lives off premises. The riding instructor lives on premises. Depending upon growth of the customer base, one other full-time employee may be necessary to assist with stall cleaning, mowing fields, etc.

5. Environment:

The area around the proposed homesites is woodland and pasture. The other side of the proposed home sites is open hayfields and woodland. Horses and cattle graze in the pastures on one side the proposed property designated on the site plan. These paddocks will be routinely harrowed to break up the manure piles and allow the manure to decompose in the sun. This decreases parasites and allows the nutrients from the manure to be absorbed back into the soil. Horses will also be rotated among the paddocks for grazing to allow grass regrowth.

Trash will be taken to the dump in Dillwyn by the tenants, who will purchase a county sticker for entrance.

6. Fire and Rescue:

The Toga Fire Department is located at:
1779 Mount Rush Highway
Dillwyn, VA 23936
(434) 969-4444

The Rescue Squad is located at:
The Dillwyn Rescue Squad Building
RR 750

Dillwyn, VA 23936
(434) 983-3560

7. Housing:

The purpose of this proposal is to add up to 4 single family dwellings to the Ranch property.

8. Libraries:

Buckingham County Public Library
Main Street
Dillwyn, VA 23936
(434) 983-3848

9. Parks and open spaces:

The area designated for camping will remain in the long term goals for this farm. Up to 6 dry camp sites could be built. Each campsite will also have an area cleared for parking two vehicles. Port-o-potties would be supplied initially. Long-term plans may also include a bath house with restroom facilities, as approved in the special use permit in 2006. A pavilion will also be located in this area. This pavilion will be for the purpose of picnics or camp meetings.

10. Potable Water:

The homesites will be supplied by a new well.

11. Schools:

Buckingham Public Schools can be reached at (434) 969-1044. The elementary, middle, and high schools are all within a few miles of this property. Central Virginia Christian School is also within a few miles of the property.

12. Sewage:

Appropriate septic systems will be added for each single-family dwelling.

13. Telecommunications: The cell phones will be used initially. Future site development may include installation of a land based phone line.

Cell phone numbers:

LaRue Sprouse (farm manager) (434) 547-2813

14. Transportation:

The North East area of the property also contains one of the two entrances for the farm. This entrance already has two turning lanes coming in from Rt. 60 (turning lanes in both directions).

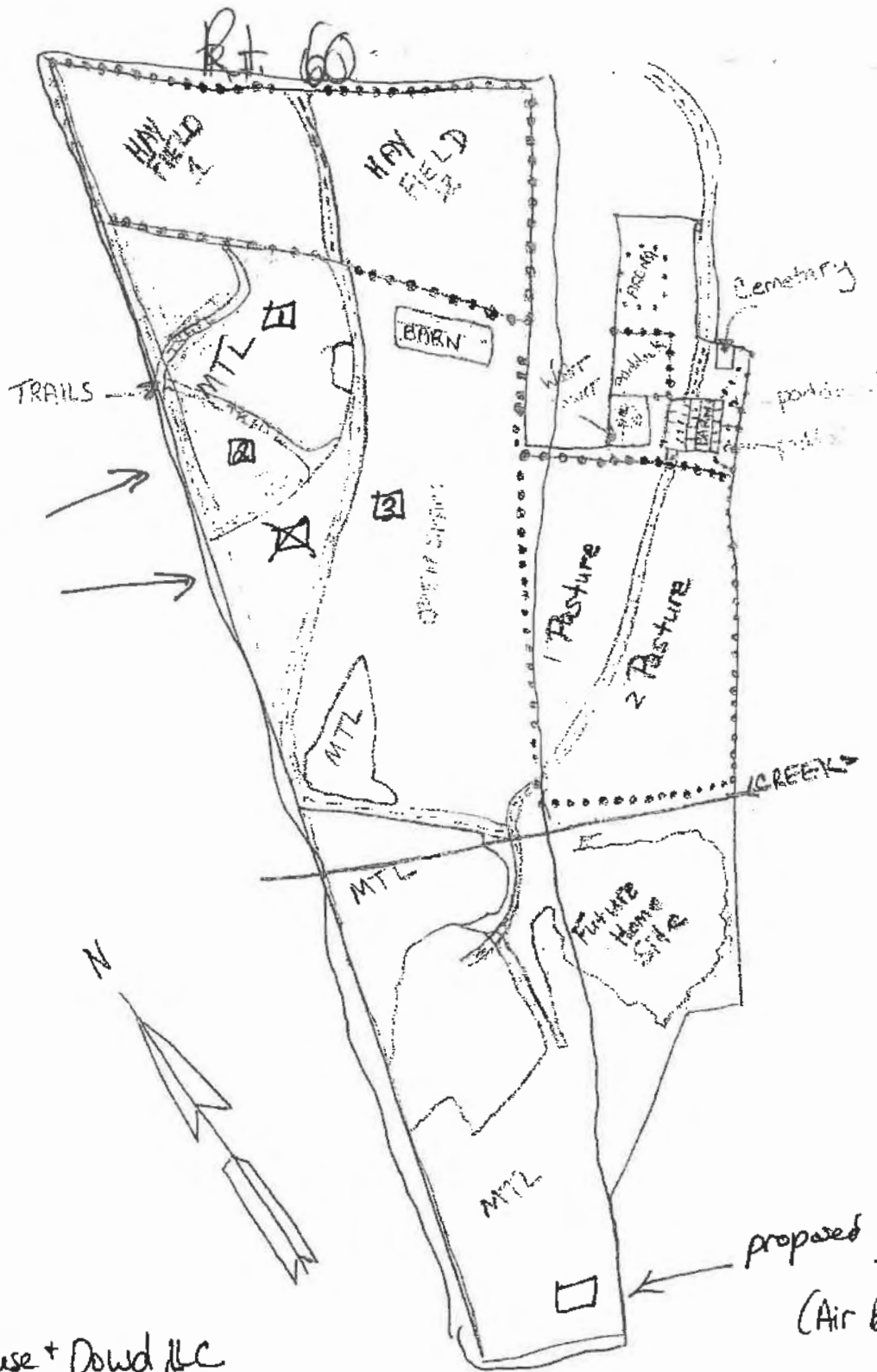
Another entrance for the property is located on the North end of the property. This will be the residential entrance for the property.

15. Event handling:

Approved events for this property in the 2006 special use permit continue to include horse riding camps horse shows, riding lessons and clinics that have been operating since that approval. In addition to the existing permit from 2006, this application now proposes to expand the business to include up to 4 single family home sites and any associated structures (garages, fence, car ports, etc).

In addition to the existing permit from 2006, the farm now proposes to expand the business to include home sites and a long term business plan that includes usage of the property as an event center for use of up to 500 people. The events hosted may include weddings, rodeos, fundraising events, life celebrations, classes, festivals or farmers markets.

proposed
home
sites



owner: Sprouse + Dowd LLC
~~owner: Ruth Sprouse~~
 ax Map: 137 Parcel: 125 B
 area: 81 acres

* MTL = Mature Tree Line

#11-323

THIS DEED OF GIFT, made this 1st day of January, 2011, by and between E. B. SPROUSE, III and VELMA D. SPROUSE, his wife, and LARUE S. DOWD and MICHAEL K. DOWD, her husband, parties of the first part (grantors), and SPROUSE & DOWD, LLC, Virginia limited liability company, party of the second part (grantee).

WITNESSETH: that for and in consideration of the issuance of a limited liability company ownership certificate for one hundred percent (100%) interest in the party of the second part by the party of the second part, the receipt and sufficiency of which are hereby acknowledged, the parties of the first part do hereby grant and convey, with Special Warranty of Title but subject to the matters hereinafter contained, unto the party of the second part all the following described real estate, to-wit:

All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situated in Maysville Magisterial District of Buckingham County, Virginia, containing Fifty-Nine and three hundred fifty-seven/thousandths (59.357) acres, more or less, said lands fronting on the eastbound lane of U. S. Route #60 (W. James Anderson Hwy.). Said lands being the residue of a 81.304 acre parcel of land depicted as LOT 2 by a plat of survey prepared by Robert L. Lum, C.L.S., dated March 1, 1990, revised March 20, 1990, March 6, 1992, and May 23, 1992, and recorded in the Clerk's Office of the Circuit Court of Buckingham County in Plat Cabinet A, at slide 85F, after deducting therefrom the off-conveyance of a 21.947 acre portion thereof depicted as Lot 3 by a two-page plat of survey also prepared by Robert L. Lum, C.L.S., dated November 7, 2006, and recorded in the aforesaid Clerk's Office in Deed Book 341, at pages 250 & 251. Reference is hereby made to the aforesaid plats for a more complete and accurate description of the lands hereby conveyed. Said lands being the same conveyed unto E. B. Sprouse, III and LaRue S. Dowd, as joint tenants with the right of survivorship as at common law, from Ruth G. Sprouse, unmarried (a widow) by deed dated December 20, 2010 and recorded in the aforesaid Clerk's Office in Deed Book 386, at page 44 et seq.

Prepared By:
J. ROBERT SHODDY, III
Attorney and Counselor at Law
P. O. BOX 325
OILLWYN, VIRGINIA 23038

TM # 137 - 125B
Title Ins. None

This conveyance is made expressly subject to any and all easements, restrictions, conditions and reservations which are: contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property hereby conveyed that have not expired by limitation of time contained therein or have not otherwise become ineffective; or, apparent upon inspection of the premises.

Velma D. Sprouse and Michael K. Dowd, the non-owning spouses of E. B. Sprouse, III and LaRue S. Dowd, respectively, join in the execution of this instrument for the sole purposes of consenting to this conveyance and irrevocably waiving any and all right and/or claim she/he might have now or in the future arising over, from, on account of, pursuant to, or in connection with §§64.1-1 and 64.1-13 through 64.1-16.4 of the Code of Virginia of 1950, as amended. Said non-owning spouse specifically does not assume or agree to be bound by any covenants or warranties herein contained.

This instrument is exempt from recording taxes pursuant to Virginia Code §58.1-811-A-10.

WITNESS the following signatures and seals.

<u>E. B. Sprouse III</u>	(SEAL)
E. B. SPROUSE, III	
<u>Velma D. Sprouse</u>	(SEAL)
VELMA D. SPROUSE	
<u>LaRue S. Dowd</u>	(SEAL)
LARUE S. DOWD	
<u>Michael K. Dowd</u>	(SEAL)
MICHAEL K. DOWD	

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, to-wit:

I, J. Robert Snoddy, III, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that E. B. SPROUSE, III and VELMA D. SPROUSE, whose names are signed to the writing above, have acknowledged the same before me in my county aforesaid.

Given under my hand this 12th day of January, 2011.

My commission expires 8/31/14.

Notary registration # 110359.



J. Robert Snoddy, III
NOTARY PUBLIC

STATE OF VIRGINIA
COUNTY OF BUCKINGHAM, to-wit:

I, J. Robert Snoddy, III, a notary public in and for the county aforesaid, State of Virginia, do hereby certify that LARUE S. DOWD and MICHAEL K. DOWD, whose names are signed to the writing above, have acknowledged the same before me in my county aforesaid.

Given under my hand this 12th day of January, 2011.

My commission expires 8/31/14.

Notary registration # 110359.



J. Robert Snoddy, III
NOTARY PUBLIC

Grantee address:
16680 W. James Anderson Hwy.
Buckingham, VA 23921

Prepared By:
J. ROBERT SNODDY, III
Attorney and Counselor at Law
P.O. BOX 325
DILLWYN, VIRGINIA 22956

035 Rec Fee	100
St. R. Tax	
Co. R. Tax	
Transfer	100
Clerk	1450
Lib. (145)	150
T.T.F.	500
Grantor Tax	
036 Proc. Fee	
Total \$	2300

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement

was admitted to record on 3-2 2011

at 12:35 P.M. In D.B. 387 Page(s) 627-629

Tested: MALCOLM BOOKER, JR., CLERK

BY: Denise Jamison, DEPUTY CLERK

Course	Bearing	Distance
L1	S 39°28'46" E	100.00'
L2	S 50°31'14" W	100.00'
L3	N 39°28'46" W	100.00'
L4	N 50°31'14" E	100.00'

CL OF 50' RIGHT-OF-WAY

Course	Bearing	Distance
L5	S 39°28'01" W	93.21'
L6	S 34°54'00" W	238.94'
L7	S 33°53'44" W	183.28'
L8	S 03°14'46" W	718.64'

LEGEND

AIF Angle Iron Found
 IS Iron Rod Set
 IF Iron Rod Found
 CM Concrete Monument
 HM Highway Monument
 FC Fence Corner
 --- Building Setback Line

NOTES:

The boundary survey shown is based on a current field survey.

This Plot has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.

TM 137-125 Lot 1
 Wallace G. & Hazel G. Sprouse
 DB 127-501
 DB 225-618
 PC A-85F Plat
 61.304 Acres

TM 137-125B Lot 2
 Ruth G. Sprouse
 DB 127-501
 DB 225-618
 PC A-85F Plat

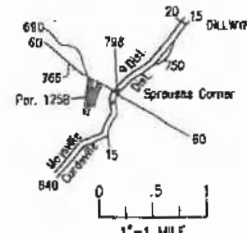
TM 137-125B Lot 2 B1.304 Acres
 Lot 3 - 21.947 Acres
 Remainder 59.357 Acres

TM 137-125A
 fenced in
 County of Buckingham
 DB 201-721
 DB 201-720 Plat
 (See sheet 2 of 2
 for easement info)

Lot 3
 A portion of
 TM 137-125 Lot 2
 21.947 Acres

TM 137-113
 N/F Odella D. Claiborne
 DB 80-226 Plat

TM 137-?
 N/F Jennie W. Shumaker
 DB 77-559
 DB 32-227 Plat



PLAT SHOWING FAMILY SUBDIVISION OF
 TAX MAP 137 PARCEL 125B

THE RUTH G. SPROUSE PROPERTY

MAYSVILLE DISTRICT, BUCKINGHAM COUNTY, VIRGINIA

SCALE: 1" = 300' DATE: NOVEMBER 7, 2006

13700125.dwg Folder no. TM137-125

LUM'S LAND SURVEYS, INC.

P.O. BOX 164, PALMYRA, VA. 22963-0154

PHONE: (434) 589-8396



SHEET 1 OF 2

T A X R E C E I P T

BUCKINGHAM COUNTY
CHRISTY L CHRISTIAN, TREASURER
(434) 969-4744
POST OFFICE BOX 106
BUCKINGHAM VA 23921

Ticket #:00001910001 @@

Date : 2/10/2025
Register: KJ1/KJ1
Trans. #: 24480
Dept # : SPUSE
Acct# :

SPECIAL USE PERMIT - ZONING
137-125B2

Previous
Balance \$.00

Principal Being Paid \$ 200.00
Penalty \$.00
Interest \$.00

SPROUSE LARUE

Amount Paid \$ 200.00

*Balance Due \$.00

Pd by SPROUSE'S CORNER RANCH LLC Check 200.00 # 2853 FIRSTBANK
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 2/2025



Karl R. Carter
County Administrator

E.M. Wright, Jr.
County Attorney

Buckingham County Board of Supervisors

Office of the County Administrator
13380 W. James Anderson

Highway

Post Office Box 252

Buckingham, Virginia 23921-0252

Telephone 434-969-4242

Fax 434-969-1638

www.buckinghamcountywa.org

Joe N. Chambers, Jr.
District 6 Supervisor
Chairman

Danny R. Allen
District 7 Supervisor
Vice-Chairman

Cameron Gilliam
District 2 Supervisor

Michael E. Palmore
District 3 Supervisor

Paul W. Garrett
District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

Dennis H. Davis, Jr.
District 1 Supervisor

Date: May 12, 2025
To: Buckingham County
Board of Supervisors
From: Nicci Edmondston, Zoning Administrator
Re: Buckingham County Comprehensive Plan 2025-2030

The Buckingham County Planning Commission, along with Commonwealth Regional Council, has been diligently working on the update to the Buckingham County Comprehensive Plan 2025-2030 since Spring 2023. A public hearing was held April 28, 2025 for the Final Draft Comprehensive Plan. The Planning Commission recommends approval of this Plan with a vote of 6-1.

Would it be the pleasure of the Board of Supervisors to hold a public hearing for the Final Draft Comprehensive Plan? June 9, 2025 6pm?

Buckingham County Comprehensive Plan Update
Community Meeting Summary Report
Buckingham County Community Center
June 15, 2023
6:00 – 7:30pm

The Commonwealth Regional Council held a community meeting at the Buckingham County Community Center on June 15th, 2023. Twenty-six individuals signed in to the meeting. Prior to the meeting, CRC staff counted thirty-six attendees (including adults and children). CRC staff provided attendees with a ten-minute presentation about the Comprehensive plan and then split the attendees into two groups to complete the two exercises – a PARK exercise and a mapping exercise. Each group had a chance to complete each exercise. Below is a summary report of the two exercises.

Some input was received by individuals after the meeting. Those comments are included below and denoted with an asterisk (*).

Buckingham Vision – PARK Exercise

P – Preserve

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

Example: Natural features, safe neighborhoods, small community atmosphere, farmland, etc.

- Air, Water (clean)
- Natural Resources (forests, etc.)
- Biodiversity
- Public School Facilities
- Road Access/Quality
- Rural Character
- Democracy/citizen participation
- Agriculture
- Night Sky/reduce light pollution
- * Library
- * activities/safe spaces for youth
- Public Parks
- Old trees
- Diversity of Vegetation
- Historic Buildings
- Tire Amnesty Day
- Ethnic Diversity
- Health and Safety *
- Preserve health and safety by requiring strict and careful permitting for re-mining and reclamation of existing abandoned toxic metallic mines*

A – Add

What do you think is missing in Buckingham, and should be added?

Example: More diversity in shopping choices and restaurants, comprehensive economic development strategy, high-speed telecommunications, tie-in to regional attractions, etc.

- Activites/safe space for youth
 - o Boys and Girls Clubs
- More/improved recycling
- Co-working spaces
 - o Resources for Entrepreneurs
- Decentralized/community energy
- More Parks
- Dog Park
- Affordable Housing in more feasible location
- Economic Development (jobs, workforce)
 - o Support from County, state, and Federal Government
 - o Tax incentives for farmers and businesses
 - o Water/sewer hookup
- Bandwidth
- Sustainable Agriculture/forestry
 - o Regenerative
- Transportation for underserved populations
- First Responder Capability
 - o Medical Resources
 - o Better Access
- Better Marketing/promotion
 - o Recreation, Historic, etc.
- More law enforcement
- Better shopping Choices
- Better, more, easier methods for public participation
 - o Voting for issues
 - o Marquis signage (multiple sites)
- Urgent Care facility
- Improved access (internet, online services)
- Encouragement of the arts
- Health and wellness education
- Apprenticeship programs
- Education in the trades
- Expand/revise building codes to allow tiny homes that meet codes (safety, livability)
- Audit of Court House Documents to assure people are not getting short changed on property
- Educate about diversity of logging
- Housing for active seniors
- Regulate timber harvesting
 - o Replanting to replace trees (require equal planting and native species)
- Better responsiveness from elected officials

- Stronger emergency response system (transportation – MOU with Schools and Bus drivers)
- Put Kids/environment first
- Expand shelter services (24-hour Accessibility)
- Expand James River State Park
- Tax program or incentives to conserve/preserve certain sections (natural environment)
- Bring used rail cars to develop new housing
- Rail Cars used as bridges
- Permits for Exploratory Drilling *

R – Remove

What do you want to see removed from Buckingham?

Example: Blight, vacant buildings, obstacles to independent business development, etc.

- Tires in yard, junk vehicles (hundreds of tires)
- Use of biosolids
- Waste in abandoned mines
- Possibility of future hazardous sites
- Exploratory drilling without permits
- Litter on roadways (increase fines/enforcement)
- Single use plastics
- Superfund sites
- Ability to be bullied by corporations
- Kudzu/invasive species
- Dilapidated trailers (need standards/process for removal)
- Voter Intimidation
- Slumlords

K – Keep out

What do you want to see kept out of Buckingham?

Examples: Crime, drugs, undesirable business uses, etc.

- Metallic mining
 - o Crime/Drugs
- Toxic Industries
 - o Crime/Drugs
- Limit Scale of Solar
- Crime, including hate crimes
- Drugs
- Sprawl
- New Open-Pit Mining
- Foreign Countries buying property in County for their own uses
- Commercial Agricultural Interests
 - o Ex. Smithfield Meats
- Toxic Trespass of Metallic Mining
- Any Mining Process that uses Cyanide.

Buckingham Mapping Exercise

1. Establish Target Growth Areas:

Target growth areas are areas of the county where new development should be most heavily concentrated. Establishing growth areas allows the county to better focus future infrastructure investments and can free up the county's forests and farmland from development pressure.

*Use **red marker** to designate areas on maps that should be centers for future growth and development.*

2. Establish target geographical areas for location of facilities

The list of items below represents some of our top responses from the community survey of facilities citizens would like to see in the county. We would like to know which facilities you would like to see in this region of the county.

*Use **stickers** and **blue marker** to designate areas on the map for location of facilities and label each feature with the letters below.*

B	business and job centers
C	community center, youth center, senior center, recreational facilities, etc.
G	grocery store
R	restaurants & retail
T	multipurpose trails for biking, walking, horseback, ATV , etc.
I	industry and manufacturing facilities
S	streetscape improvements, sidewalks, aesthetic improvements to buildings
P	preservation of natural features or farms
M	Medical Centers
O	other (please specify)

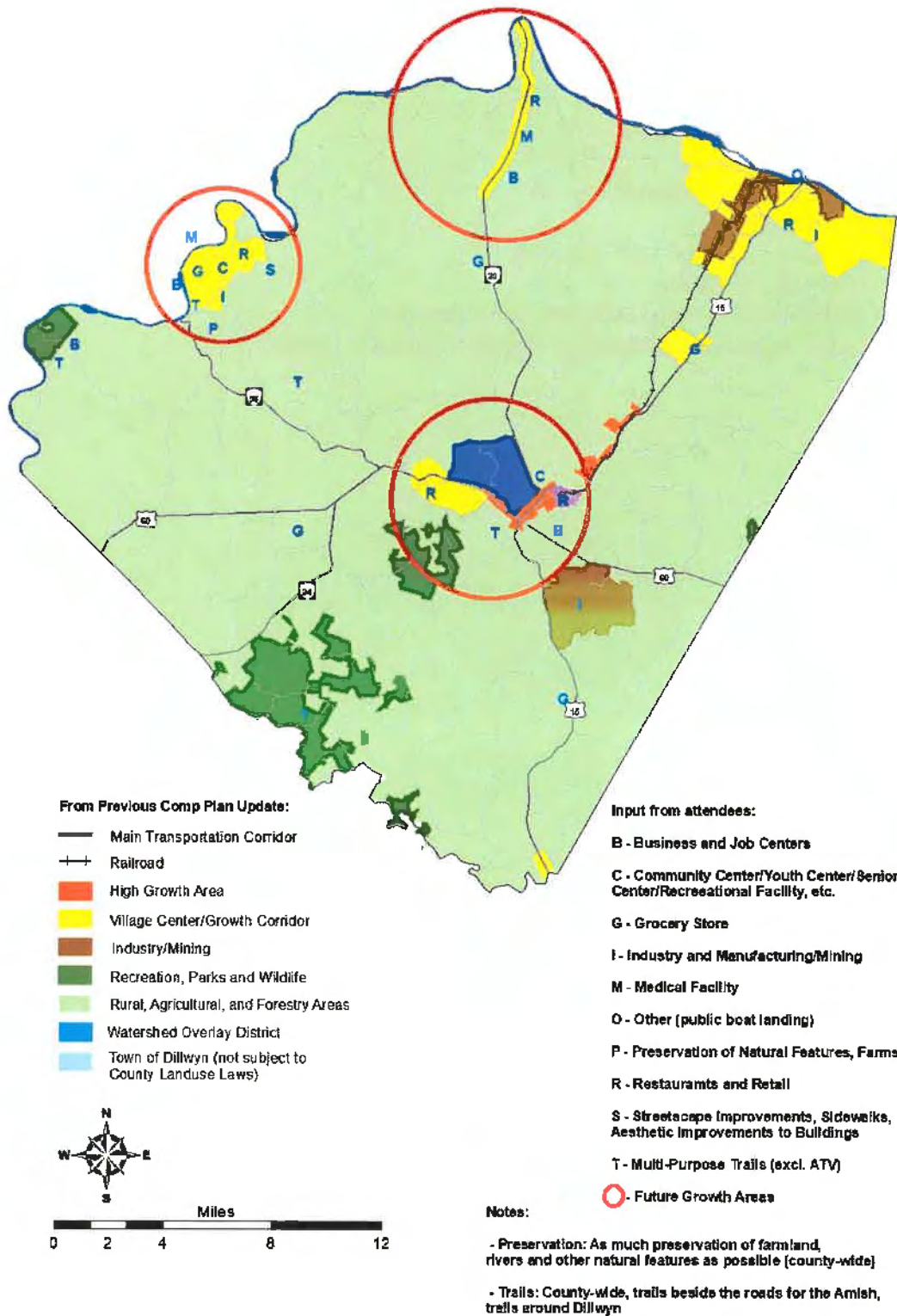
**** note: both groups selected to take out ATV in the trails category**

3. What activities or policies can the county adopt to encourage desired growth?

- Increase access to Broadband
- Closer Grocery stores (other than Dillwyn)
- Tax Incentives for land owners with Old Forest
- Allow Public Comment
- Meals Tax
- Educate residents on preservation opportunities
- Allow Tiny Homes (currently not permitted)
- Affordable homes

How can the county attract businesses to these areas?

- Attracting more residents
- Improve school systems
- Tax incentives
- Expand water system (Yogaville)
- Agritourism
- Tourism dedicated staff in County
- Flyers about County
- Website dedicated to economic development
- Local paper for County (other than the Farmville Herald)



**Buckingham County
Comprehensive Plan Update
Citizen Survey**

Summary Report



Prepared By:
Commonwealth Regional Council
200 Heartland Road
Keysville, Virginia 23948
(434)392-6104
www.virginiashheartland.org

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Executive Summary

This report presents the findings of the Buckingham County Comprehensive Plan Citizen Survey, conducted by the Commonwealth Regional Council in collaboration with the Buckingham County Planning Commission. The survey aimed to gather public input for updating the County's Comprehensive Plan. The methodology included both paper and online versions of the survey distributed at various locations within the County.

Demographics and Community Profile:

- A total of 496 citizens participated, representing residents, workers, property owners, and business owners from all parts of the County.
- The majority were 50 years or older, long-term residents, living in single-family homes they owned.
- Employment and retail spending patterns indicated most people work in the county, but the majority of retail spending occurs outside Buckingham County.

Current Perceptions of Buckingham County:

- Participants rated various public aspects of the county, with Fire Protection, Law Enforcement, and Rescue Services receiving the highest scores and Tourism, Affordable Housing Options, and Medical Facilities and Services being rated the worst.
- Three favorite aspects of living in Buckingham included maintaining a rural lifestyle, peace and quiet, and the small-town feel.
- Participants' major concerns for the County included lack of job opportunities, businesses, and inadequate access to medical care.
- Suggestions for road improvements and concerns about cell coverage were highlighted.

Future Outlook for Buckingham County:

- Health care, fire and rescue, law enforcement, and reliable broadband were identified as top priorities for improving the quality of life moving forward.
- Participants ranked issues for future growth and development, and keeping taxes affordable, providing public safety, cell phone service and improving employment opportunities topped the list.
- Recommendations for changes to the County included attracting additional industries and jobs, improving shopping and restaurant availability, and enhancing internet/cell service.

Preferences for Development and Growth:

- Participants expressed preferences for growth, prioritizing a mix of commercial, industrial, and residential development when compared to no growth in most areas of the county.
- Dillwyn – Sprouses Corner, Arvonion/New Canton, and Dillwyn – Alpha were the areas with the most suggestions for future growth and development in the County.
- Manufacturing, distribution centers, and food and beverage processing were suggested for industrial development.
- Desired commercial growth included restaurants, retail, health care, and grocery stores.
- Single-family homes, affordable housing, and housing for seniors were favored for residential development growth.

Specific Issues Facing the County:

- Citizen stances on solar development were divided, with a significant portion favoring solar only under certain conditions.
- Additional metallic mining had more opposition than support, but suggested conditions for approval were explored for those in favor.
- Views on re-mining abandoned mines were split, with environmental protections and adherence to regulations considered crucial aspects to consider.
- Bike/pedestrian paths were deemed unnecessary by the majority, though specific locations for their introduction were suggested.

Overall, the survey provides valuable insights into the demographic composition, current perceptions, future priorities, and specific issues facing Buckingham County. The comprehensive data gathered will be instrumental in shaping the County's Comprehensive Plan for sustainable and community-driven development.

Introduction

The Commonwealth Regional Council assisted the Buckingham County Planning Commission with the development of a citizen survey – paper and online version – to gather public input for use in updating the County’s Comprehensive Plan. The survey was used in conjunction with the Community Meeting, held in June 2023, to gather citizen input for the Plan Update.

Methodology

The County placed the online version on its web site, and paper copies were distributed to select locations within the County:

- Buckingham County Administration Building
- Buckingham County Social Services Building
- Buckingham County Library
- Dillwyn Town Hall
- Farrish Hardware
- Moss Motor Company
- NAPA – Dillwyn
- Pino’s
- Dr. Saxon’s Office
- Truist Bank

The original deadline for submission was October 5, 2023. The Planning Commission selected to extend the deadline to October 30, 2023. A total of 496 surveys were completed – 146 paper copies and 350 online surveys.

Results

The results from the Buckingham County Comprehensive Plan Citizen Survey are split into five sections. The first section details the demographic information of the representative sample of citizens who completed the survey. The second section provides an overview of respondents’ perceptions of Buckingham County in its current state. The third section of the report focuses on the future of Buckingham County. Next, the fourth section explores preferences for future growth and development in the County. Last, the fifth section dives into a few specific issues facing the Buckingham County community.

Demographics

The sample consisted of 496 citizens that live, work, own property or own a business in Buckingham County, Virginia.

Residents from all seven districts in Buckingham County completed the survey (see Figure 1). The majority of the sample were 50 years or older (see Figure 2) and had lived in Buckingham County for longer than 20 years (see Figure 3).

In addition, most individuals who filled out the survey live with two to four people in their household (see Figure 4), live in a single-family dwelling (see Figure 5), and own their home (see Figure 6). Table 1 shows the breakdown of where individuals have moved from when moving into Buckingham County.

Most of the sample were full-time employees (see figure 7) who work in Buckingham County (see Figure 8), but the majority of residents' retail money is being spent outside of the county (see Figure 9). According to the results, 63% of the Buckingham County community spends less than half of their retail money in the County. Generalizing these results to the population in the County means that over 10,600 residents are spending the majority of their money outside of the County even though the majority of those individuals live and earn their money in Buckingham County.

Of note, the sample provides a representative snapshot of the community, when considered in relation to the total population of 16,982 residents in Buckingham County. With a margin of error calculated at approximately 4% within a 95% confidence interval, we can be 95% confident that the true population parameters fall within 4% of the sample values recorded in the results of the survey.

Figure 1

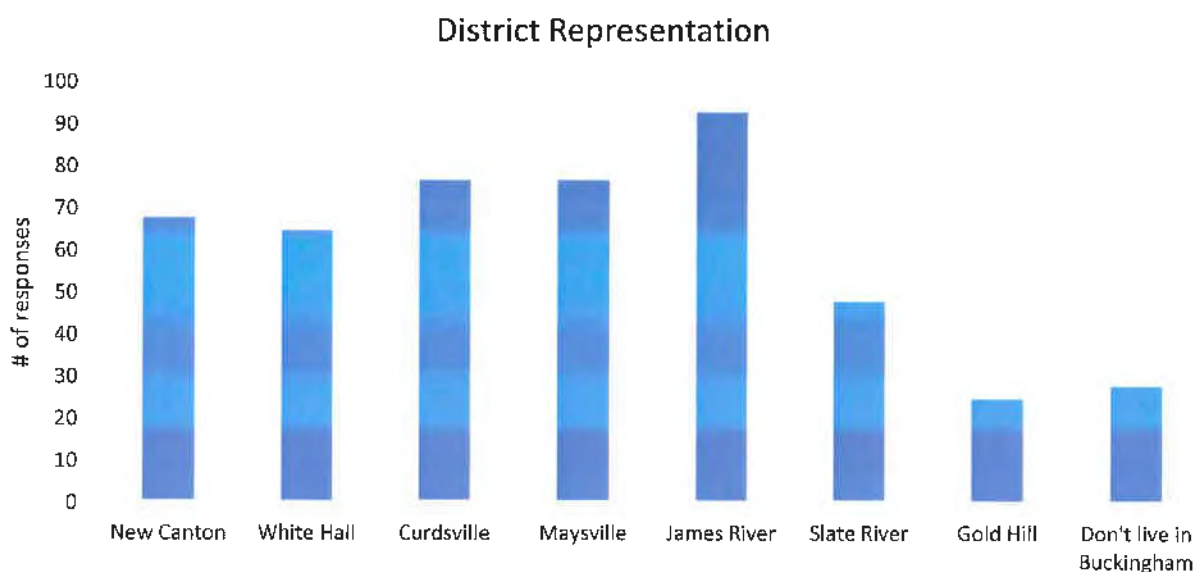


Figure 2

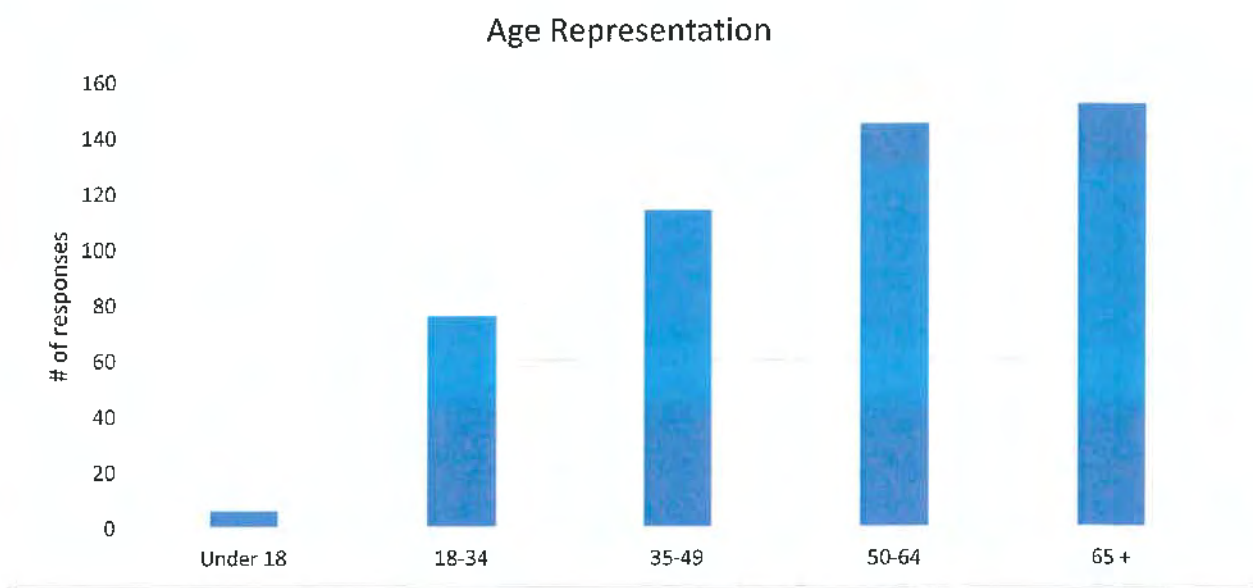


Figure 3

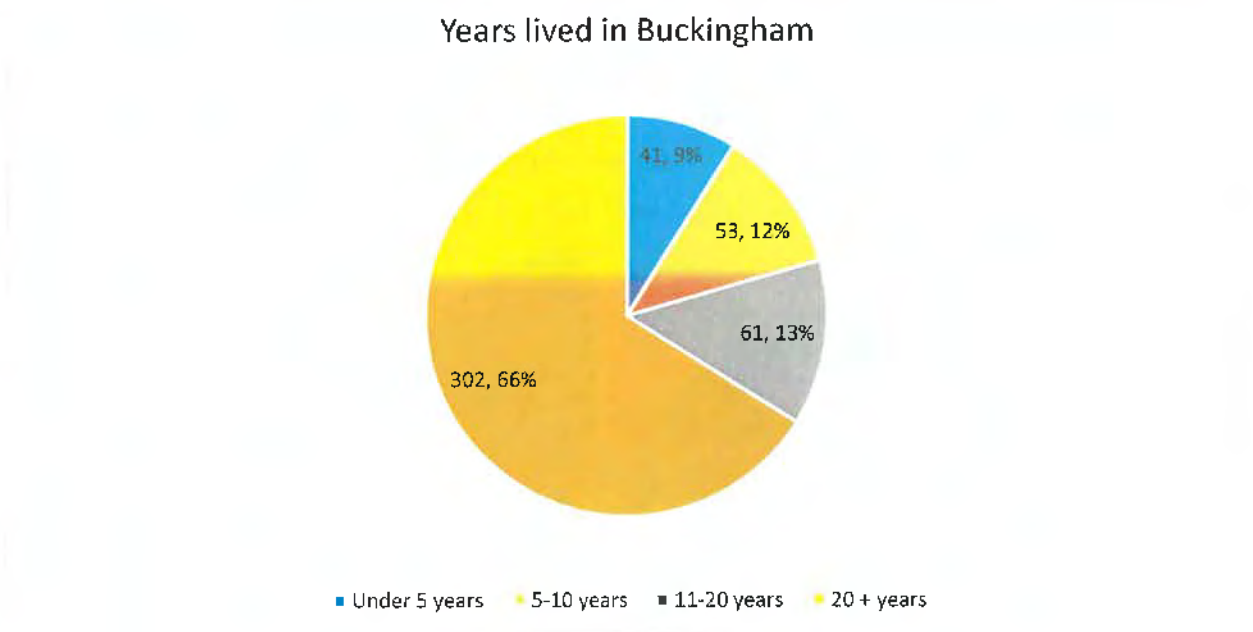


Figure 4

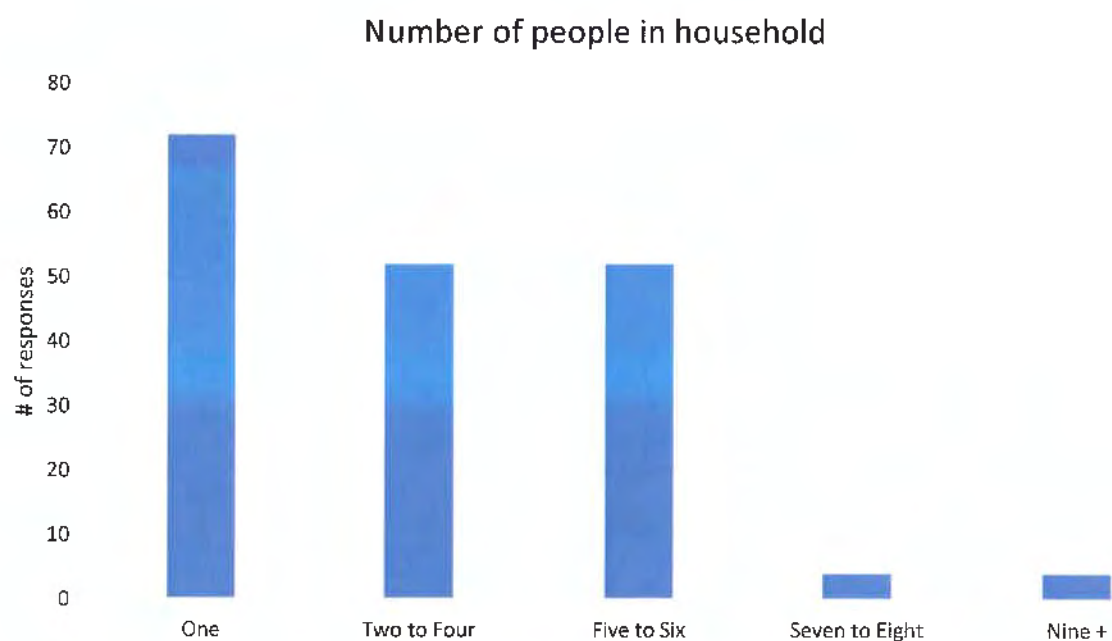


Figure 5

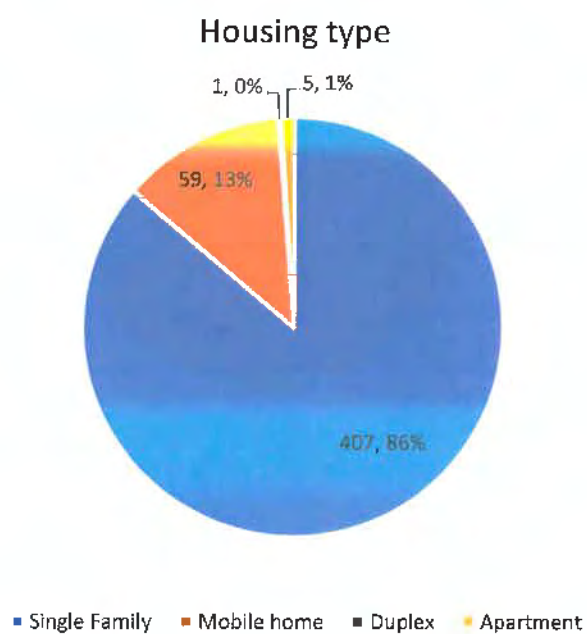


Figure 6

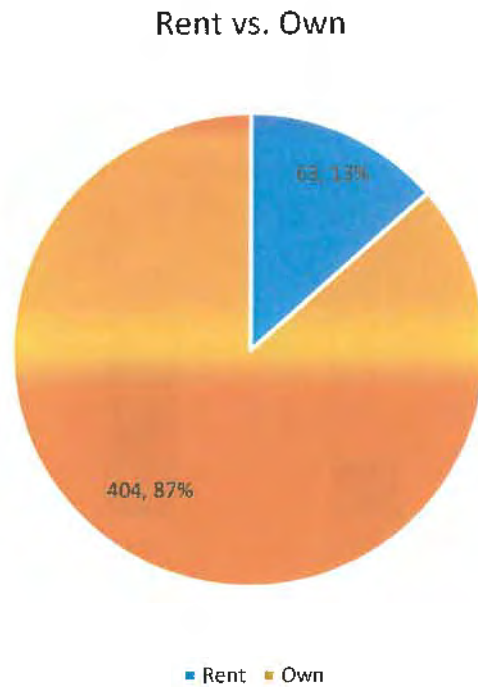


Table 1

Top 10 in-state and out-of-state places of residence prior to living in Buckingham County			
In state	# of people	Out of state	# of people
Charlottesville	12	Maryland	11
Virginia Beach	9	Pennsylvania	6
Richmond	8	New York	6
Appomattox	8	North Carolina	6
Albemarle	8	California	6
Fluvanna	6	New Jersey	5
Farmville	5	West Virginia	5
Prince Edward	5	Ohio	3
Glen Allen	4	Texas	3
Hampton	3	Florida	3
Norfolk			
Cumberland			
Nelson			

Figure 7

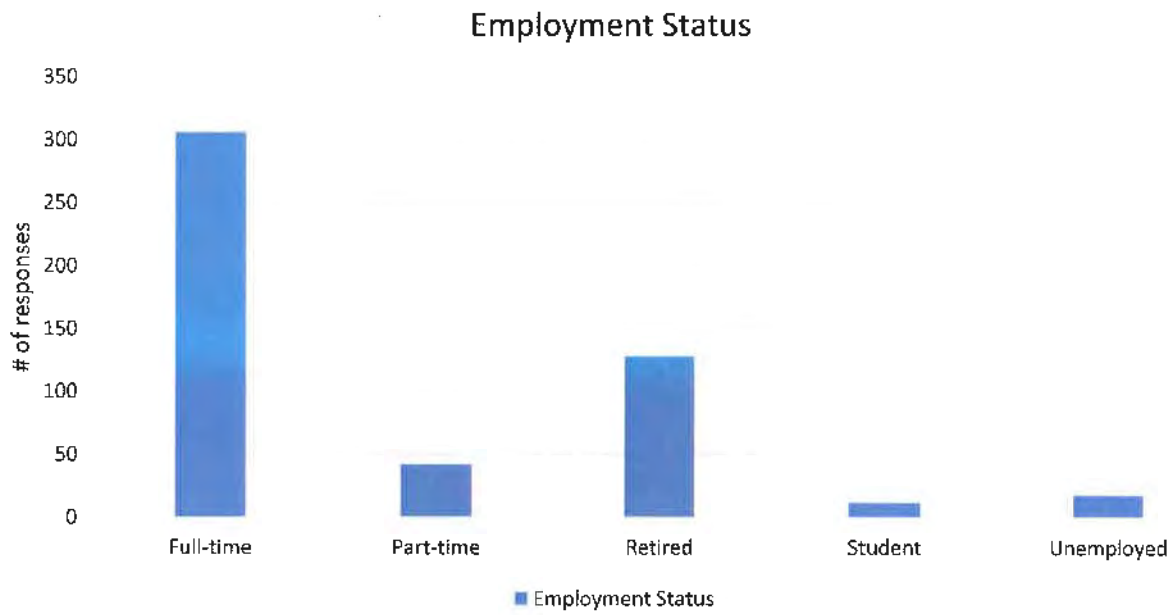


Figure 8

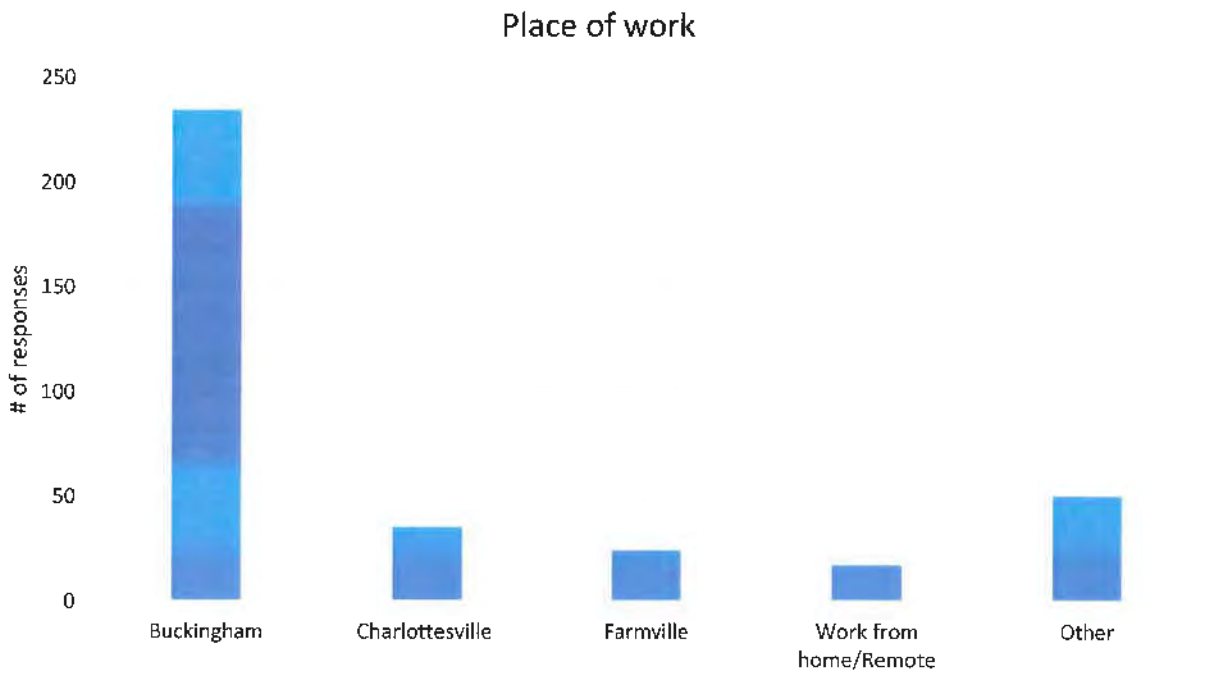
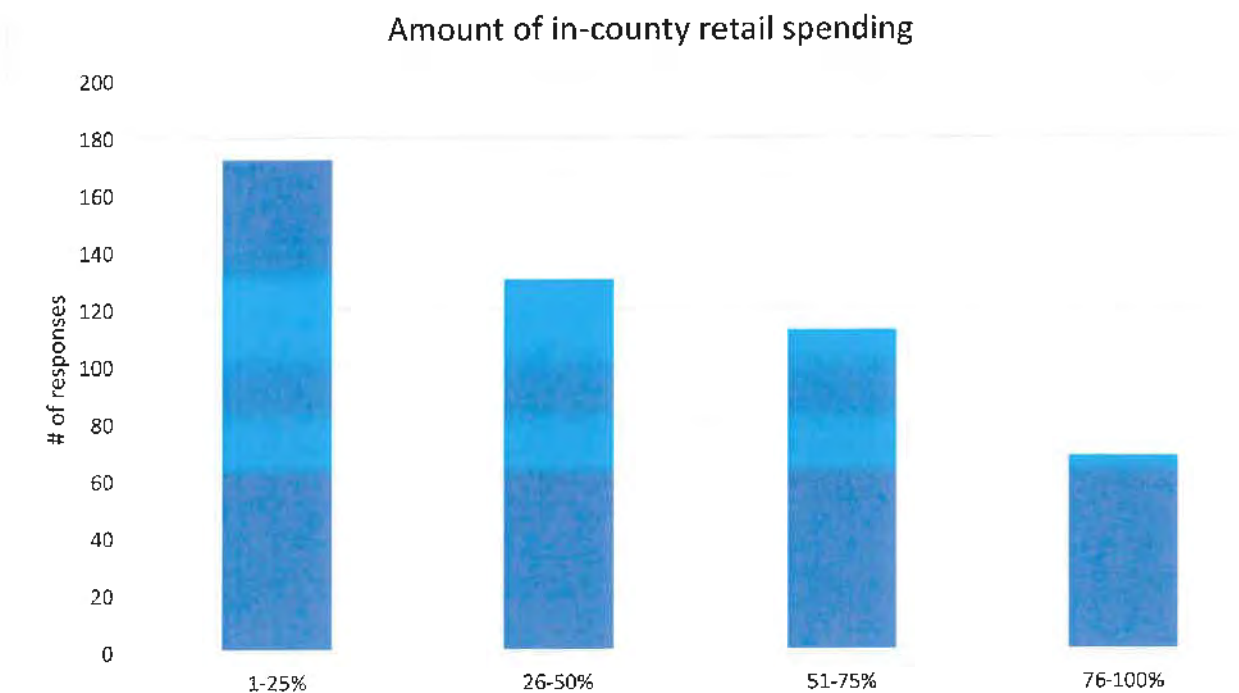


Table 2

Places of work “other” responses	
Place of work	# of individuals
State of Virginia	4
Henrico	3
Albermarle	3
Roanoke	2
Goochland	2
50 miles Out of County	2
Washington, DC	1
Rocky Mount, NC	1
Fredericksburg	1
Amherst	1
Nottoway	1
Rustburg	1
Midlothian	1
Louisa	1
Columbia	1
Fluvanna	1
Falls Church	1
Oak Ridge	1
Nelson	1
Newport News	1
Ashburn	1
Lynchburg	1

Figure 9



Current Perceptions of Buckingham County

In section two, participants answered a series of questions aimed at understanding the public's perception of their current experience with Buckingham County, Virginia. First, participants rated the Buckingham community on a scale of 1 ("Poor") to 4 ("Excellent") on a number of aspects including Fire Protection, Law Enforcement, Playgrounds, Medical services and others (see Table 3). Notably, Fire Protection, Law Enforcement and Rescue services received the highest relative scores, whereas tourism, affordable housing options and medical facilities and services scored at the bottom. Overall, Buckingham County's public rating scored a 2.37 ("Fair") out of a possible 4 ("Excellent").

Next, participants listed their three favorite things about living in Buckingham County (see Figure 10). Maintaining a rural lifestyle, enjoying the peace and quiet, and Buckingham County's small-town feel were the three things listed most. On the other side, participants were asked to list up to three reasons that would cause them to leave the county (see Figure 11), and lack of job opportunities, lack of businesses, and inadequate access to medical care were the three most common answers provided.

Participants' views of Buckingham County's rescue squad response times (see Figure 12) and cell coverage (see Figure 13) are also recorded in this section. The predominant view was that response times are "fair", and that the county needs additional cell towers. Table 6 displays the ten most frequently requested areas in need of additional cell coverage. The full list of requests for additional cell coverage can be found in Appendix C.

Last, participants were asked to list what road improvements they would like to see made in Buckingham County. The sample provided over 500 suggestions for road improvements which were categorized into 16 groups of recommendations based on content similarity. Improving secondary roads, reducing overgrown grass and overhanging trees and limbs, pothole repairs, road paving improvement, suggestions for improvements to main roads, road widening and shoulder/edge improvement, cleaning up litter, and enhancing safety through increased visibility and marking were the most popular categories of responses. Table 7 displays the list of categories of suggested road improvements in the County, and the full list of suggestions can be found in Appendix B.

Table 3

Buckingham County Public Ratings	
	Average rating
Fire Protection	3.03
Law Enforcement	2.83
Rescue Services	2.83
Trash Collection/Disposal	2.70
Preservation of Historic Structures/Areas	2.51
Local Government Representation	2.25
Overall Services provided by the County	2.22
Playgrounds/Parks/Recreation	2.20
Medical Facilities and Services	1.93
Affordable Housing Options	1.84
Tourism	1.72
Overall Average	2.37
<i>Note: The rating scale used in this table ranges from 1 to 4, with 1 indicating a poor rating and 4 representing an excellent rating. Higher scores correspond to more favorable assessments.</i>	

Figure 10

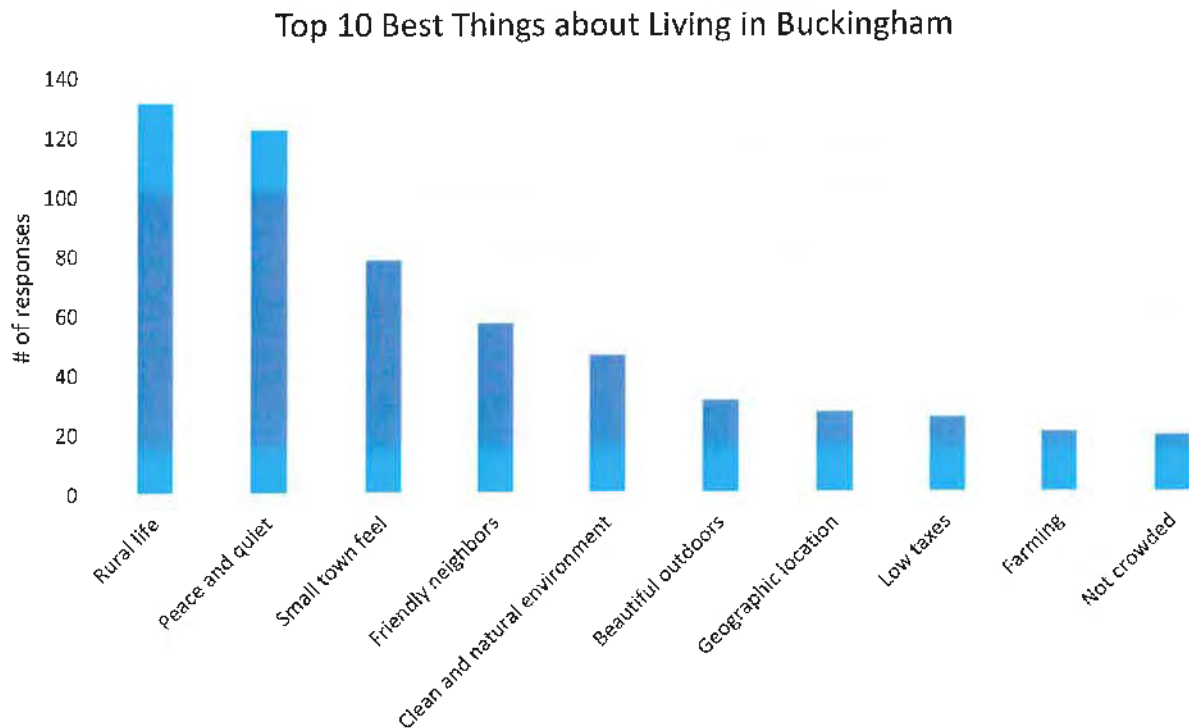


Table 4

Other Best Things about Living in Buckingham County	
Best things	# of comments
Appropriate community governance and strong public services	19
Economic diversity and land accessibility	18
Low amount of traffic	16
Close to family	14
Privacy	12
Outdoor recreation/hunting/fishing/trails	11
Low crime	10
Low cost of living/affordable	10
Home ownership and property pride	9
School system / small school systems	9
Proximity to work	9
Family friendly opportunities	8
Business and industry support	7
Conservative culture and faith-based community	7
Safe	6
Moderate climate/weather	5
Road infrastructure	5
Rich historical heritage	4
Slower pace/Not too busy	3
Patriotism/freedom	3
Convenient trash dump system	3
Starry night skies/lack of light pollution	2
Diverse community	2
Quality health clinic options	2

Figure 11

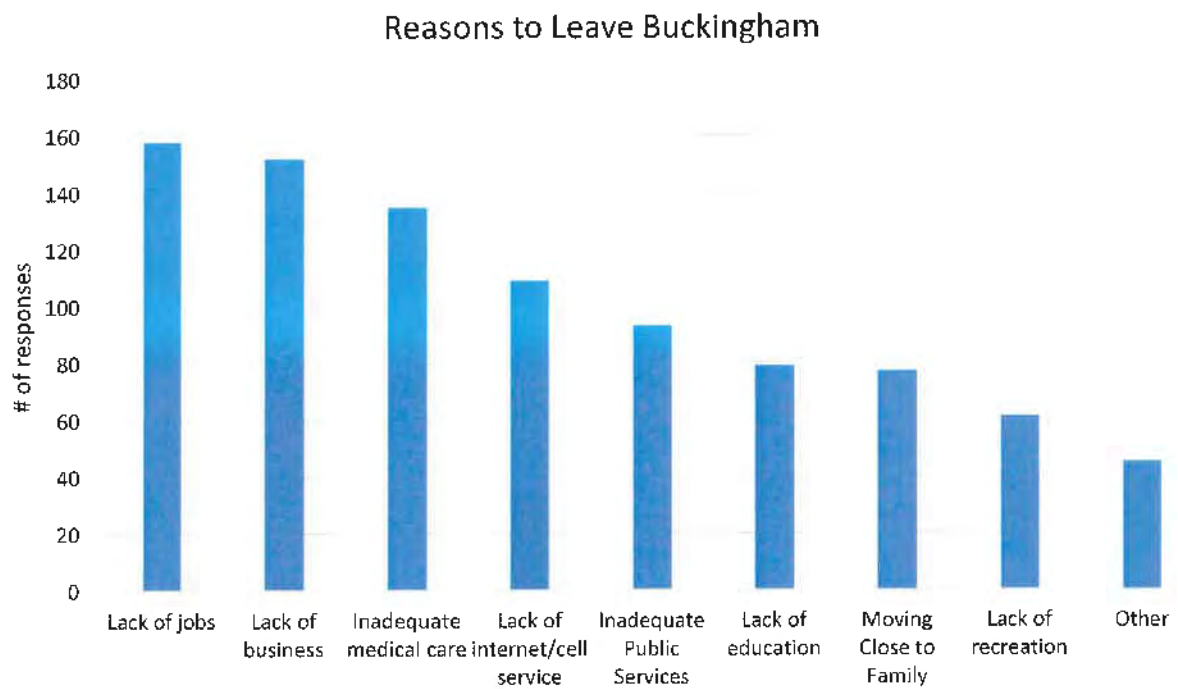


Table 5

“Other” Reasons for leaving Buckingham County	
Reasons to leave	# of comments
Urban/suburban sprawl/overgrowth	8
Disagreement with elected officials/other citizens	6
Environmental concerns	5
Lack of trust in government – public relationship	4
Metallic mining	3
Solar farms	2
Retirement	2
Lack of entertainment	2
Loss of mining as career	2
Racism	2

Figure 12

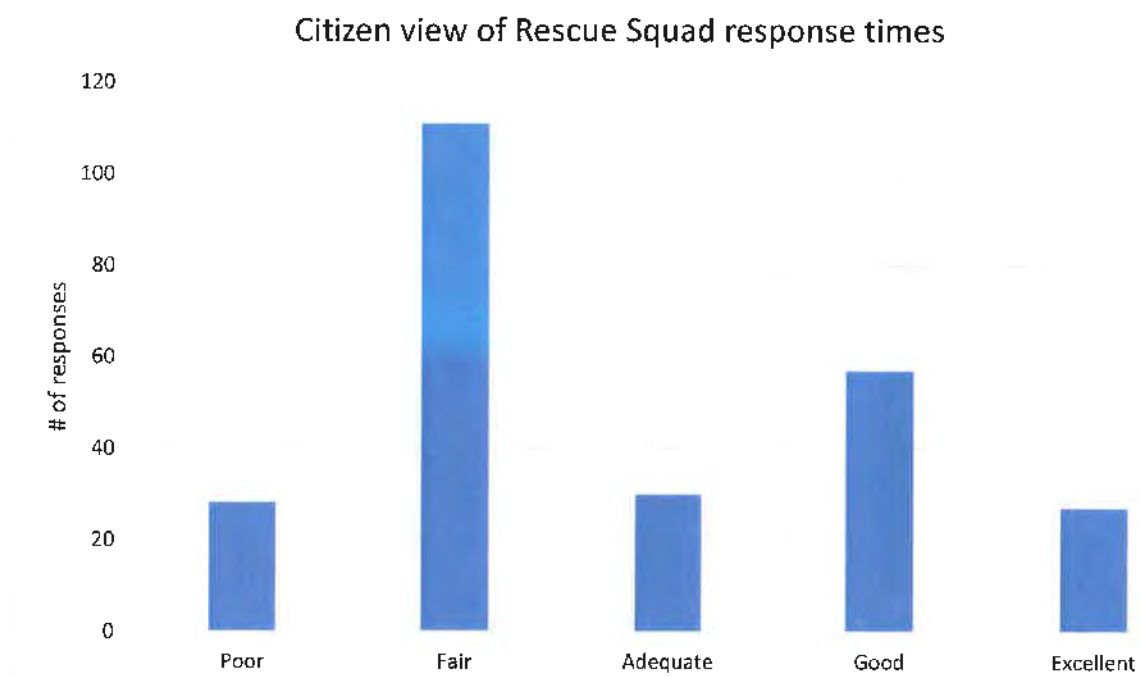


Figure 13

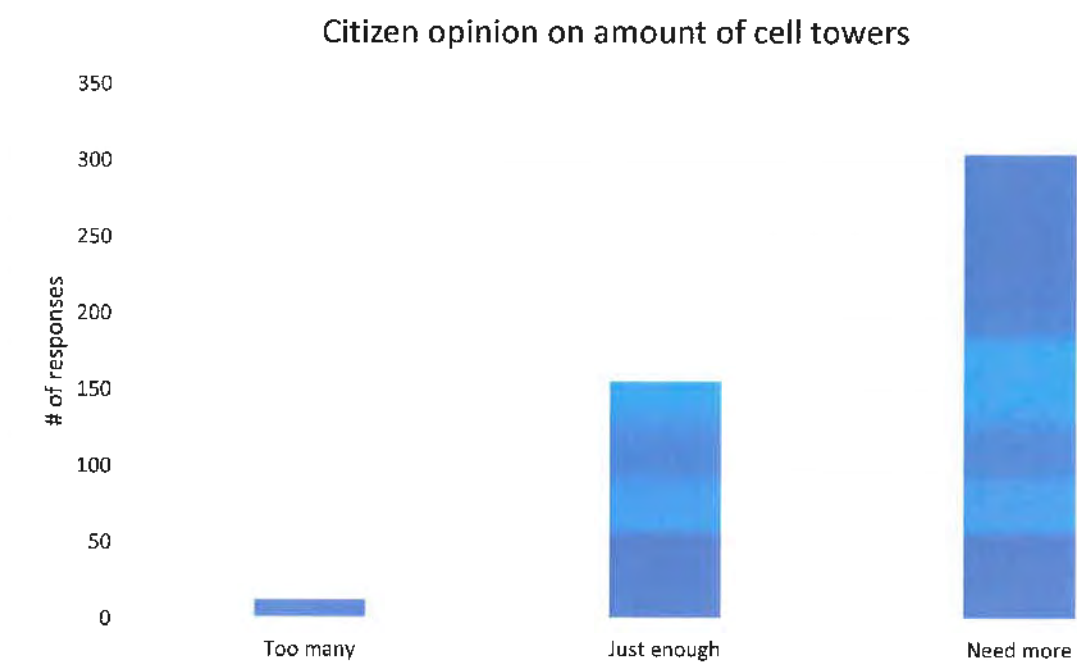


Table 6

Top 10 Areas in need of cell coverage	
Area in Buckingham	# of mentions
1. Route 15	74
2. Route 20	53
3. All over county	43
4. Route 60	27
5. Arvonias/New Canton	16
6. Secondary/back roads	14
7. Route 24	9
8. Glenmore	9
9. Goldhill	8
10. Yogaville	8

Table 7

Road Improvement Suggestions for Buckingham County		
Type of suggestion	# of comments	Sample comments
Improving secondary roads	104	Widen secondary roads, back roads need work, rural roads with lines, pave gravel roads, mark secondary roads
Reducing overgrown grass and overhanging trees/bushes	101	Cut back grass, keep grass and brush from road, mowing sides and median more often, trim overhanging trees and bushes, cut back tree limbs, clean ditches after mowing and trimming, better clearing of views along back roads
Pothole repairs	73	Fix potholes correctly, avoid gravel/tar, Secondary roads are rough with cracks and potholes
Road paving improvement recommendations	56	Make sure all roads are paved, pave all secondary and gravel roads, improve paving process to reduce need for patchwork, smooth uneven pavement, better quality asphalt
Specific main road improvements	54	Additional lanes on major roads for Amish buggies, Widen and divide Rt 60 to four lanes, Widen Rt 15, Improve, widen and clean up Rt. 20
Road widening/shoulder/edge improvement	46	Wider roads to accommodate Amish Population, Amish travel/buggy lanes, Roads widened where needed
Clean up litter	31	Trash removal, litter pickup prior to mowing, clean ditches, less litter on roadside
Enhanced safety: Visibility and marking suggestions	26	Lines on all roads, reflectors in center of all roads, more overhead lamps, better signage

Road Improvement Suggestions for Buckingham County		
Type of suggestion	# of comments	Sample comments
Positive remarks	20	Roads are in good shape, regular maintenance, maintain quality of current roads
Increased amenities	18	Better cell service, more medical access
Miscellaneous requests	12	Improve all county roads, public transit improvements, less trees cut down, more environmental protection, more aesthetically pleasing roads
Yogaville suggestions	6	Widen and mark roads around Yogaville, walking or biking path added
Reduce speed	5	Lower speed limit on secondary roads, reduce speed zones, enforce speed limits on back roads
Snow removal improvements	5	Better snow removal, better preparation for storms
Road straightening	3	Fixing degree of turn in some places, straightening curves, remove blind spots due to curves
Truck safety	2	Stop trucks from using back roads, less trucks on back roads

Future Outlook for Buckingham County

In section three, citizens were asked to think about the future of Buckingham County. First, participants rated a group of eight priorities for improving the quality of life in Buckingham County. The scores ranged from one to eight with one representing the highest priority and eight being the lowest priority. The eight priorities are ranked by their average priority score in Table 8. According to the results, health care, fire and rescue, law enforcement and reliable broadband are the top four priorities for improving quality of life.

In addition to prioritizing opportunities of improvement, citizens ranked the relative importance of 16 issues related to future growth and development of the County. The full rank ordered list can be found in Table 9. Keeping taxes affordable, providing public safety, cell phone service, improving employment opportunities, and broadband were ranked as the top five priorities for future growth and development.

Next, citizens were asked to list up to three changes they would like to see to made in Buckingham County to make it more livable and enjoyable. The sample provided nearly 600 recommendations for changes, and these recommendations were sorted into categories of similar responses through a thematic analysis. Figure 14 shows the top 15 types of changes requested by the public. Notably, attracting additional industries and jobs was the clear number one request for change by the public. The full list of the 29 categories of changes, number of times that type of change was suggested, and sample comments from each category are displayed in Table 7.

Table 8

County's Priorities for improving quality of life		
Rank	Priority	Average Rank
1.	Health Care/Hospitals/Urgent Care	2.53
2.	Fire and Rescue	2.85
3.	Law Enforcement	3.03
4.	Reliable Broadband	3.11
5.	Commercial Development (more retail)	3.74
6.	Parks and Recreation	4.13
7.	Town-County communication	4.40
8.	County-state/federal communication	4.66
<i>Note: Participants ranked priorities on a scale from 1 to 8, where 1 indicates the highest priority, and 8 indicates the lowest priority.</i>		

Table 9

Ranking of importance of issues for future growth and development		
Rank	Issue	Average score
1.	Keeping taxes affordable	4.70
2.	Providing public safety	4.39
3.	Cell Phone Service	4.38
4.	Improving employment opportunities	4.38
5.	Broadband	4.28
6.	More services, including medical facilities	4.19
7.	Encouraging business growth	4.04
8.	Working in the community in which you live	4.00
9.	More retail choices, including grocery stores	4.00
10.	Protecting scenic views and vistas	3.73
11.	Improving housing availability/affordability	3.68
12.	Addressing vacant/blighted structures	3.56
13.	Preserving historic sites and structures	3.54
14.	More public playgrounds/parks	3.43
15.	County wide recycling program	3.30
16.	Promoting tourism in County	3.07
<i>Note: Participants ranked the importance of various issues related to the future growth and development of the County on a scale from 1 to 5, where 1 indicates an unimportant priority, and 5 indicates a very important priority.</i>		

Figure 14

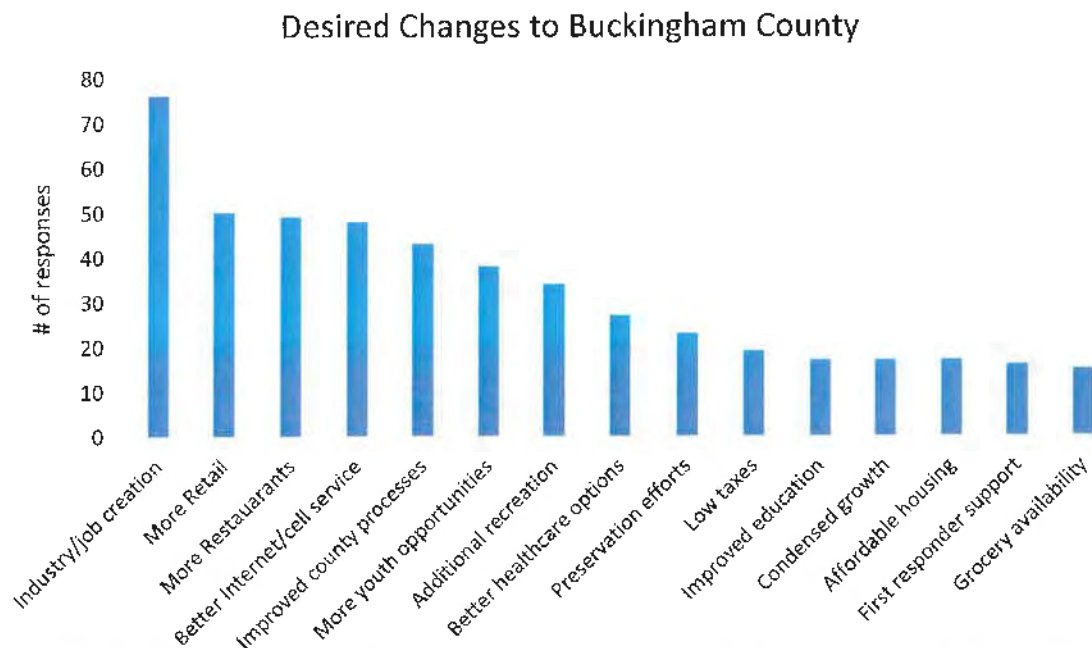


Table 10

Changes to make Buckingham County more livable and enjoyable		
Type of suggestion	# of times suggested	Sample comments
Attract additional industries and support job creation	76	More jobs, more industries, better jobs, small business support, resources for entrepreneurs, forestry, farming, and mining, make sure kids will have jobs
More shopping/retail store availability	50	More places to shop, more retail choices, more businesses so citizens spend money in the county, bring in large retailers
More restaurants/food options	49	More restaurant options, better places to eat, variety of food and restaurant choices
Improved internet/cell service	48	Reliable cell service, better high-speed internet options, better cell connection
Improve county processes/improve relationship between government and public	43	Citizen involvement, public participation, remove corruption, enhanced communication strategies, transparent government, concern for all areas of the County, value-based policies
Opportunities for youth community	38	Programs for youth, things for kids to do, after school programs, youth sports leagues, better facilities for youth activities, safe spaces for youth
Improved recreation opportunities	34	More recreation, access to lakes/ponds, fishing, parks and trails growth, better indoor recreation center, community pool

Changes to make Buckingham County more livable and enjoyable		
Type of suggestion	# of times suggested	Sample comments
Increased medical support/healthcare options	27	Affordable healthcare options, more doctor' offices, accessible healthcare, urgent care availability, more specialists
Concentrated efforts towards Natural Preservation	23	Protect natural forests, reduce light pollution, remove invasive species, maintain natural resources, protect biodiversity
Lower taxes/keep taxes low	19	Lower taxes, less taxes, tax incentives for conserving/preserving, land use taxation
Improved education system/additional education opportunities	17	Better education system, more education institutions, vocational education opportunities, improve public schools, support the Arts
Condensed growth	17	Growth along major highways, responsible growth, increase development in village centers, implement and enforce zoning regulations, protect farmlands
Affordable Housing Options	17	Affordable housing, housing
Greater first responder support	16	More rescue squad units, more funding, fire and rescue squad in New Canton/Arvonja
Additional grocery availability	15	More grocery store options, better groceries
Enhanced transportation system	14	Transportation options for underserved population, paved back roads, improved bus system, road quality
Improved entertainment options	13	Movie theater, events, music, bowling, more entertainment
Ensuring clean environment	13	Refuse new businesses that destroy watershed, clean water, clean air, reduce litter
Better support for existing industries	13	Support local business owners, protection for local farms and local mines
Keep Buckingham rural/Anti-growth	11	No changes, stop development, keep it rural, maintain rural character
More community events	9	More community/social events, adult activities, festivals, community connections, countywide activities
Yogaville suggestions	6	Yogaville segmentation, increased collaboration between Yogaville and county leaders
Amish community suggestions	4	Add Amish buggy lanes, Remove Amish from highways
Increased diversity	4	More ethnic diversity
Waste management improvement	4	More recycling options, reduce litter, better waste management
Encourage community solar	3	Encourage community solar
Address needs of aging population	3	More help for elderly, rehabilitation and senior facilities

Changes to make Buckingham County more livable and enjoyable		
Type of suggestion	# of times suggested	Sample comments
Enhance cultural scene/community heritage	3	Historic buildings, library
Car dealerships	2	Car dealership with service center

Preferences for Development and Growth

In the fourth section, participants expressed their preferences for how commercial, industrial and residential growth and development should occur in Buckingham County. Figure 15 displays where and how participants believe the different types of growth and development should occur in Buckingham County. Dillwyn-Sprouses Corner and Dillwyn-Alpha were the areas most suggested for business/commercial growth. Arvonion/New Canton and Centenary-Scottsville Corridor (Rte. 20) were the areas where most participants suggested residential growth. For industrial growth, the U.S-15 South corridor and Arvonion/New Canton were suggested most frequently. In addition, Yogaville and Buckingham Courthouse were the two areas with the most requests for “no growth”. Overall, commercial growth was suggested more than any other type (see Figure 16).

Last, citizens responded to questions about their preferences for the future development of Buckingham County. Industrial, commercial, and residential development opportunities were explored. Figure 16 displays participants’ beliefs for which type of industrial development is needed in the future. Manufacturing (wood products, packaging supplies, and train, rail car) distribution centers and food and beverage processing center were the top three suggested types of industries. Figure 17 shows how citizens believe the County should grow commercially. According to the sample, restaurants, retail, health care and social assistance and grocery stores are the most desired type of commercial growth, whereas repair shops, boutique shops, and professional services were viewed as the least important types of commercial development. Figure 18 illustrates citizens’ preferences for future residential development in the County. Single family homes, affordable housing, and housing for seniors were seen as the three most important types of residential development.

Importantly, “none” was provided as an option for all three types of development, and it received the least number of votes in industrial and commercial development, which suggests citizens do believe growth to be important for the future of Buckingham County. However, citizens seem to desire a nuanced, controlled and strategic approach to growth and development as “none” was selected more often for future residential growth and development than Apartments, Condos, Duplexes and Townhomes.

Figure 15

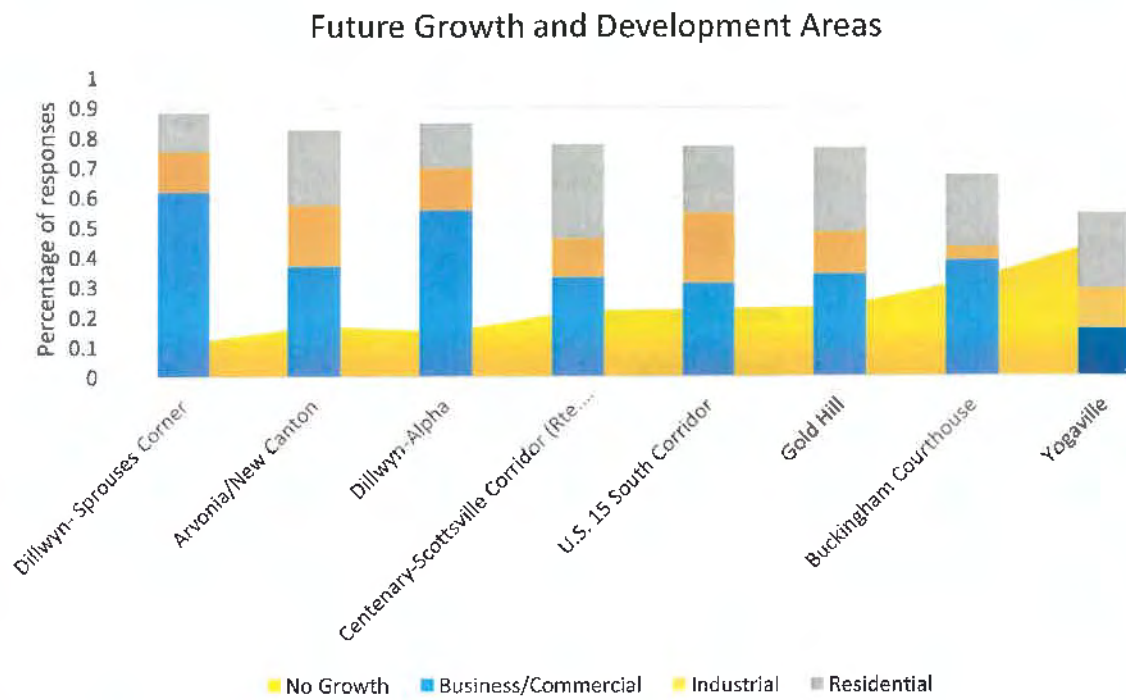


Figure 16

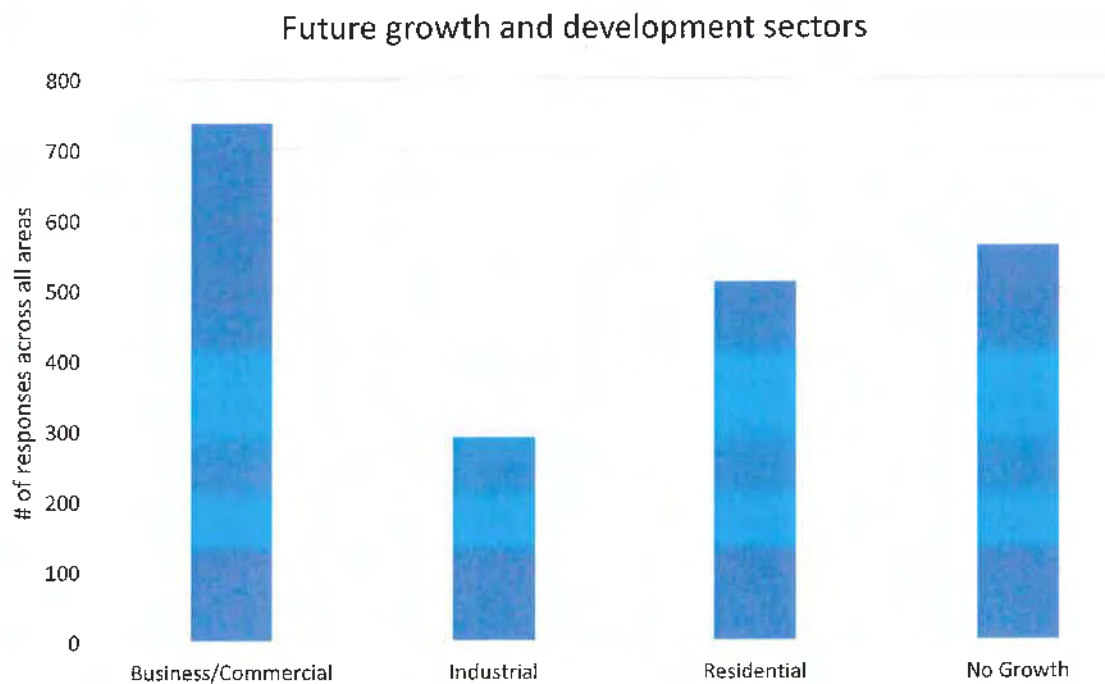


Figure 17

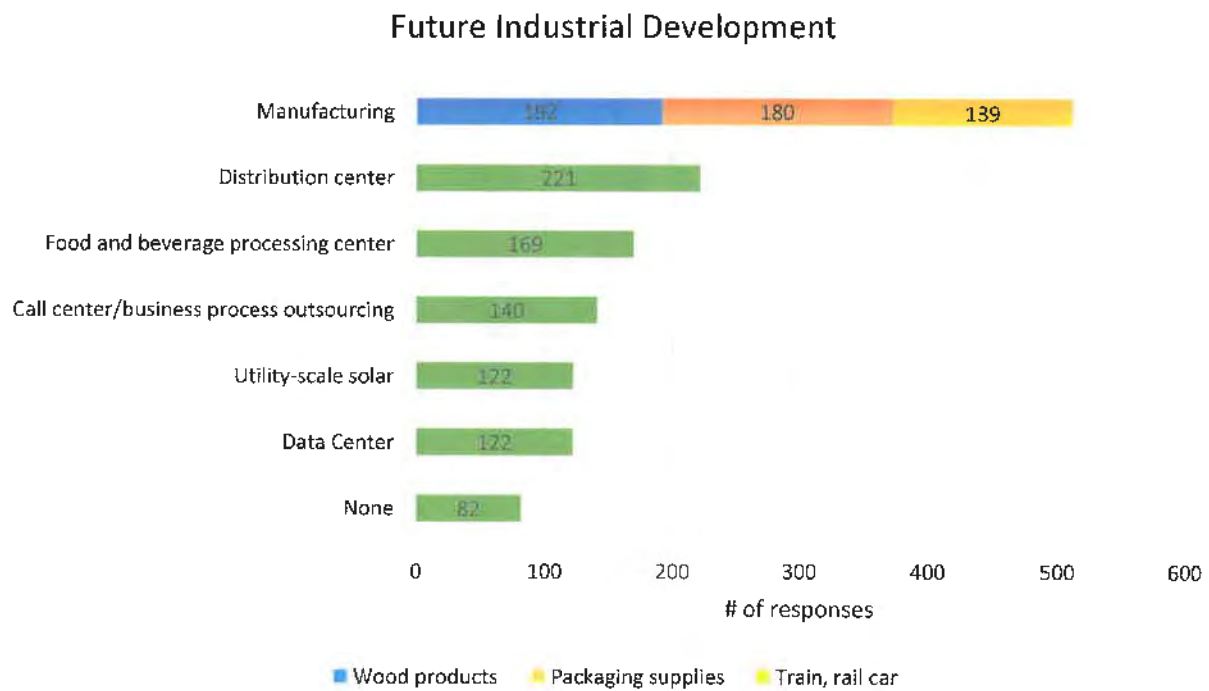


Table 11

Future Industrial Development Suggestions		
Other considerations	# of comments	Sample comments
Anything that brings in jobs	14	Any and all types, anything with local jobs, need jobs in county, steady high paying jobs
Economic use of natural resources	12	Support exiting mining, more mining, agricultural job development, livestock processing, grain/feed mill
Protect environment	11	No air or water pollution, environmentally sustainable, no toxins in our environment, doesn't compromise country way of life
Hemp production	4	Hemp building blocks, hemp processing plant, hemp manufacturing

Figure 18

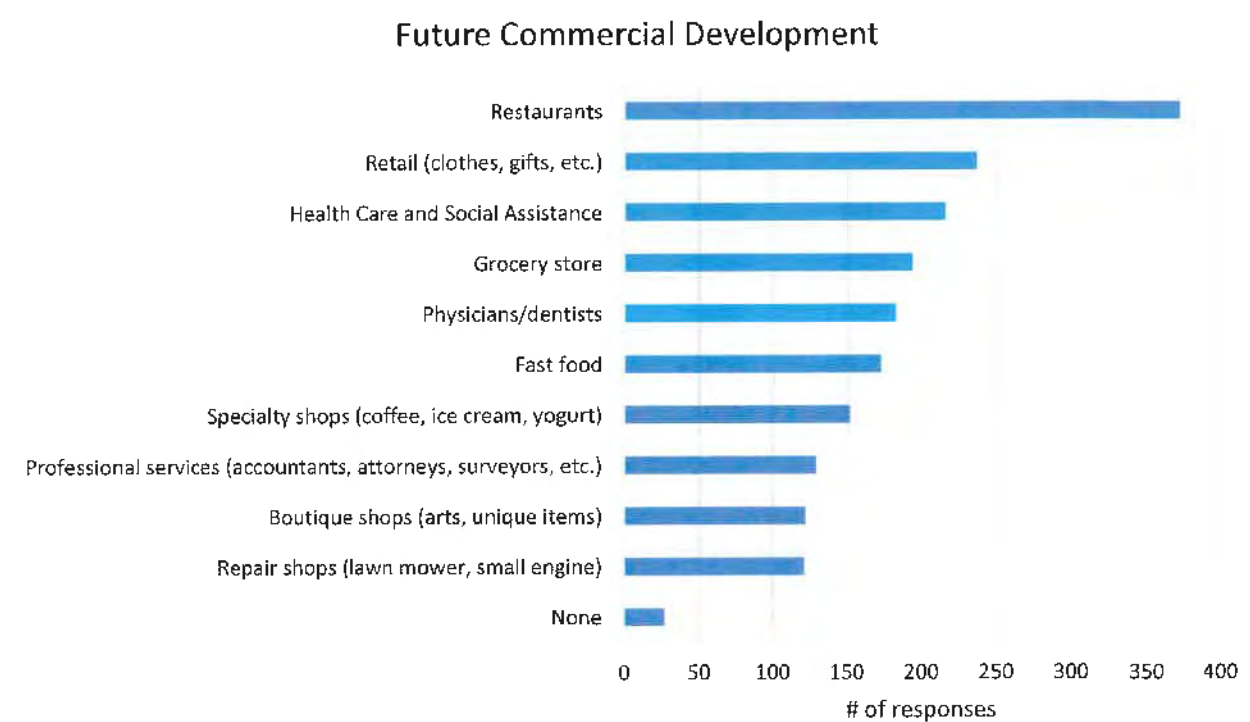


Table 12

Future Commercial Development Suggestions		
Other considerations	# of comments	Sample comments
Recreational entertainment	5	Activity center, entertainment center, fitness center, <u>games</u> , laser tag, skating
Home building, Electric, Plumbing and HVAC	4	Hardware, general store, professional tradesmen, heat and air, electricians, water purification
Any/All	3	Lucky to have any, anything that lowers tax burden on residents and provides jobs

Figure 19

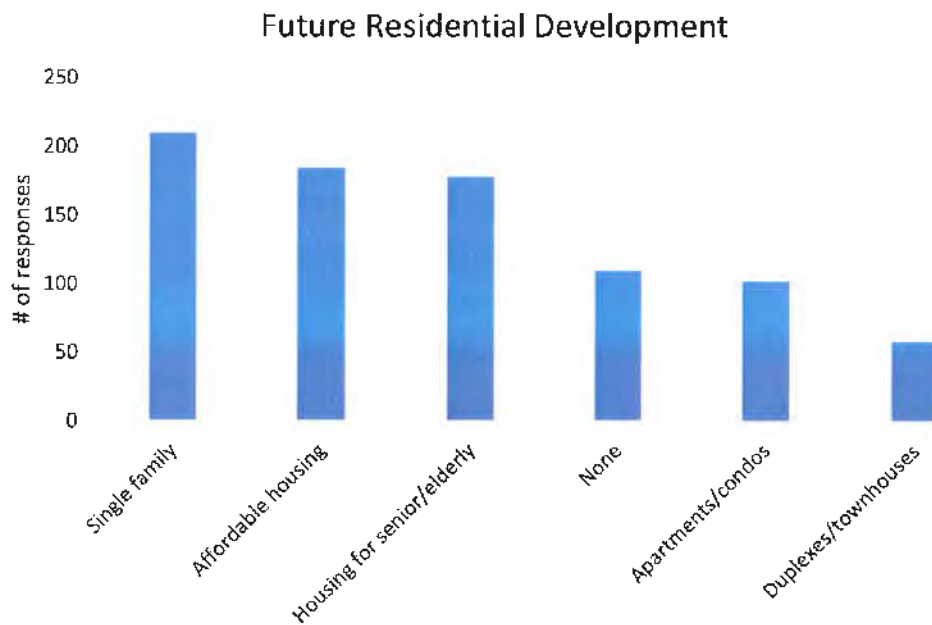


Table 13

Future Residential Development Suggestions		
Other considerations	# of comments	Sample comments
Planned/condensed growth and development	8	Planned development, clustered town centers, avoid sprawl, mixed residential/commercial development, maintain rural atmosphere
Tiny homes	3	Revise code to include tiny homes, make use of tiny homes
Affordable rentals	2	Rent to own, more affordable rentals
Retirement community	2	55+ community, upscale and gated for 55+

Special Issues

In section four, participants reported their stances towards a few key issues currently facing the Buckingham County community. First, citizens were asked for their opinion on additional solar development in the County. Figure 20 shows the breakdown of opinions. Overall, more people were in favor for solar development than not, but citizens were relatively divided on the issue as a large portion of the sample either opposes additional solar development or is unsure on the topic. In addition, about half of those in favor of solar suggested that additional development should only occur under certain conditions (see Table 14). Specifically, the participants suggested additional solar development should occur in a manner which is environmentally focused, benefits Buckingham County residents and businesses, and follows state and federal regulations.

Next, citizens provided their stance towards allowing additional metallic mining in the County. The opinion in the county is fairly split, but more people voted against metallic mining than in favor of it (see Figure 21). For the group in favor of additional mining, a majority reported that it would require specific conditions, such as following regulations, environmental protections, and mining for societally impactful minerals (see Table 15).

Furthermore, citizens are split on whether the county should pursue remining abandoned mines, with around 39% being in favor, 38% being against, and 25% being unsure or having no opinion (see Figure 22). For those in favor of remining, about 35% reported that there needs to be specific conditions met for it to occur, such as environmental protections (see Table 16).

Last, participants answered whether or not bike/pedestrian paths are needed in the county. A majority of the sample reported bike/pedestrian paths as not necessary (see Figure 23), but many citizens provided ideas for where bike/pedestrian paths could be useful if introduced (see Table 17).

Approximately 20% of the sample expressed uncertainty or had no opinion on the various critical community topics. This notable level of uncertainty suggests a potential need for increased public awareness regarding local issues in the future. It is essential to acknowledge that the uncertainty level might be even higher among those who did not participate in the survey compared to those who did respond.

Figure 20

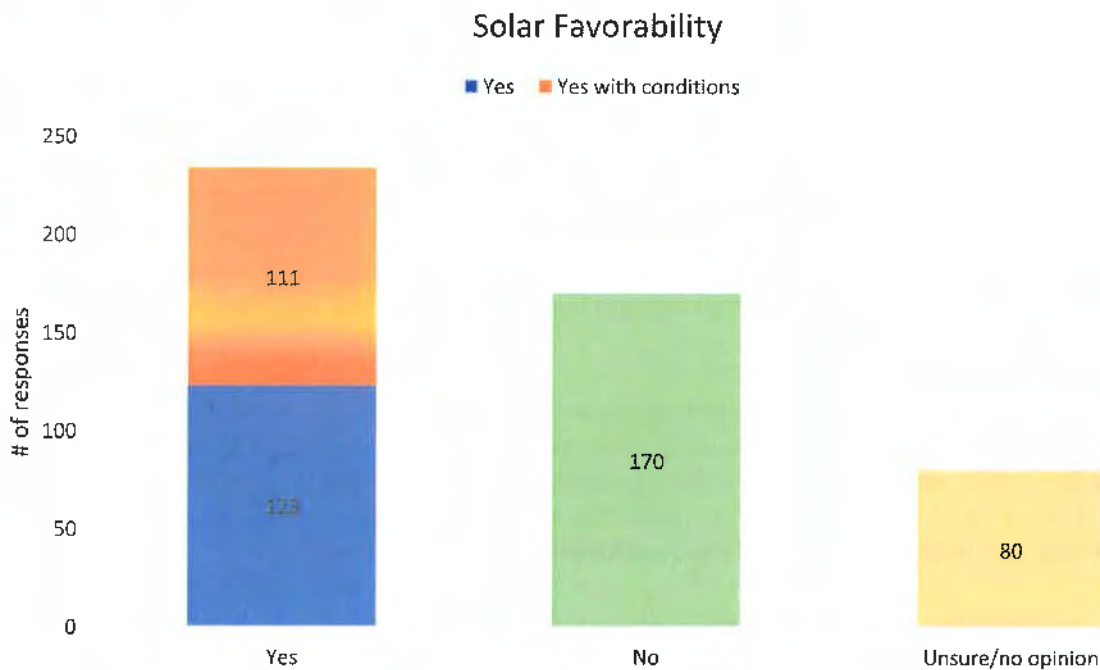


Table 14

Suggested conditions to be in favor of additional solar development in Buckingham County		
Conditions	# of suggestions	Sample comments
Strong environmental focus	32	Protect land, water, air, and wildlife, positive effect on nature, safe for environment and watershed, no sedimentation and erosion, environmentally responsible, no deforesting
Benefits to Buckingham residents/ community	31	Local distribution/shared with residents, reliable and affordable, no tax increases, residents prioritized during emergencies, job creation, lower energy costs
Screened from highway/property/appropriate buffer	16	Screened from roads, buffer from residential property, visual buffer, made unnoticeable, protect landowners
Responsible/appropriate placement	16	Place on parking lots, roof tops, brownfields, depends on location, appropriate zoning laws, not on agricultural or forest land
State, federal regulation	15	Meets state and federal regulation, needs regulation

Suggested conditions to be in favor of additional solar development in Buckingham County		
Conditions	# of suggestions	Sample comments
Limiting total acreage utilized for solar	8	Limit amount of land, limited by acreage, acreage setbacks, limited size and number of sites
Properly maintained	5	Properly done, look nice, withstand weather, maintained
Secure proper bonding for endgame land recovery	5	Require bonds to pay for hazmat cleanup if needed, Reclamation/cleanup plan, decommissioning safeguards

Figure 21

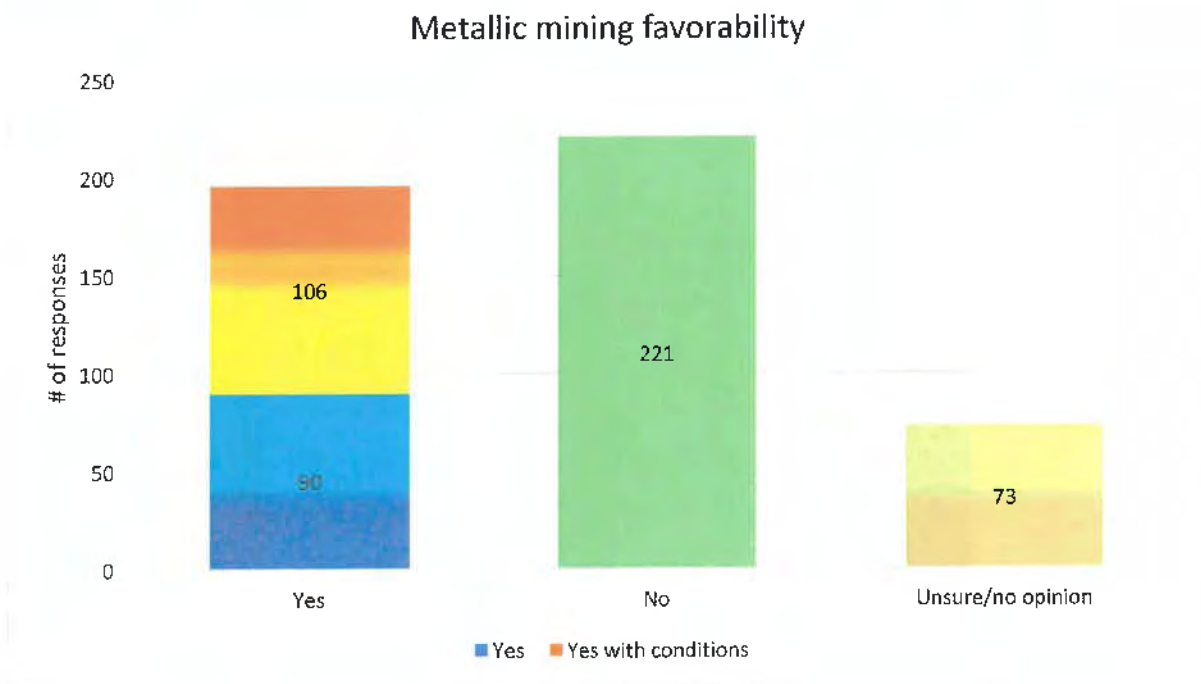


Table 15

Conditions for metallic mining to occur in Buckingham County		
Conditions	# of comments	Sample comments
Follows all required regulations	69	State and federal guidelines followed, MHSA and EPA regulations, state and federal inspections, keep M2 zoning district, require bonds to pay for hazmat cleanup, OSHA inspections, common sense zoning laws, monitor closely
Environmental protection	20	Preserve beautiful county and its water, no danger to county, environmentally safe, must

Conditions for metallic mining to occur in Buckingham County		
Conditions	# of comments	Sample comments
		not hurt environment, ensure groundwater safety
Mining for societally impactful minerals	11	Only for critical minerals, allow mining of USGS critical mineral list (which does not include gold or silver)
Strict transport/truck and debris law	2	Traffic volume, truck weight, enforce debris law

Figure 22

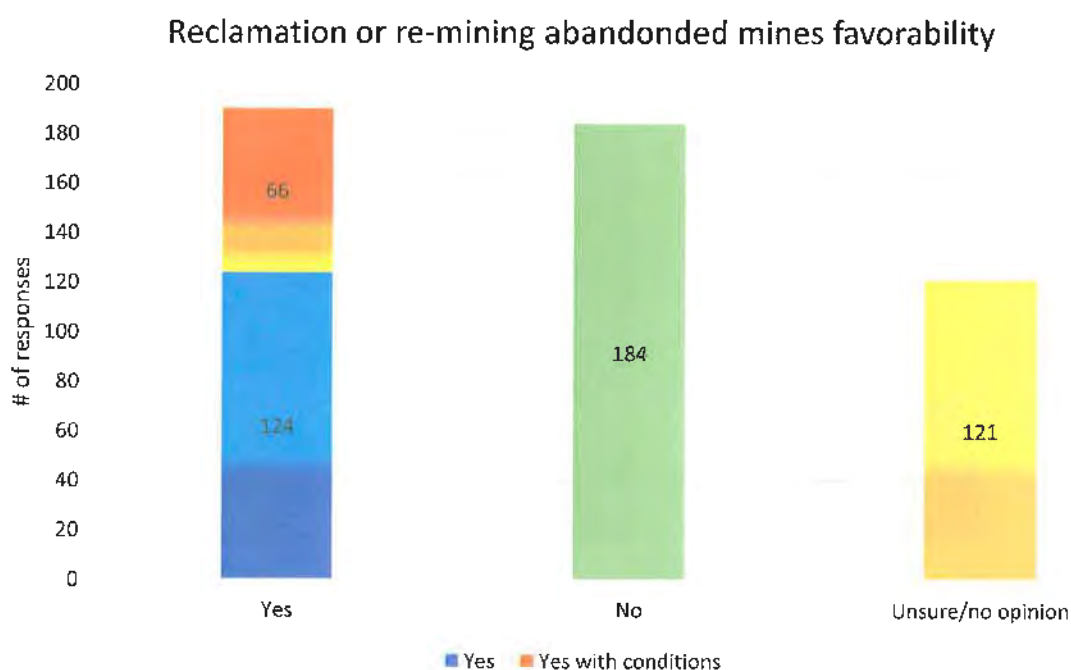


Table 16

Conditions for remining abandoned mines in Buckingham County		
Conditions	# of comments	Sample comments
Environmental protections	33	Environmental standards, strict environmental regulation, no pollution, no toxic waste, avoid releasing contaminants, protect health, safety, welfare and environment

Conditions for remining abandoned mines in Buckingham County		
Conditions	# of comments	Sample comments
Follow required regulations	25	State and federal regulations, proper authorities, DMM, DEQ, strong regulation
Hazmat cleanup	4	Secure bond for hazmat cleanup, plan for hazmat
Alternative options	4	Solar farm site, tourism

Figure 23

Does the county need to add trails or pedestrian/bike paths?

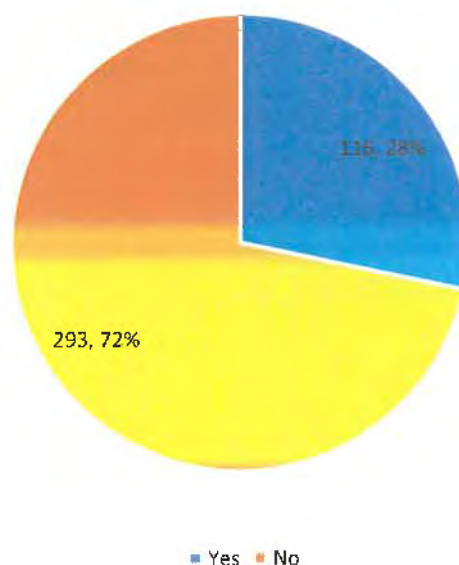


Table 17

Suggested locations for pedestrian/bike paths		
Location	# of suggestions	Sample comments
Anywhere/ All over	30	On county land, anywhere, nice to have everywhere, not sure but somewhere
Dillwyn	29	In town limits, around Dillwyn to increase foot traffic, Dillwyn area
Parks	25	State forest, public parks, in wooded areas, like High Bridge in Farmville, outdoor recreation, ball park area, industrial park area
Schools	15	Around high school, public schools, behind old primary school
US Route 15	14	Between New Canton and Dillwyn, along 15, Route 15

Secondary roads	14	School Rd., Francisco, Route 56, Woodland Church Rd., Route 604, Slate River
Yogaville	10	Loop around Yogaville, bike/walk paths, active community that walks, bikes, runs, uses scooters
Courthouse area	8	Courthouse area, Near court house, recreational in courthouse
New Canton/Arvonnia	7	New Canton area, Arvonnia, northern part of Buckingham
Rivers/lakes	7	James River, lakes, near rivers to encourage tourism
Roadside for Amish	6	For Amish safety, buggy safety lanes, prevent accidents with Amish
Route 60	6	
Route 20		Route 20, path to Scottsville
New residential developments	2	New subdivisions, condensed residential areas

Appendix A

Buckingham County Comprehensive Plan Opinion Questionnaire

The Buckingham County Planning Commission is currently in the process of updating the County's Comprehensive Plan. The Planning Commission is seeking input regarding short- and long- term goals for community development within the County. Your input is needed and will remain confidential. Please do not state your name or give any personal identifying information. Your completed questionnaire can be dropped off in a drop box (if one is provided), returned to the Buckingham County Administration Office, or mailed to the Commonwealth Regional Council, 200 Heartland Road, Keysville, VA 23947. A copy of the survey can also be e-mailed to TFortune@virginiashheartland.org. Please return your completed questionnaire no later than October 30, 2023.

1. Do you:

A. Live in Buckingham County?	YES	NO
B. Work in Buckingham County?	YES	NO
C. Own a business in Buckingham County?	YES	NO
D. Own property in Buckingham County?	YES	NO
2. If you live in Buckingham County, what district do you live in?

___ District 1: New Canton	___ District 2: White Hall	___ District 3: Curdsville
___ District 4: Maysville	___ District 5: James River	___ District 6: Slate River
___ District 7: Gold Hill	___ N/A – I do not live in Buckingham County	
3. Please select your age group.

___ Under 18	___ 18 to 34	___ 35 to 49	___ 50 to 64	___ 65 or over
--------------	--------------	--------------	--------------	----------------
4. How many years have you lived in Buckingham County?

___ Under 5 years	___ 5 to 10 years	___ 11 to 20 years	___ Over 20 years
-------------------	-------------------	--------------------	-------------------
5. If applicable, where did you live before you moved to Buckingham County?

6. How many individuals live in your household?

___ 1	___ 2-4	___ 5-6	___ 7-8	___ 9+
-------	---------	---------	---------	--------
7. What kind of housing do you live in?

___ Single Family Dwelling	___ Apartment	___ Duplex	___ Mobile Home
___ Other (Explain) _____			
8. Do you rent or own?

☐ Rent ☐ Own Other (Explain) _____

9. What are the three (3) best things about living in Buckingham County?

1. _____

2. _____

3. _____

10. Are you employed? (check all that apply)

____ Full-Time ____ Part-Time ____ Retired ____ Not Employed

____ Student ____ Actively Seeking

If employed, where is the location of your employment?

County, City or Town

State

11. What percentage of your weekly retail spending is done in Buckingham County?

 1-25% 26-50% 51-75% 76-100%

12. What road improvements would you like to see in the County? Please be specific.

13. Does the County need to add trails or pedestrian/bike paths? ☐ Yes ☒ No

If yes, where? Please be specific. _____

14. What types of residential development does Buckingham County need in the future? (check all that apply)

___ None ___ Apartments/condos ___ Housing for senior/elderly

☐ Single family ☐ Duplexes/townhouses ☐ Affordable housing

Other (please specify): _____

THE FOLLOWING QUESTIONS WERE DESIGNED BASED ON INPUT FROM THE COMMUNITY MEETING

15. Referring to the growth areas/corridors identified per the previous update of the Buckingham County Comprehensive Plan, in which areas do you believe future growth should occur? (circle your choices)

Arvonion/New Canton	Residential	Business/Commercial	Industrial	No Growth
Buckingham Court House	Residential	Business/Commercial	Industrial	No Growth
Dillwyn-Alpha	Residential	Business/Commercial	Industrial	No Growth
Dillwyn-Sprouses Corner	Residential	Business/Commercial	Industrial	No Growth
Gold Hill	Residential	Business/Commercial	Industrial	No Growth
Centenary-Scottsville Corridor (Rte. 20)	Residential	Business/Commercial	Industrial	No Growth
U.S. 15 South Corridor	Residential	Business/Commercial	Industrial	No Growth
Yogaville	Residential	Business/Commercial	Industrial	No Growth

16. What types of commercial development does Buckingham County need in the future? (check all that apply)

- | | |
|--------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Grocery store |
| <input type="checkbox"/> Boutique shops (arts, unique items) | <input type="checkbox"/> Physicians/dentists |
| <input type="checkbox"/> Retail (clothes, gifts, etc.) | <input type="checkbox"/> Specialty shops (coffee, ice cream, yogurt) |
| <input type="checkbox"/> Restaurants | <input type="checkbox"/> Repair shops (lawn mower, small engine) |
| <input type="checkbox"/> Fast food | <input type="checkbox"/> Professional services (accountants, attorneys, |
| <input type="checkbox"/> Health Care and Social Assistance | surveyors, etc.) |

☐ Other (please specify): _____

17. What types of industrial development does Buckingham County need in the future? (check all that apply)

- | | |
|-------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Call center/business process outsourcing |
| <input type="checkbox"/> Manufacturing – wood products | <input type="checkbox"/> Distribution center |
| <input type="checkbox"/> Manufacturing – train, rail car | <input type="checkbox"/> Food and beverage processing center |
| <input type="checkbox"/> Manufacturing – packaging supplies | <input type="checkbox"/> Data Center |
| <input type="checkbox"/> Utility-scale solar | <input type="checkbox"/> Metallic Mining |

☐ Other (please specify): _____

18. What should the County's priorities be for improving quality of life. Rank in order from 1 (most important) to 8 (least important).

- | | |
|---------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Health Care/Hospitals/Urgent Care | <input type="checkbox"/> Reliable Broadband |
| <input type="checkbox"/> Commercial Development (more retail) | <input type="checkbox"/> Parks and Recreation |
| <input type="checkbox"/> Law Enforcement | <input type="checkbox"/> Fire and Rescue |
| <input type="checkbox"/> Town-County Communication | <input type="checkbox"/> County-state/federal Communication |

19. Please rate Buckingham County on each of the following community aspects by circling your response:

A. Law Enforcement	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
B. Fire Protection	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
C. Rescue Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION

D. Local Government Representation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
E. Trash Collection/Disposal	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
F. Playgrounds/Parks/Recreation	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
G. Preservation of Historic Structures/Areas	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
H. Tourism	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
I. Medical Facilities and Services	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
J. Affordable Housing Options	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
K. Overall Services provided by the County	EXCELLENT	GOOD	FAIR	POOR	NO OPINION

20. Name three (3) changes you would like to see in Buckingham County to make it a more livable and enjoyable place for you:

1) _____
 -

2) _____
 -

3) _____
 -

21. With respect to the future growth and development of the County, how important to you are the following issues? (circle the number that corresponds to the level of importance to each listed)

	Very Important	Moderately Important	Important	Minimally Important	Unimportant	No Opinion
Improving employment opportunities	5	4	3	2	1	0
Keeping taxes affordable	5	4	3	2	1	0
Working in the community in which you live	5	4	3	2	1	0
Encouraging business growth	5	4	3	2	1	0
Promoting the County as a tourist destination	5	4	3	2	1	0
Improving housing availability/affordability	5	4	3	2	1	0
Providing more public playgrounds/parks	5	4	3	2	1	0
Providing public safety	5	4	3	2	1	0
Preserving historic sites and structures	5	4	3	2	1	0
Protecting scenic views and vistas	5	4	3	2	1	0
Implementing a County wide recycling program	5	4	3	2	1	0
Addressing vacant/blighted structures	5	4	3	2	1	0
The availability of more retail choices, including grocery stores	5	4	3	2	1	0
The availability of more services, including medical facilities	5	4	3	2	1	0

Broadband	5	4	3	2	1	0
Cell phone service	5	4	3	2	1	0

22. What would likely cause you to leave Buckingham County? (Choose Up to 3)

- ☐ Lack of recreational opportunities ☐ Lack of job opportunities
☐ Lack of broadband/internet/cell service ☐ Tax rates
☐ Inadequate public services (incl. emer. services) ☐ Inadequate access to medical care
☐ Lack of educational opportunities ☐ Moving closer to family
☐ Lack of businesses (retail, grocery, etc.) to support my needs

☐ Other (specify): _____

23. How do you view Rescue Squad response times in the County?

☐ Excellent ☐ Good ☐ Adequate ☐ Fair ☐

Poor

24. Are you in favor of additional solar development in Buckingham County?

- ☐ Yes ☐ No ☐ Unsure/No opinion
☐ Yes, with conditions

List conditions: _____

25. Are you in favor of additional metallic mining development in Buckingham County?

- ☐ Yes ☐ No ☐ Unsure/No opinion
☐ Yes, with conditions

List conditions: _____

26. How do you feel about the amount of cell towers in Buckingham County?

- ☐ There are too many ☐ There are enough ☐ More are needed

If more are needed, in what areas?

27. Are you in favor of reclamation or re-mining of abandoned mines in Buckingham County?

☐ Yes ☐ No ☐ Unsure/No opinion
☐ Yes, with conditions

List conditions: _____

Appendix B

Survey responses to “What road improvements would you like to see in the County?”

- Powerline right of ways cut back
- Overhanging Trees and Bushes on secondary roads need to be clipped back (5)
- Pothole Repairs (20)
- Better mowing on side of roads (3)
- Trees cut back off of roads (2)
- Grass cut more at stop sign - all turns or intersections (3)
- fix potholes on andersonville and perkins mill road
- put 35 mph signs on perkins mill road between andersonville road and garretts mill road
- wider roads for amish people/buggy
- Repair pot holes on Axtell Road
- Wider Roads 3
- All Back roads need improvement
- all road area
- Grass and brush cut from the highway 2
- better snow removal 3
- most of them
- Wider shoulders 2
- Pave more gravel roads 2
- Trash removal 3
- New Canton, VA
- Clear Brush on secondary roads 2
- Largely happy with Buckingham roads. Keep maintenance up
- lights 2
- smooth pavement 3
- Add two feet to the roads
- Reduce the amount of litter along the road sides, Anti-litter campaign 5
- all dirt roads
- Assist with Road upkeep
- Toney Lane in New Canton have 8 homes and Redwood Ed. Center uses private road some time
- Roads need to be maintained
- Route 727 - Sleepy Hollow Road, New Canton, VA 23123, needs to be paved
- Baptist Union Baptist Church's Cemetary needs to pave and remove trees from roadside
- Shelton Store Road
- Route 15 North to Route 650 Bell Road to the Cumberland County Line
- Route 15, Route 60, and Route 20 up till Slate River shoulders for horse and buggy in Dillwyn and Farmville Area

- Well Water Road
- Better clearing of views along back roads
- Wider Right of Way
- Clearing on all roads for better visibility/safety
- Improve Gravel Hill Road to Handle the traffic travelling between Route 60 and Route 15
- Fix Slate River bridge on Route 20
- Less Litter chopped up
- Possibly widen Route 20 from Dillwyn to Scottsville
- Widen Shoulders for Amish
- The County's Roads are in pretty good shape
- Road Edges repaired where road meets dirt
- Cut Back brush on back roads (2)
- More Cell Towers, more emphasis on solar development
- Fix Cartersville Road
- Pave Ranch Road
- Less Gravel Roads
- Pick up litter before it is mowed to pieces (3)
- Pave Road Pembleton Road 714
- More signs and larger to read
- open & dangerous lumber trucks need more safety'
- Cut back grass (4)
- Better Phone Service (3)
- New Sidewalks beyond the downtown limits
- Safe driving lane catered to the Amish and bicycles, etc.
- Woodland church Road paved down to James River past Travelers Rest
- Landline phones - always out (2)
- Better Health Care including better hospital
- Addressing aging population and all associated services
- C.G. Woodson Road has a bridge - the trees needs to be cleared awar so drivers can see who is entering the other side of the bridge
- Clean ditches
- Cut back weeds
- Straighten Curves
- No more big trucks/tractor Trailors on back roads (3)
- Less trucks on back roads (Road Tractors)
- Route 15 widen because of horse buggy
- Cleaner
- Route 770 through New Canton needs repairs and upgrade
- Pave all of Copper Mine Road between Route 15 and Route 20

- Pave Alpha Road in Dillwyn
- Road Map of Buckingham County
- 4 lane 60 to Mt. Rush and CH bypass - 24/60 entrance road
- None, leave them alone
- Reduce Speed Zones
- shoulders without a Bad drop
- more reflective material (more yellow curbs)
- medical care centers (like Gold Hill)
- Widen roads and centerlines in Yogaville Town Center
- more overhead lamp posts to mark/light up roads
- more yellow lines on smaller, side roads
- Center lines in our township - Yogaville
- All roads paved.
- Just regular maintenance
- Cut the trees 20' back from roads to eliminate blind spots
- On Route 636 - a lot of Road Edges need improvements
- Wider secondary roads near commercial locations
- More gravel road paved and rural roads widened
- Improve the quality of the road surfaces by reducing deterioration and rutting. When contractors/etc. lay pavement/skims ensure these new surfaces appear professional and as flat as possible. Keep the right of ways/shoulder grasses trimmed to a lower level so drivers can see adjacent animals before they cross the road. Trim/cut back trees/greenery on right of way/shoulders that overhand and crowd/narrow the road surfaces to prevent damage to the vehicle- travel is particularly difficult with two vehicles adjacent to each other. Since rural roads are generally narrower, have yellow lane markers at curves and corners to help remind unaware drivers where their vehicle is traveling- this is particularly troubling when combo vehicles are compensating for the tracking of the trailer but don't realize/care the towing vehicle is 1 or 2/3 into the opposing lane. Maintain drainage ditches and culvert pipes to prevent flooding of road surfaces.
- Additional lanes on major roads/highways (RTs. 60, 15, 20, etc.) for Amish buggies
- Cleaning, cutting grass in ditches. Some of the ditches are so deep, if u run off the road you will flip your car over.
- Why? Isn't that VDOT?
- Getting Route 60 water runoff directed off my property.
- Amish lanes at major highway intersection
- Intersection at E. James Anderson and Scotts Bottom fixed before anyone else gets KILLED
- My driveway could use paving.
- Lines on all the backroads, wider bridges, shoulders on backroads
- Amish travel lanes
- I want my dirt road back, i don't care what some upper class rich person complained about

- Filling potholes on major roads in the county properly with asphalt and not using gravel/tar to fix them temporarily. Some examples include Evans Mill Road, New Store Road, and some parts of Route 60 and Route 15 near the Willis Mountain Area.
- Clean the ditch on gravel roads
- Trim the trees so you can actually see around stop signs, wash out on dirt roads, help with Amish traffic
- When they tree limbs are trimmed in ROW they don't clean them up but just leave them in the ditches which impedes the water flow in the ditch
- Not sure
- "Amish buggy Lanes
- Painted lines on all roads
- reflectors on all roads"
- pave some more of the gravel roads, more medical and more cell service, more shopping
- paved gravel road. i have been on the 6 year plan for over 12 years. Would like my road paved!
- The roads I drive are fairly well kept up.
- Widen the narrow bridges on 60, better roadside clearing for visibility of buggies around corners
- Pot holes and tree limbs cut back
- Fix potholes and uneven pavement
- Wider back roads in liberty
- Less spotty paving. Either pave the whole thing or leave it along. Looks like it mostly is just throwing down the leftover asphalt to fill a few holes and not even smoothing it out. And the snow removal in the winter is lacking as well. One lane down the middle of the road doesn't make it if you meet oncoming traffic. I realize our budget is not the best for such a large county but improvements do need to be made.
- VDot needs to mow more often and not run over garbage bags that aren't picked up after cleanup day. Happens every year. Defeats the whole purpose of road cleanup!
- Grass kept cut on back roads, trees trimmed, backroads widen and paved evenly.
- I'd like to see more gravel state roads in our County paved. I'd like to see VDOT better maintain our roadways throughout our County. This summer, it appears that much of the mowing along even our major highways (Hwy 15 for example) have been left unmowed for long periods of time. There is currently high grass and weeds along our roadways which makes it unsafe at intersections where it's sometimes difficult to see well in both directions when pulling out at intersections. It also makes it dangerous at nighttime because deer can step out of the ditch line and be in the roadway with little warning to drivers. I understand that VDOT employees have been working four 10 hour days with Fridays off during the past few summers. Most mowing, in previous years, has been done by subcontractors but I'm not seeing anyone mowing. If it weren't for private citizens currently maintaining their road right-of-ways this summer our County would look entirely unkept and overgrown along our highways in my opinion.
- Back roads need serious upgrade
- repair damage Amish buggies have done to the roads!

- Paving some state gravel roads which are used for businesses and farming and where there is multiple homes, maintain repairs that are needed
- edging line on side of roads or berms cleaned and restoned.
- Pave gravel roads in southern part of county (Forbes Road and Wooldridge Road)
- Widening, center stripes, shoulder maintenance
- Widen Francisco road due to truck traffic
- Everywhere around yogaville the roads are windy and unmarked. It would be great to at least get a middle line on the paved roads around us. Ideally a walking / biking path could be added along all of the roads in our area. Every time I get on the road with my family and dogs to walk I feel unsafe / have to be on high alert for oncoming traffic. The Yogaville Community Association would be willing to pursue state walkability grants in collaboration with the county leaders.
- Repave and maintain Route 60. Sprouses corner to Cumberland.
- Bell road needs repaving, even the new work is bad. Various gravel roads throughout the county need to be paved.
- Paved better with better, brighter line, reflectors
- I think alot of the well travelled back roads need to be widened and paved, ex: Gravel Hill, Red Rd
- None needed
- Cut trees and bushes along the roads like you used to. We should not have to cut down the road to see how to get out of our driveway.
- Wider roads for buggy traffic
- Gravel added to secondary roads
- Intersections where it's hard to see what's coming
- 60, 4 lanes
- Pot holes fixed correctly not just patched, widening of some roads 2 cars cant even pass without 1 getting in the ditch, edges fixed from wash out
- Secondary roads are rough with cracks and potholes and the overgrowth of weeds and tree branches hanging in road
- Astop light at Mt Rush
- Route 20 widened to 2 lanes each direction
- Grass cut on roadsides
- Do away with the policy of tar and gravel.
- The side roads need white lines on the edge for driving in fog
- normal maintainance
- roads are good, grass on the sides of the roads is bad.
- expansion of secondary roads
- Hey 20 slate river Bridge approaches are terrible. General maintenance. (Grass cutting, trees and row cut back, clear row at road signs.)
- Overall, roads seem to be in good shape but the litter problem needs to be fixed.
- Amending the degree of turn at some of the intersections
- Just resurface the main roads that have damage

- Pave the road to James River State Park
- It's not necessarily road conditions but I would prefer VDOT stays away from tar and gravel which makes things really scary for new drivers.
- Cartersville road where vdot neglected to pave the middle of the road.
- Less pot holes
- "Cartersville rd completely redone. Ditches are so deep that if you run off the road, your vehicle can't recover and will be on its side. Also the rd itself is dangerous for adults, students shouldn't drive on it during inclement weather if at all possible.
- Curve at bear garden creek on chapel rd,(718) needs to be straightened. "
- None
- Potholes
- Dragging the ditches and clearing culverts of dirt and debris
- less litter on the side of the road
- Speers Mountain Road (606)
- Bicycle lanes, stripes on Route 601, public transit improvements
- Resurfaced bad roads
- No more stoplights please!
- Pot holes repaired on 642. Forbes and Wooldridge Rds. paved.
- Trimming the bushes on the sides of the road
- Paved, pot holes fixed, roads cut, trees cut down on lines before Ice and snow come in
- The back roads need to be better taken care of. Pavement and widening of some of the rural roads would help. Also, vegetation being cut back on a lot of the back roads.
- More mowing of shoulders and pot hole repair
- Smooth surfaces, to many dips in roadways. Properly maintained. There is to much patch work cthat does not help much
- Secondary roads need serious trimming. Trees hanging over and out to the pavement most everywhere.
- mowing shoulders, filling potholes
- Better paved rds and guardrails on rds with no shoulders
- pedestrian/bike pathe
- Pave the bad roads
- Bridge Road needs to be widened and Garrett Mill needs to be improved on the Perkin's Mill side. Something needs to be done to Buffalo Road considering the high use for the ball park.
- Either fix Midland Road properly so that the edges stop crumbling or return it to a gravel road
- I really like the rural feel of dirt roads, and have mixed feelings about hard topping them. If the drainage issues were better dealt with by VDOT they wouldn't get washed out. When we keep up with the ditches on our steep road to the river, the road does not get washed out. VDOT does not get out of the truck to pitchfork the leaves and branches. It needs manual care, not just big macho machinery.

- Widen River road headed to James River State Park. Too narrow for horse trailers and campers. Repave Ca Ira road across from Scott's Bottom.
- MEDICAL FACILITIES SERVING SEVERAL QUADRANTS - an ER.
- Bell road is a heavily traveled road by bigger vehicles and needs to be paved along with Scott's bottom road and Cartersville Road.
- Fix all of Bell road not just the first mile
- Roadside trash diligence
- The roads are fine.
- Potholes repaired on heavily traveled secondary roads
- All roads wide enough for 2 school busses or 18-wheelers to meet.
- better maintenance of potholes and cutting of grass along intersections
- Giving Amish their own paths to take
- Back roads need to be repaired just like the main roads
- Roads are falling apart, pot holes. Grass on the side of the road is not being cut. Trees are not being cut back on roads. All dirt roads need to be surface treated.
- grass cutting
- All roads paved, all roads lined, all roads have reflective markers
- More paved roads
- Stage Coach Road repaved. Route 20 widened.
- better paving and lower speed limits on secondary roads
- Potholes fixed, roads widened where needed
- More hard surface roads
- straightening of 20 north to scottsville-the road is currently very dangerous.
- Wider Secondary Roads
- Edge of secondary roads need repair, lots of places have over 6" drop offs. Grass needs to be cut more often and trees need to be cut back.
- I have no specific suggestions
- potholes fixed
- Trim/cut low hanging trees
- Trimming back of trees of backroads and smoothing out the back roads.
- PAVE GRAVEL ROADS TO CUT DOWN ON DUST AND MAKE THEM EASIER TO MAINTAIN
- Some of the back roads to be gravel paved if not asphalt.
- Muddy Creek road pave the rest of it. Widen rt60. Pave pond rd
- paving of the remaining dirt roads
- Back Mountain Road, Ca Ira Road is very rough
- Secondary roads need work. Trees need trimming
- Repaving efforts are frequently uneven
- N/A
- Have better roads/ not patched rough tar and gravel roads.

- better roads
- Small bridges need improvement
- more environmental protection since that is our true "gold"; more engaged/effective animal control willing to actually deal with inhumane treatment of animals;
- (R671) Bransford Rd paved
- potholes on back roads
- OMG- I have never seen our roads look so bad. They all need to have the limbs cut back 20 feet and all of the weeds such as kutzu and weeds are right up against the road. We have a business with a closed in trailer and we have scratches all over it due to meeting other vehicles and not having anywhere to go but up against the limbs. I am ready to send VDOT a bill.
- back roads and clearing of trees and branches
- Rt 610 replaced to fix the horrible job that was done in the spring.
- Mowing and stop patching
- Turn 60 back into a two lane
- Bike lanes
- Secondary road maintenance
- Main highways of 15,20,60 repaved and no potholes
- Instead of only paving parts of roads pave the hole thing and should be nice to see grass cut.
- Please fix the terrible patch job recently done on state road 610. Dangerous conditions.
- 622 on both sides of route 15 made wider for safer passage with modern cars.
- I would like to see the gravel roads paved, the amount of money spent on gravel over the years is nuts. It all washes away. The road is horrible.
- Regular mowing of medians and trimming of roadside brush, lines on more secondary roads
- I would like to see the sides of the road be cut more often. More roads with lines (makes driving at night and in the rain easier).
- Pot holes on side roads, high grass in vision spots cut
- Back Roads Maintenance and grass cutting on shoulders. Especially at stop signs and sharp curves.
- I would like to see the litter disappear from EVERY ROAD in Buckingham. WE CAN DO THIS if we put our mind to it! This is a disgrace that we allow this . In addition The other end of Logan road needs to be paved like Mountain View Road;
- Let's continue paving our gravel roads.
- Grass cut on the sides of the roads
- Blind spots on curves sorted. You cannot see log trucks coming around the corner!
- speed limits enforced!
- Keep ditches and trees trimmed
- Pave the extension of Brill Road for homeowners along it.
- Potholes on backroads
- None

- Several dangerous areas where driver safety could be compromised. Turning off of Red Rd. onto 60 for example. This location presents an obvious hazard, as the driver is expected to turn into a 55 mile per hour zone with limited visibility in either direction.
- general maintenance
- Random, Barn yard and Spencer road need to be two lanes
- Secondary rd improvements pot holes and etc
- Trim some underbrush back from sides of back roads
- Keep grass cut so we can see when pulling onto the road.
- All of them. Grass cutting on ditches on back roads and stop paving sections of roads instead of the whole road.
- Cut back brush on side of roads it is encroaching on the DOT right of way
- Over grown roads
- None stand out
- TREE LIMBS CUT, GRASS CUT, POTHOLES FIXED
- Lot of roads that need repair, in the summer the shoulder of the road need cutting more often. make a plan to pave dirt roads over a period of time. It is alot that can be done if you take the time to ride the countryside.
- More paved roads and back roads that have limbs cut back from the edge.
- Fix the pot holes in back roads in the winter when ice breaks up the roads
- "Lanes for buggy/bicycle traffic
- Quality repairs to roads after trees are harvested (Buckingham Springs Road is a mess and has been for over a year)
- Better shoulders on smaller roads like Francisco and School "
- keeping roadsides clear of vegetation, add a wider shoulder for Amish buggies and pedestrians
- Increase roadside mowing for visibility
- more grass cutting on road shoulders, litter cleanup and reduction/prevention
- All state maintained gravel roads become hard surfaced .
- Main road.maintenance
- Francisco Rd pot holes
- Potholes filled, back roads cleared after weather in a timely manner, grass mowed regularly, edges of rd repaired
- Make Penlan Road wider
- Finish paving dirt roads
- Paving more gravel roads and maintaining roads after logging trucks destroy them
- My Rush intersection should be changed the stop sign there is on the wrong road and is unsafe.
- Paving of gravel roads
- Ca Ira rd needs to widened and the bridge at chellowe needs to be redone
- Pave all dirt roads, repave secondary rds.
- Widen secondary roads, Clean up the rest

- Grass cut, potholes fixed
- Grass cut on the back roads and pot holes filled in
- "Replacing
- Widening in some areas
- More litter control
- Mowing of grass during the summer
- Cutback of trees and clearing of right aways"
- Better shoulders in some places
- More rural sidewalks, more restaurants, other fun things, more shopping to become more competitive!
- Cut back road sides past the ditch I am tired of replacing car Mirrors. I have hit a lot of limbs on Francisco road and my tires have never left the pavement. It is the same in similar back roads.
- Woodland Church Road at Yogaville
- Pave Muddy Creek Road
- Fix pot holes on the road, get gravel out of roads.
- Less bumps on back roads . Don't pave just 15 & 60
- More Reflective objects for night vision
- Pave the dirt roads
- More backroads paved, less trees being cut down
- Fix potholes that are created in winter time.
- Wider roads
- Fix roads horses need to be off the road at night
- Tar all dirt/gravel roads
- None—maintain the quality of the current roads.
- Would like to see more roads repaved as they are not very smooth, widening of some roads, and shoulder improvements.
- Improvements to 20, widening/expansion. Clearing trees overhanging/leaning over roads.
- Road paved in Buckingham County Forest.
- Slate River Bridge is very rough.
- approaches on slate river bridge on rt. 20, improvement of secondary roads
- Better bushhogging on side roads and clean up on Rt. 20 south of Scottsville
- Repave Bridgeport Road
- Repaving of Bridgeport Road
- More reflectors, enforced speed limits on back roads
- None
- 604 Meadow creek widened, too many log trucks.
- Better mowing
- I'd like help cutting the grass beside the main route on E James Anderson Hwy because I have trouble seeing over the tall grass when I exit and have found myself accidentally

pulling out in front of people without knowing they were there and feel scared to cut the grass that close to the main road

- Roads have been kept up
- rt20 at slate river bridge
- Better patching of Rte 632 resulting from heavy traffic from Iod, cattle, and chicken semis
- Rural roads with center lines
- Yellow middle lines through Yogaville
- The roadways are fine in my view.
- N/A
- Paving the entirety of Bridgeport instead of just patchwork
- Widening and marking secondary roads
- no comment
- Trash cleanup; better quality job of replacement asphalt
- Can't think of any.
- ROW and drainage maintenance
- Wider roads for safety
- May be a VDOT issue, but the medians at the intersections of Route 15 & 60 and Route 15 & 20 are an eyesore.
- More Rotary Intersections
- Restore traffic circle at 60 & 15 reduced speed limit from ducks corner to courthouse.
- 1)Reduce speed limit between Ducks Corner and divided highway on route 60. 2)Put the traffic circle back at 60 and 15. 3)Cut branches away from highway signs/markers and fix last half mile of Hall Rd on Slate River Mill Road end. Road paving has a big drop on shoulder on the west side, there's no shoulder there.
- Wider road to Yogaville, paving of Greesley Lane.
- Traffic circle installed at the intersection of US route 15 and US route 60 also known as Sprouse's Corner. 45 MPH speed limit from 1/4 mile before the intersection of US Route 60 and State Route 56 to the 35 MPH speed limit at the courthouse. 45 MPH speed limit from the VFW hall on US Route 60 to the 35 MPH at the courthouse. Repair of shoulders on state routes 649 and 648 and improvements on excessive banking in turns.
- Please widen and mark with yellow line route 655 Manteo Rd. in the narrow portion between Warminster Church Rd. and Rt. 604 Woodland Church Rd. This narrow portion is too narrow for the amount of traffic. Large trucks and vans on this road make two-way traffic a hazard.
- Gravel roads need better maintenance with regular grading and grass/brush cutting, or be paved where possible.
- None
- More center lines
- roads are very good, well maintained but the LITTER IS TERRIBLE !!!!
- Widen the side of the road on roads frequented by the Amish so they can safely travel.

- #1. Pave Sycamore Creek - there is a school bus stop on this road. #2. Completely pave Muddy Creek Rd. #3. Pave route 617. #4. Cut trees and weeds that obscure traffic sign and line of traffic sight.
- Double yellow or passing lines on more roads
- Pothole filled at the Curdsville-Route 15 intersection. Road widening on Andersonville Road as it approaches Francisco Road (where there is no yellow line, the road is too narrow for vehicle pulling a trailer to stay on the road and not encroach into oncoming traffic).
- access to major highways without taking 30 minute rural routes.
- Rt 56
- If possible the back road off of Ridge Rd, it would be Slate River Trl
- widening of roads for increasing Amish population
- wider backgrounds, adequate facilities for amish, lines on all backroads
- better maintenance, lines on side roads, reflective things in the center of all roads
- Widening of secondary roads that were paved
- "Cleaner - get rid of the trash along the roads. (CG Woodson is a clear example)
- Prettier - more aesthetically appealing...like a few flowers along the way. Might help people stop trashing our community. "
- Potholes repaired, rural roads widened
- Back roads widened to be safer
- Wider secondary roads
- Fix (strip and repave) Bell RD, especially from Scott's Bottom to Cumberland line.
- Wider roads, smoother shoulders. I'd really love 4 lane on 60 and 15, if I'm dreaming.
- Better surfaces, better maintenance on encroaching greenery, more enforcement of litter and debris laws.
- Brush and trash along county roads needs to be cleared more often
- All county roads taken BETTER care of
- Maintain, mowing more in warm months, crown and gravel the gravel roads, and maintain shoulders and ditches so water runs off better.
- The addition of buggy lanes would be a great improvement.
- Visible
- No Improvements, Just General Ongoing Maintenance
- I'm not aware of any improvements needed at this time.
- Side trim secondary roads
- Lower speed limits on secondary roads

Appendix C

If more are need, in what areas?

1. Rt. 15 (74)

- a. Rt. 15 N. (1)
- b. on route 15 near Trent's Mill Road
- c. 15 south - Curdsville area (2)
- d. Milbrook Store Area HWY 15S
- e. Driving from Curdsville to Dillwyn there are dead zones for example.
- f. Hwy 15 near Curdsville
- g. US Routes 15 and 60
- h. near Appomattox river on 15 (2)
- i. Curdsville Crumpton
- j. On 15 near Willis Mountain (2)
- k. Between Willis mountain and the Prince Edward line .
- l. Rt Willis River area of Rte 15
- m. Curdsville (5)
- n. certain ares on 15
- o. 15 south
- p. Rt 15 between Sprouses and Farmville are dead zones⁵
- q. S Rt. 15 towards Prince Edward County (27)
- r. Southern Buckingham
- s. Rt. 15 from Sprouses Corner to Prince Edward County (Farmville) (6)

2.

3. Buckingham County (all over) (43)

1. Everywhere - cell service is bad! (3)
2. Excellent coverage in major corridors and satisfactory coverage throughout.
3. Poor reception everywhere, so added everywhere. Start with 15 south and 20 north.
4. Everywhere were service is bad
5. All over
6. The areas that my calls got dropped (4)
7. Most, and tower compatability
8. the bottom line is this: EVERYONE has a cell phone now; land lines are practically dead; No young person has a land line. In order to service all these cell phones, we need more towers. the towers are not as large now but more are needed per area. This is change and progress and we must adapt. AND EVERYONE is this county must have access to high speed internet.
9. seems to be needed in most of the county but I cannot name specifics
10. All
11. Anywhere that will make cell service better because to better they try to make it the worse it is getting
12. check where coverage is needed!
13. Unsure but I know coverage lacks in areas
14. Cell service is non-existent in many areas.
15. in the areas where we have no service
16. Ask your local first responders. They go with out cell service for calls and the radios they use.
17. Wherever to improve overall service
18. There are many dead spots
19. Everywhere there is no service, drive around with a phone you will find them
20. Mine can drop when move phone from left to right ear. Bag phone coverage was better than today's areas (1)
21. More in rural parts of county to provide total coverage (2)

- 22. Areas with poor/ no cell coverage (4)
 - 23. County Wide
 - 24. everywhere there is no signal
 - 25. Along 15, 20, and 60 -continuous service would be great.
 - 26. Existing com'l/ industrial areas; along major highways
4. **Arvonnia (16)**
- a. We would put one on our farm! Arvonnia
 - b. Arvonnia/New Canton (3)\
 - c. New Canton, VA (13)
 - d. Between fluvanna and new canton
5. **Goldhill (8)**
6. **Yogaville (8)**
7. **Dillwyn (6)**
8. **Rt. 56 (3)**
9. **Rt. 60 (27)**
- a. ,Rt. 60 from Sprouce's Corner to Cumberland County (12)
 - b. Route 60 towards Amherst (1)
 - c. Route 60 toward Amherst.
 - d. From Sprouses Corner heading East on Rt. 60 to the Cumberland line, especially near the Ca la Rd area.
 - e. Rt. 60 (4)
 - f. 60 East
 - g. Rt. 60 west corridor
 - h. Rt. 60 towards Cumberland
 - i. US Routes 15 and 60
10. **Rt. 24 (9)**
- a. Courthouse and rt 24
 - b. S. Rt. 24 (1)
 - c. 24 to Appomattox
 - d. _rt 24 near toga
 - e. Rt. 24 West
 - f. Rt. 24 between Mt. Rush and Appomattox
11. **Rt. 20 Corridor (53)**
- 1. Scottsville (4)
 - 2. Rt. 20 near Centenary
 - 3. Rt. 20 from Rt. 15 to Scottsville
 - 4. Along route 20 between Dillwyn and Scottsville
 - 5. Scottsville
 - 6. On 20 from Centary to Scottesville
 - 7. Rt 20,
 - 8. Rt 20 between Scottsville and Dillwyn
 - 9. Route 20 between Dillwyn and Centenary

- 10. Route 20 from route 649 to Charlottesville
- 11. georgia creek road@20
- 12. Along state route 20
- 13. Areas on 20 near midway
- 14. South 20 (1)

12. Glenmore (9)

- a. 602 Near Glenmore Store within about a 3 to 5 mile range
- b. 56 glenmore area
- c. Midway Market to Glenmore

13. Backroads - no service (14)

- a. Secondary and tertiary roadways
- b. Most all backroads. Its almost 2024 there should be cell service everywhere County lines especially near rivers and back roads
- c. Perkins mill area
- d. near bremo bluff
- e. Plank Road
- f. Chellowe Rd
- g. 602 corridor
- h. Ranson Road
- i. Bridgeport
- j. Francisco Road
- k.

14. Near county lines on all sides (3)

- a. Cell service closer to the Cumberland line is crap
- b. Cumberland line area

15. James River area (5)

- a. In low areas near the James
- b. Near the river in all directions
- c. James River district
- d. along Appomattox River

16. Yogaville (2)

- a. Between Yogaville and Scottsville

17. Along 636 hwy (2)

- a. Rt. 636 to Rt 24 area

18. Maysville district (4)

- a. Maysville... its a personal preference but Verizon is the only one that works and i would prefer not to do business with them if possible.

19. Near Appomattox-Buckingham State Forest (4)

- a. Holiday Lake/ Chestnut Grove area
- b. The western part of the county seems to have a lot of dead zones
- c. Southwestern Buckingham

20. Mt. Rush Area (2)

- a. Mt. Rush to Spouses

21. Andersonville (2)

- a. Andersonville Rd area

22. Areas with Trees - wooded areas (3)

- a. in wooded areas
- b. place in areas where land owners are not negatively affected

23. Alpha (3)

24. Howardsville (2)

25. Wingina (2)

26. Buckingham Court House

27. New Store

28. Distrists 6

29. District 5

30. Rt. 155 and Plan Road Corridors

31. St. Joy Community

32. my understsnding is that 5g requires many more towers or other mounts such as phone poles for coverage, so it would seem there need to be more to provide better service

- a. It.doesn't matter, they only come by population
- b. It isn't so much a matter of the number of cell towers, but that not enough of the towers are co-locations for multiple carriers. Cell service is mandatory in 2023. The number of towers is one factor, but the height and location drastically affects the impression they make on the landscape of the County
- c. Not a good answer for the question. I think we should have more carriers on the existing towers. Good Luck as this depends on the carriers.
- d. Not cell towers just better wifi available

Appendix D

- 1. Referring to the growth areas/corridors identified per the previous update of the Buckingham County Comprehensive Plan, in which areas do you believe further growth should occur?**

Area	Residential	Business/Commercial	Industrial	No Growth
Arvonnia/New Canton	96	142	78	66
Buckingham Courthouse	82	133	16	111
Dillwyn-Alpha	54	202	51	55
Dillwyn- Sprouses Corner	53	252	55	46
Gold Hill	93	113	46	77
Centenary-Scottsville Corridor (Rte. 20)	114	121	47	80
U.S. 15 South Corridor	81	114	85	83
Yogaville	87	55	46	156

BUCKINGHAM COUNTY COMPREHENSIVE PLAN 2025 - 2030



**Prepared by the Buckingham County Planning
Commission and Commonwealth Regional Council**

Buckingham County, Virginia

Comprehensive Plan

Adopted March 2025

Buckingham County Board of Supervisors

Joe N. Chambers Jr., District 6, Chairman

Danny R. Allen, District 7, Vice-Chairman

Dennis H. Davis Jr., District 1

L. Cameron Gilliam, District 2

Michael E. Palmore, District 3

Paul W. Garrett, District 4

Harry W. Bryant Jr., District 5

County Administrator

Karl Carter

Buckingham County Planning Commission

John E. Bickford, District 1, Chairman

Ashley Shumaker, District 2, Vice-Chairman

Pete R. Kapuscinski, District 3

J.D. Crews, District 4

Steven Dorrier, District 5

Joyce Gooden, District 6

Calvin Bachrach, District 7

Dennis Davis, Board of Supervisors Representative

Zoning Administrator/Planner

Cheryl T. "Nicci" Edmondston

Technical Assistance/Support Provided By

Commonwealth Regional Council

200 Heartland Rd. Keysville, VA 23947

www.virginiasheartland.org

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Executive Summary

Background and Purpose

The Buckingham County Comprehensive Plan provides a strategic framework for managing growth, preserving the county's rural character, and enhancing quality of life. Required under Virginia Code (§15.2-2223), the plan serves as a guide for future development, balancing economic opportunities with community values and resource stewardship. This living document outlines priorities to address the county's evolving needs over the next five years.

Vision Statement

Buckingham County will be a thriving and connected community that preserves its rural charm and natural landscapes while fostering responsible development. Families will grow, agriculture will flourish, local businesses will prosper, and new opportunities will be cultivated.

Key Highlights by Section

- *Introduction*: Establishes the plan's purpose, legal foundation, and its role as a guiding document for the county's future development.
- *Community Profile*: Highlights Buckingham's regional setting, historical heritage, and demographic trends, emphasizing its rural identity and evolving needs.
- *Inventory and Analysis: Community Resources*: Explores critical resources, including housing trends, community facilities, and public services, identifying key areas for enhancement.
- *Transportation*: Assesses transportation systems, highlighting roadway classifications, rail service, airport access, and infrastructure maintenance. Identifies areas for improvement, such as road safety, connectivity, and support for multimodal transportation.
- *Land Use*: Sets strategies for effective land use planning to manage growth while preserving agricultural lands and natural resources. It emphasizes aligning development with infrastructure capabilities.
- *Special Policy Areas*: This section identifies priority areas for targeted action, including preserving rural character, managing growth in corridors and village centers, promoting affordable housing, revising zoning and subdivision ordinances, and fostering sustainable economic development.
- *Goals, Objectives, and Strategies*: Establishes actionable steps for achieving balanced growth, preserving rural character, and enhancing community engagement.
- *Implementation Plan*: Details a five-year action plan for achieving the plan's goals through collaboration, public engagement, and continuous updates.

Key Recommendations

1. *Preserve Rural Character and Agricultural Lands*: Focus on tools like conservation easements, agricultural and forestal districts, and zoning ordinance revisions to protect Buckingham's rural identity and natural resources. Prioritize development in designated growth areas to balance preservation with progress.

2. ***Support Strategic Economic Development:*** Enhance local business opportunities and attract industries that align with community values, particularly in designated growth corridors and village centers. Invest in infrastructure to support commercial and industrial development.
3. ***Promote Affordable and Diverse Housing Options:*** Address housing shortages by encouraging affordable and workforce housing developments while maintaining rural character. Collaborate with public-private partners to meet future housing needs.
4. ***Improve Transportation and Infrastructure:*** Prioritize safe and efficient roadways, multimodal connectivity, and expanded broadband access. Ensure infrastructure investments align with land use priorities and community needs.
5. ***Engage the Community in Decision-Making:*** Strengthen citizen participation through transparent planning processes, regular surveys, and community forums. This ensures that policies reflect the values and needs of the county's residents.
6. ***Revise and Modernize Zoning and Ordinances:*** Update zoning and subdivision ordinances to manage growth effectively, protect sensitive environmental areas, and ensure sustainable land use practices. Align regulations with the goals of the comprehensive plan.



Chapter I

Introduction

I. Introduction

A. Purpose and Legal Basis for a Comprehensive Plan

Every community faces challenges when it comes to planning for the future and managing change. While the physical manifestations of change vary from time to time and place to place, one certainty in life is that change – whether we like it or not – does occur and things will not remain the same. Buckingham County faces unique challenges and opportunities including, but not limited to: An overall population that is starting to skew older; a growing Amish population; growth and development pressures, mainly from the Charlottesville area; continued solar development; and mining.

To help address growth and change, the Code of Virginia mandates that jurisdictions prepare and regularly revise a Comprehensive Plan to guide the physical development of their communities. The Code of Virginia, Section 15.2-2223, requires that local governments develop, review, and update their Comprehensive Plan. A Comprehensive Plan is a document used for community assessment, identifying current concerns, forecasting future needs, developing policies, and implementing problem solving strategies. A Comprehensive Plan is developed by the Planning Commission and adopted by the governing body. Furthermore, Section 15.2-2223 of the Code requires localities to review and update their Comprehensive Plans every five (5) years at a minimum.

Title 15.2-2223

Comprehensive Plan to be prepared and adopted; scope and purpose.

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. 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 health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.

Section 15.2-2223 further states that the Comprehensive Plan shall be general in nature in that it shall:

- Designate the general or approximate location, character, and extent of features shown on the plan, including where existing lands or facilities are proposed to be extended, removed or changed;
- Show the long-range recommendations for the general development of the territory and may include such items as the designation of areas for different kinds of public and private land use, a system of transportation facilities, a system of community service facilities, historical areas, and areas for the implementation of groundwater protection measures.

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.

A Comprehensive Plan is an important document to a local government as it serves as a tool for community preservation and development. This Plan reflects the interests of public and private stakeholders with the assurance that the community's needs are identified and met accordingly. As a community's character evolves, the Comprehensive Plan adapts through the compilation of corresponding citizen input and assessments accompanied with other data sources.

B. Developing a New Comprehensive Plan for Buckingham County

The County's existing Comprehensive Plan was last amended in 2015 and is in need of a comprehensive update to bring the Plan up to-date. In March 2023, Buckingham County contracted with the Commonwealth Regional Council (CRC) for assistance in updating the County's Comprehensive Plan. The process for updating the Plan took 18 months. In the early phases of the update, the CRC staff developed a public survey for the public to give input and participate in the process. The process included regular meetings between CRC staff and the Buckingham County Planning Commission, to review data and materials and develop/update goals, objectives and strategies. Once completed, the Plan was presented to the public for review and comment and then to the Buckingham County Board of Supervisors for adoption. 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, the Plan serves as a guide for setting policies for public facilities, utilities, and land use which the County will need to implement to achieve those goals.

C. Process for Plan Development and Adoption

The CRC assisted the Buckingham County Planning Commission in updating the Plan, gathering public comment, and presenting the Plan to the Board of Supervisors for adoption. The Buckingham County Comprehensive Plan includes seven (7) phases. The phases are as follows:

- Phases I and II: Collecting/updating/analyzing data, including:
 - Population
 - Education
 - Income
 - Commuting Patterns
 - Employment/Unemployment
 - Economic Activity
 - Housing
 - Transportation
 - Community Facilities/Services
 - Historical Sites
 - Natural Resources
- Phase III: Evaluating current land use and updating the County's Future Land Use Map.
- Phase IV: Identifying/updating issues, and setting goals and prescribing actions.
- Phase V: Executive Summary.
- Phase VI: Public Hearing and recommendation for adoption by the Planning Commission.
- Phase VII: Public Hearing and adoption by the Board of Supervisors.

D. Overview of Methods for Identifying Issues

A range of issues, now and in the future facing Buckingham County, has been identified. Review and analysis of these issues by the public, the County staff, the Planning Commission and Board of Supervisors provided the basis for establishing the 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 four methods:

1. **Community Meeting:** CRC staff held a community meeting on June 15, 2023 at the Buckingham County Community Center. *The Farmville Herald* ran an ad about the meeting, and a flyer was developed for distribution to local businesses. Buckingham County also posted a notice for the meeting on its Facebook page. The sign-in sheet showed a total of 26 people in attendance at this meeting. The CRC

staff conducted a headcount and counted 36 people in attendance at the meeting. Some members of the Planning Commission attended the meeting. It is believed that many of those individuals did not sign in. The input received from attendees proved useful in developing the survey instrument and updating the Plan.

2. **Citizen Opinion Survey:** CRC staff assisted the Planning Commission with the development and distribution of the survey instrument. Surveys were made available at government offices and businesses throughout the County, and an online survey instrument was made available on the County's web site and Facebook page. Surveys were distributed on August 29, 2023, with a deadline of October 30, 2023 to submit completed surveys. A total of 496 surveys were completed and returned.
3. **Research and Analysis of Available Data:** CRC staff collected and analyzed data on a range of aspects of the County. These elements included land use patterns, environmental features, transportation conditions, population growth trends and capital facility need. Much of the information is contained in this Plan and has helped to further enhance the understanding of many of the issues identified by local citizens and by other efforts as outlined in this section.
4. **Meetings with the Planning Commission Working Committee:** The Buckingham County Planning Commission worked with CRC staff in the development of this Plan. CRC staff held 20 meetings with the Planning Commission between April 2023 and January 2025. During these meetings, the Planning Commission reviewed drafts of the comprehensive plan update, considered citizen input and technical information, and provided its own analysis of the issues discussed.



Chapter II

Community Profile

II. Community Profile

A. Regional Setting and History

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 capital of the state. 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 1.

Buckingham County was formed in 1761 from Albemarle County and was named after the Duke of Buckingham. 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 were 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.

Portuguese born immigrant, Peter Francisco, is known for his American heroism during the American Revolutionary War. Francisco was raised by Judge Anthony Winston in Buckingham County after being found at a dock near Hopewell, VA. Francisco is known for pulling a 1,100-pound American cannon free from its gun carriage during the Battle of Camden. Francisco returned to Buckingham County after the revolutionary war and resided in his Locust Grove residence from late 1794 to the mid-1820s.

Known as the Father of Black History Month, Carter G. Woodson was born to Anna Eliza Riddle Woodson and James Woodson of New Canton. Woodson dedicated his career to the field of African American history and lobbied extensively to establish Black History Month as a nationwide institution. Woodson achieved many other notable accomplishments including completion of his doctorate from Harvard University and writing several historical works.

John Wayles Eppes was a successful planter and attorney who represented Virginia in the United States House of Representatives (1803-1811 and 1813-1815) and served in the U.S. Senate (1817-1819). Eppes married Thomas Jefferson's daughter Maria to which they had three children. After retiring, Eppes returned to his prosperous tobacco plantation in Buckingham County and remained there until his death in 1823.

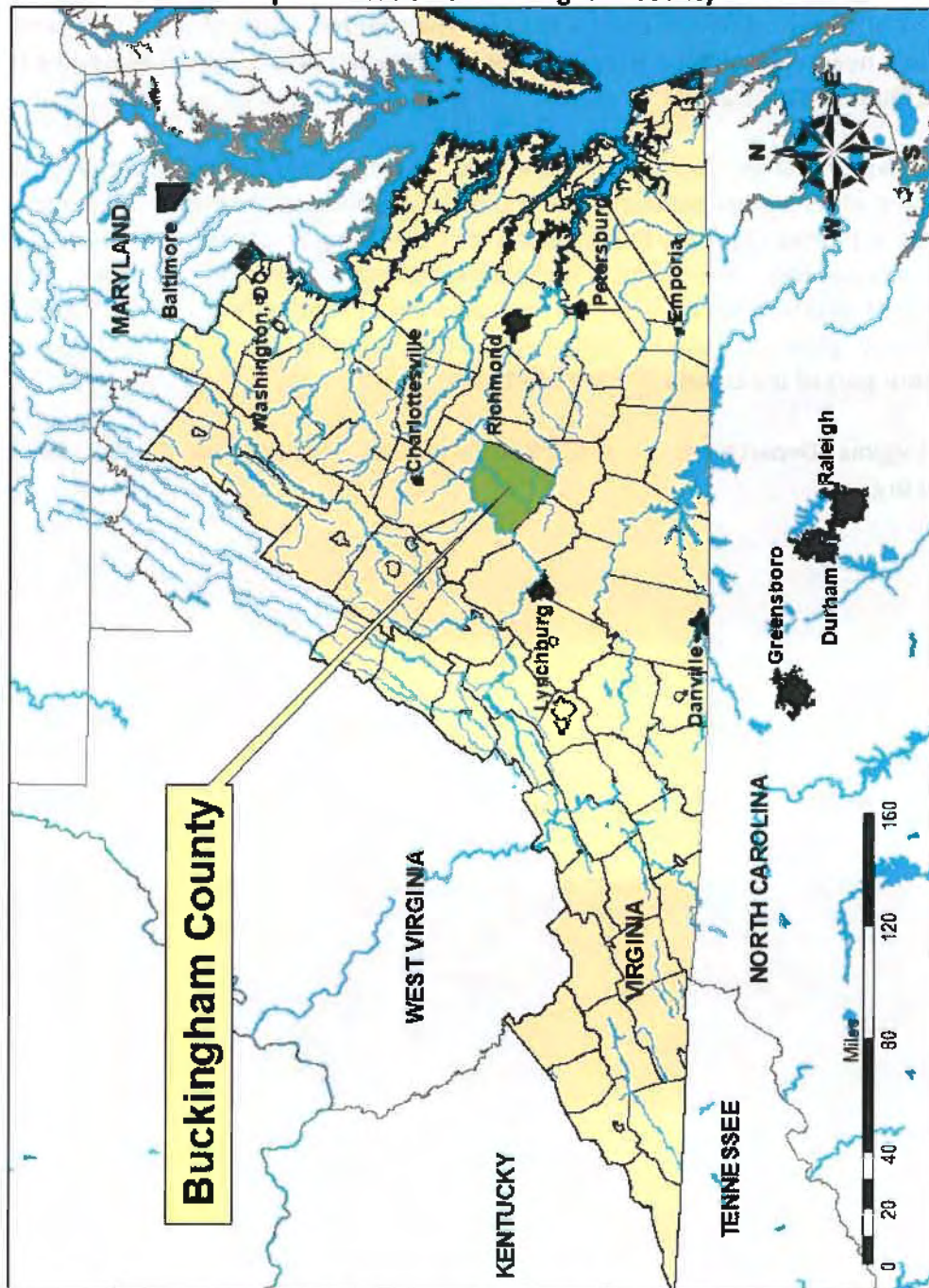
During the Civil War, Lee's army marched through the County during Lee's retreat on their way to Appomattox, Virginia. A marker in the cemetery of Trinity Presbyterian Church in New Canton reads, "According to the oral history of Trinity Presbyterian Church and this community, here are

45 Confederate and Union soldiers buried in mass graves directly behind this church. They left Appomattox after the surrender and headed for their homes north of here. Sick with disease, they died in a nearby camp. That they may not be forgotten, this plaque is placed by the Elliott Grays UDC Chapter #1877 2003."

In the 21st century, large tracts of land are held by companies such as WestVaco, which sell pulpwood and other timber products to the paper mills and wood product producers. It is still largely rural, with areas devoted to recreation such as fishing and hunting. The County is home to families who can trace their ancestry to the early colonial history of Virginia. Many families still live on tracts of land that were granted to their ancestors in that period. Some of the land grants were originally given to French Huguenots, who resettled from London, England in the southwestern part of the county in the early 1700s.

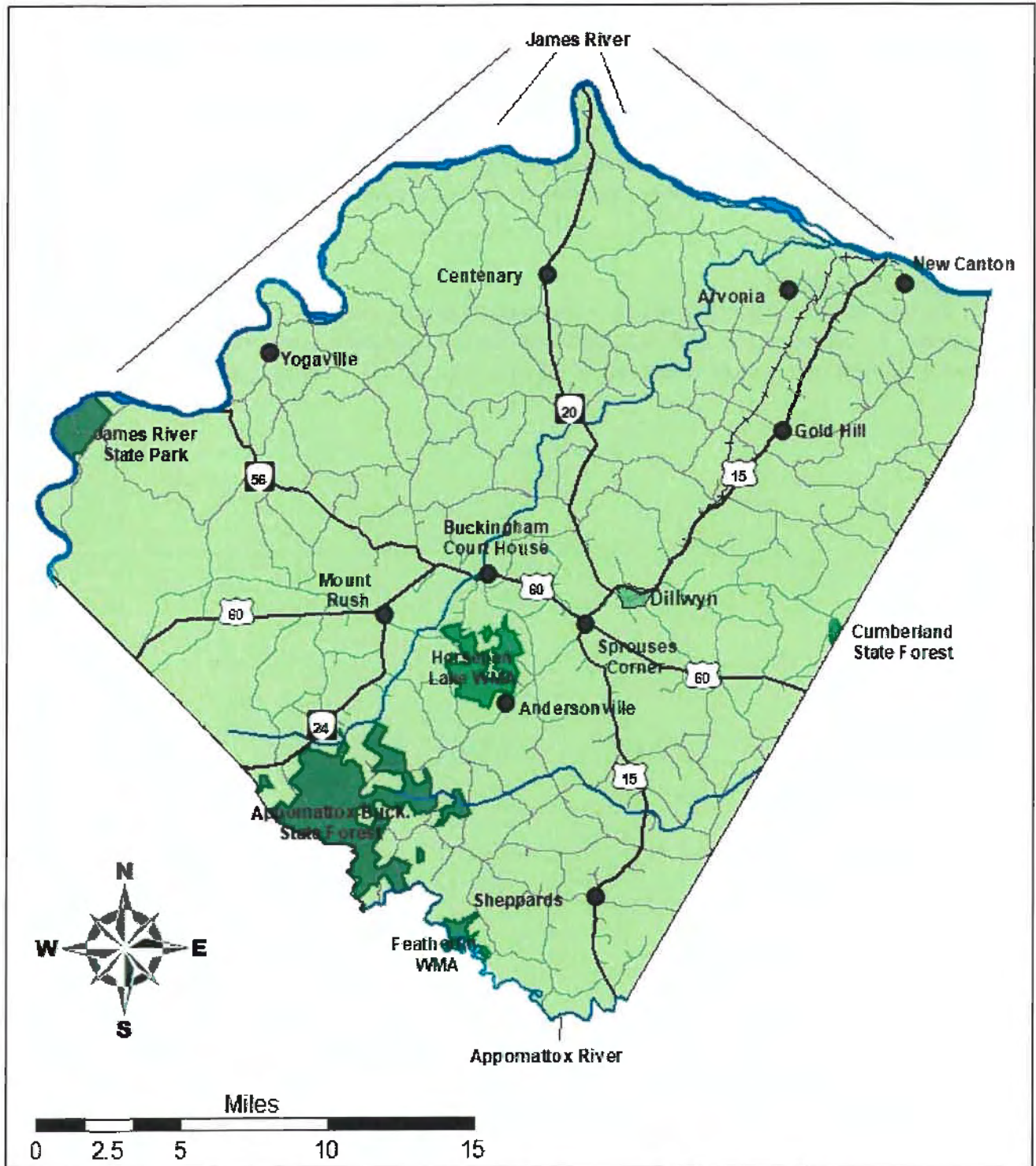
Sources: Virginia Department of Historical Resources, Buckingham County VA Website, Monticello.org

Map 1 – Location of Buckingham County



Map created by CRC – September 2023

Map 2 – Buckingham County



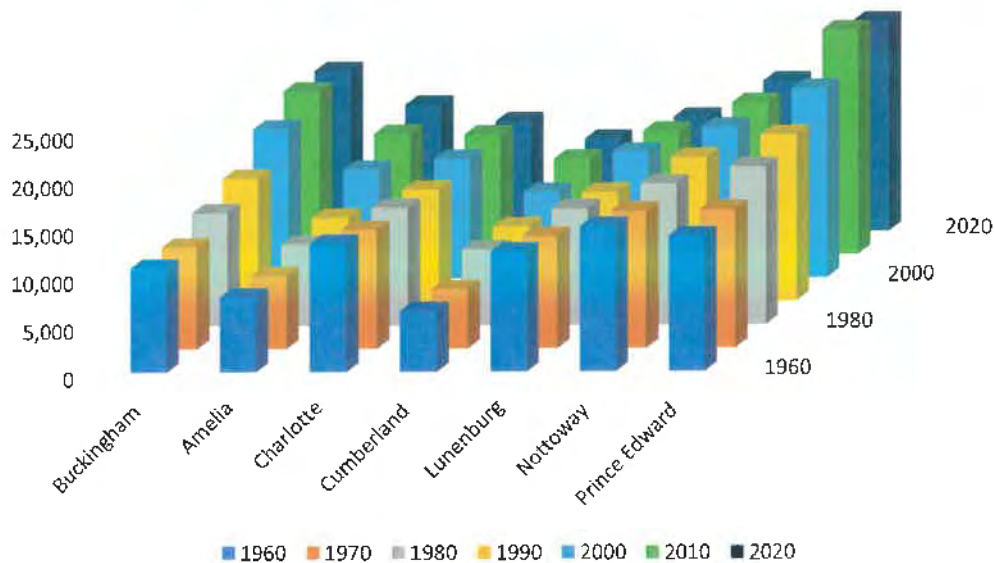
B. Population

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. 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.

Past Population Trends

For the past 60 years, Buckingham County has seen its population grow steadily overall by 5,947. However, according to the 2020 U.S. Decennial Census, the 2020 population for Buckingham County (16,824) represented a decrease of 322 from the 2010 U.S. Census (see Figure 1).

Figure 1 – Population Trends, Buckingham, and Surrounding CRC Counties, 1960 through 2020

	1960	1970	1980	1990	2000	2010	2020
Buckingham	10,877	10,597	11,751	12,873	15,623	17,146	16,824
Amelia	7,815	7,592	8,405	8,787	11,400	12,690	13,265
Charlotte	13,368	12,366	12,266	11,688	12,471	12,586	11,529
Cumberland	6,360	6,179	7,881	7,825	9,017	10,052	9,675
Lunenburg	12,523	11,687	12,124	11,419	13,146	12,914	11,936
Nottoway	15,141	14,260	14,666	14,993	15,725	15,853	15,642
Prince Ed.	14,121	14,379	16,456	17,320	19,720	23,368	21,849

Sources: U.S. Census Historical Data, University of Virginia Weldon Cooper Center, 1960-2020

Population Density

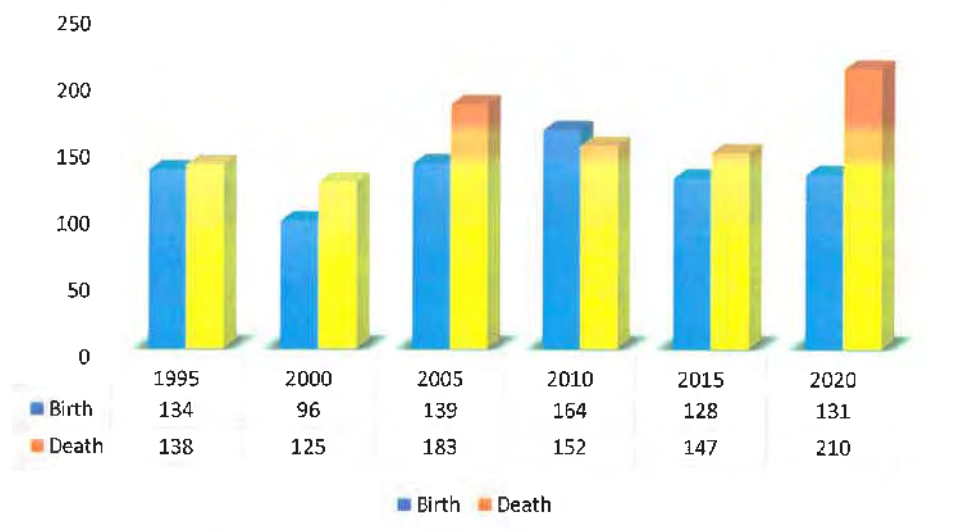
Population density is an often reported and commonly compared statistic for localities. Population density is the measure of the number of people per unit area. It is commonly represented as people per square mile (or square kilometer). Based on the 2020 U.S. Census population of 16,824 and a land area of 579.62 square miles, the County's population density is 29.0 persons per square mile.

Population Change Factors

There are a handful of 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 Figure 2). Birth rates are affected by such factors as nutrition, fertility, attitudes about abortion, social values, culture, and the availability of contraception. Death rates are affected by disease, medical technology, improved health care, transportation development and nutrition. The second is when more people move into a locality verses more people leaving a locality. Pull factors for people moving into a locality are characteristics that attract people to the locality such as amenities, cost of living, and quality of life. Push factors for people leaving a locality are those characteristics of a place that cause people to leave such as lack of job opportunities and inadequate access to health care. Finally, the most common way is a combination of both factors. For 2020, there were 131 births and 210 deaths in Buckingham County. For select years going back to 1995, using every five (5) years as a benchmark, deaths outpaced births except for the year 2010 (even though the margin between deaths and births was slim).

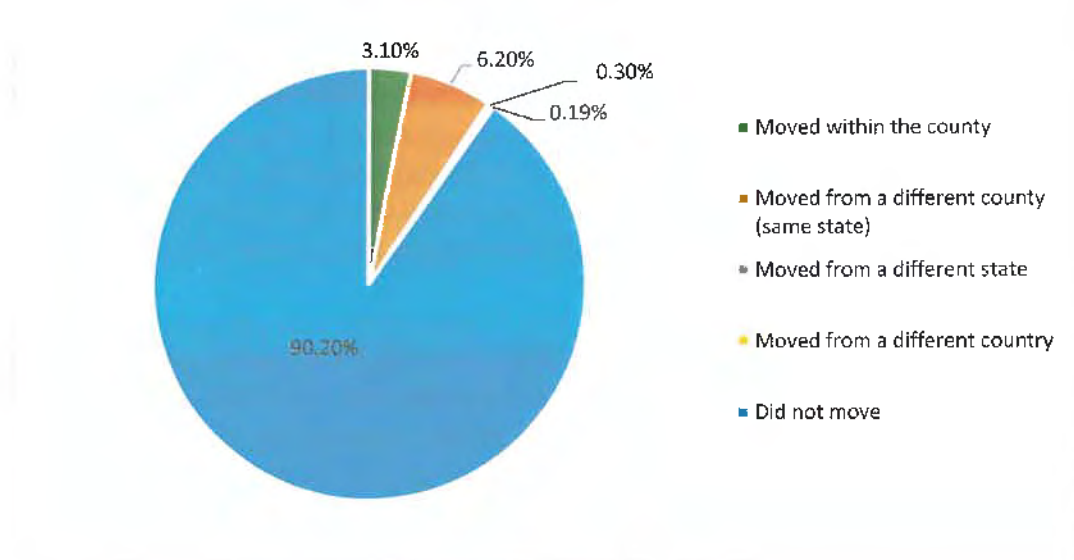
Figure 2 – Birth and Death Rates, Buckingham County



Source: Virginia Department of Health, Division of Health Statistics, 1995-2020

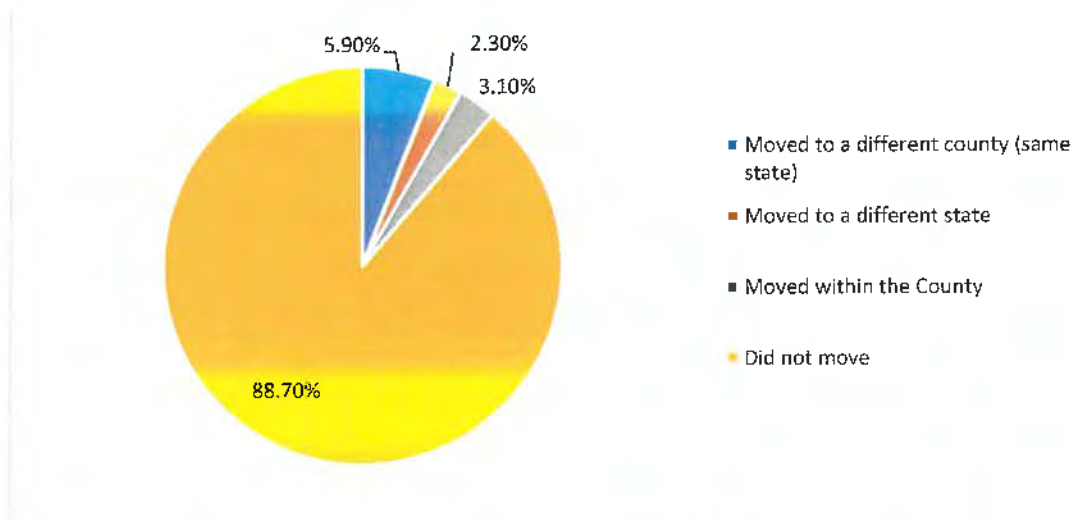
Migration patterns are provided by the U.S. Census American Community Survey (ACS). It is sent to a small percentage of our population on a rotating basis. The ACS collects detailed information on the characteristics of our population and housing. Since the ACS is conducted every year, rather than once every ten years, it provides more current estimates throughout the decade. Migration statistics for Buckingham County are in Figure 3 and 3A.

Figure 3 – Migration Into County: Residence One Year Prior to Census, Buckingham County



Source: American Community Survey 2021 five-year estimates

Figure 3A – Migration Out of County: Residence One Year Prior to Census, Buckingham County



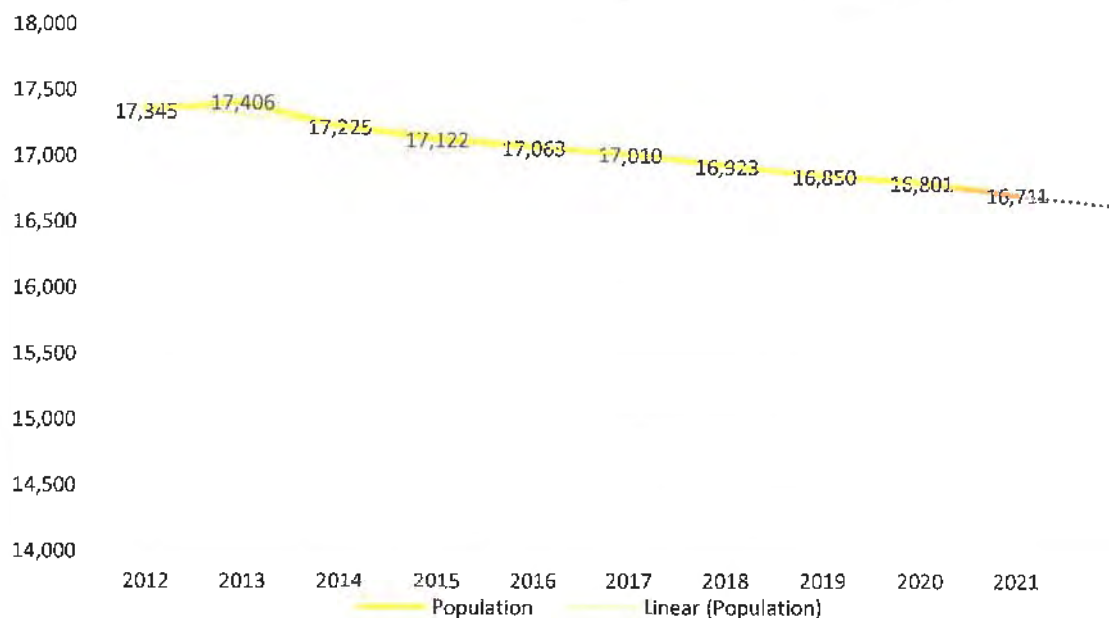
Source: American Community Survey 2021 five-year estimates

Population Estimates

Population estimates used in this Plan were developed by the University of Virginia Weldon Cooper Center (see Figure 4). 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 and deaths, licensed drivers, and school enrollment that are direct measurements, usually derived from governmental agency records. These estimates are used in funding formulas based on per capita allocations, planning, budgeting, applications for grants, approving and setting salaries for certain public officials, and in all manner of state agencies from Virginia Department of Transportation (VDOT) to the Virginia Department of Education (VDOE).

The locality estimates are for the mid-year, July 1, population and are released on the last Monday of the following January. For example, July 1, 2011 estimates were released on January 30, 2012. The seven-month period between the estimate date and release date is the time required to collect and clean input data from multiple state agencies, to produce the estimates, and to prepare for the release on the website and to the public. While Buckingham County saw a brief increase in population during the middle of the decade (2013), the overall trend – as indicated by the orange line in Figure 4 – shows a slight decline in population since 2012.

Figure 4 – Buckingham County Population Estimates



Source: University of Virginia Weldon Cooper Center

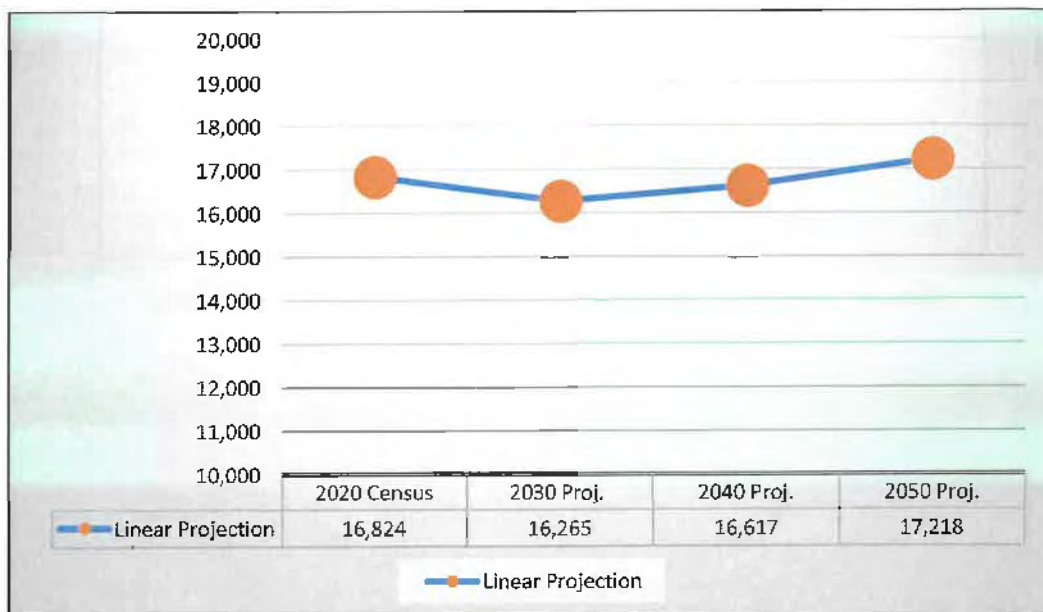
Population Projections

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

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. Figure 5 provides population projections for Buckingham County. As you can see, the County's population is projected to increase steadily over the next 25 years.

The University of Virginia's Weldon Cooper Center produces population projections for the State of Virginia and its localities by analyzing larger demographic trends of births, deaths, and migration patterns to project future populations. The vintage of 2030, 2040, and 2050 projected populations is benchmarked on the latest 2020 Decennial Census data. The input data for this vintage are: population total, by age, by sex at the Virginia State and locality level, from the 2000, 2010, and 2020 Census counts.

Figure 5 – Buckingham County Population Projections



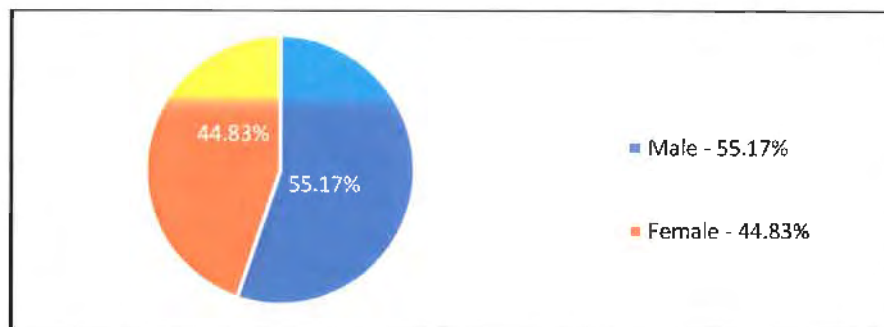
Source: University of Virginia Weldon Cooper Center

Age and Sex Characteristics

By analyzing the population's gender and age characteristics, it is possible to evaluate a locality's needs for community facilities, commercial services and housing. The data in Figures 6 is based on the 2021 U.S. Census American Community Survey (ACS) five-year estimates. The ACS replaced the decennial census long form in 2010 and collects information throughout the decade rather than only once every 10 years. The ACS produces population, demographic, social, housing and economic data in 1-year, 3-year or 5-year estimates based on a local population. In Buckingham County's case, five-year estimates are being used. While the ACS produces regular estimates, census population estimates (like the ones in Figures 1 and 2) produce official population estimates for the nation, states, counties, cities and towns as well as estimates of housing units for states and counties. Additionally, since ACS data is based on a sample as opposed to all people, it has a degree of uncertainty (also known as a sampling error).

As can be seen by these figures, males slightly outnumber females in the County. Another pattern shown by the numbers is that approximately 74 percent of Buckingham County residents are under the age of 60. However, AARP has identified aging in place as an increasingly popular trend for older adults. Thus, the proportion of Buckingham County's population aged 60 and over – currently just under 26 percent – can be expected to increase in the future. According to the 2020 US Census, Buckingham County's median age in population is 44.1.

Figure 6 – Population by Gender, Buckingham County



Source: American Community Survey 2021 five-year estimate

Figure 7 - Population Projections by Age Groups, Buckingham County

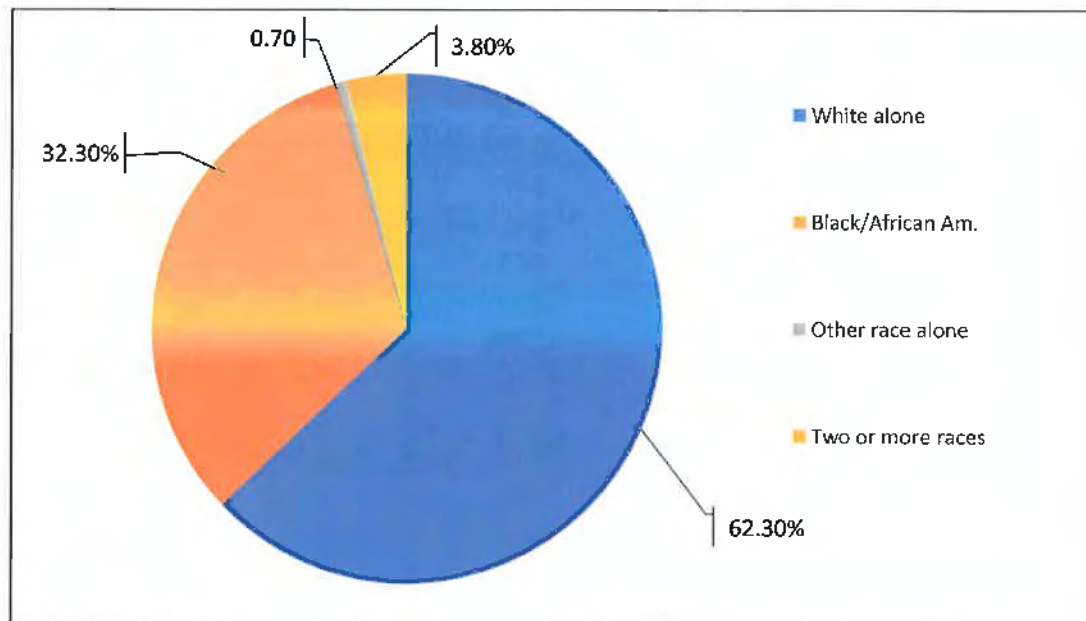
Age Group	2010 Census	2020 Census	2030 Projection	2040 Projection	2050 Projection
Under 5	925	783	769	766	824
5-9	835	914	778	783	832
10-14	921	987	859	914	932
15-19	1,030	835	937	864	890
20-24	1,054	763	832	784	854
25-29	1,097	1,004	872	1,061	1,001
30-34	1,137	1,185	906	1,070	1,032
35-39	1,128	1,136	1,035	975	1,213
40-44	1,337	977	1,135	941	1,137
45-49	1,445	1,048	1,078	1,065	1,025
50-54	1,407	1,226	937	1,180	1,000
55-59	1,181	1,354	997	1,111	1,123
60-64	1,197	1,287	1,184	981	1,263
65-69	823	1,076	1,261	1,006	1,147
70-74	614	958	1,012	1,009	855
75-79	445	600	755	959	783
80-84	305	384	556	637	650
85+	265	307	363	511	657
TOTAL	17,146	16,824	16,265	16,617	17,218
** Note: Subparts may not add up to total due to rounding					

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

Racial Characteristics

Figure 8 shows the racial characteristics for Buckingham County, based on data from the 2020 U.S. Census data. According to the data, Buckingham County has seen significant declines in minority populations.

Figure 8 – Population by Race, Buckingham County



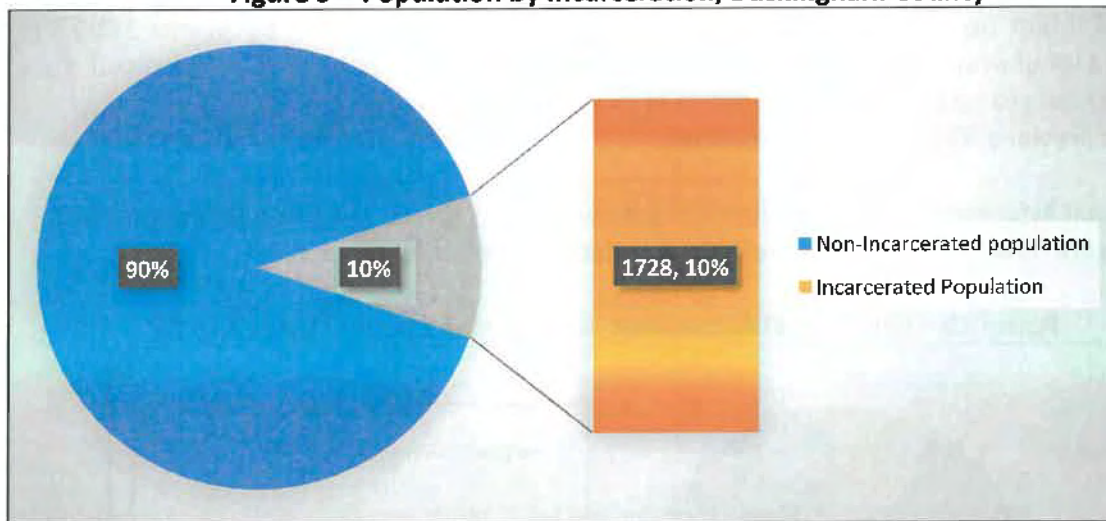
Source: 2020 US Census Data

Group Quarters Characteristics

According to the United States Census, roughly 3% of the United States population lives in group quarters. Group Quarters are determined by the Census as facilities such as college residential halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories. Buckingham County currently has two group quarter facilities - Buckingham Correctional Center and Dillwyn Correctional Center. The United States Census has determined that residents of these group facilities will be counted as residents of the Census Block of which the facility is located, not at the location of their previous residency.

As of December 2020, Buckingham Correctional Center had approximately 1,103 inmates and Dillwyn Correctional Center had approximately 758 inmates for a total of 1,728 prisoners within the County. This makes up approximately 10.3% of the total population of Buckingham County. The United States Census has noted that due to the 2020 pandemic, there were instances where inmates were released early or in some rare cases prisons selected to not complete the Census.

Figure 9 – Population by Incarceration, Buckingham County



Source: 2020 US Census Data, Virginia Department of Corrections

C. Education

Multiple schools have served the County through the years. Today, Buckingham County is served by six (6) public schools. Buckingham Preschool serves pre-school early education students. Buckingham County Primary School serves students in Grades Kindergarten through third grade. Buckingham County Elementary School serves students in Grades 3 through 5. Buckingham Middle School serves Grades 6 through 8. Buckingham County High School serves Grades 9 through 12. Buckingham County also has a Career and Technical Center (CTC). The CTC allows Buckingham County High School Students to learn specific career skills that give them the experience needed before starting their chosen career. This program allows students to be apart of a hands-on learning experience by introducing students to skills such as automobile mechanics, culinary arts, cosmetology, nursing, agriculture, and welding that can assist students with deciding on a perspective career path.

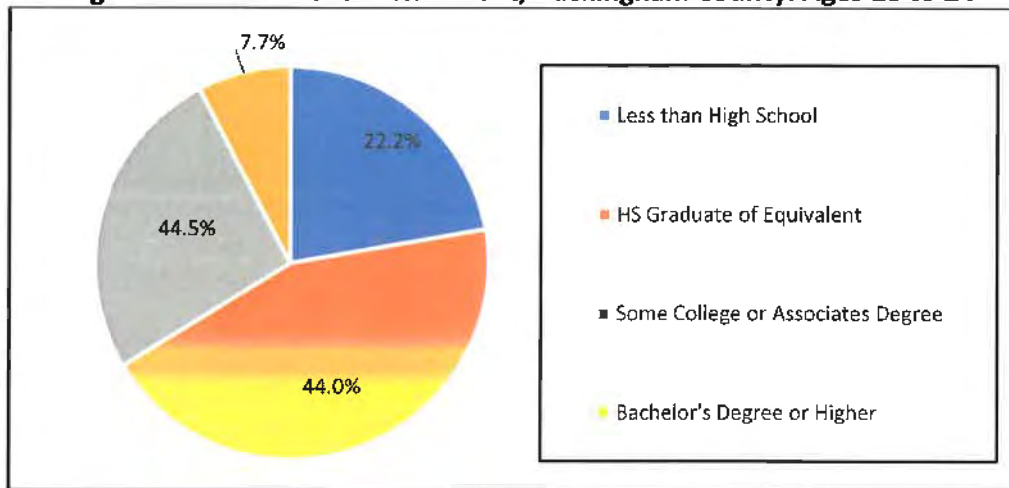
Buckingham County is also served by two (2) private schools. Central Virginia Christian School (CVCS) is located in Dillwyn and serves students in Pre-K through eighth grade. CVCS is a fully accredited school by the Association of Christian Schools International and recognized by the Virginia Council for Private Education. Cavalry Christian School (CCS) is located in New Canton and serves students in pre-K through twelfth grade. CCS is a member of the Old Dominion Association of Church Schools.

According to the Virginia Department of Education (VDOE) report for the 2021-2022 school year, Buckingham County had a total of 81 homeschooled students within the county. Within the 81 students that are homeschooled 42 are in grades K to 5, 18 are in grades 6 to 8, and 21 are in grades 9 to 12. Buckingham County also has 65 religious exempt students. Within those 65 students, 31 are in grades K to 5, 18 are in grades 6 to 8, and 16 are in grades 9 to 12. In the State of Virginia, to be

eligible to be homeschooled, the parent of the home instructed student is required to submit a notice of intent document or a letter to the school district every year by August 15th. This includes a list of every child within the household that is being homeschooled, a program of study for the school year, and providing evidence of meeting the criteria by passing a standardized test from the previous school year (if applicable).

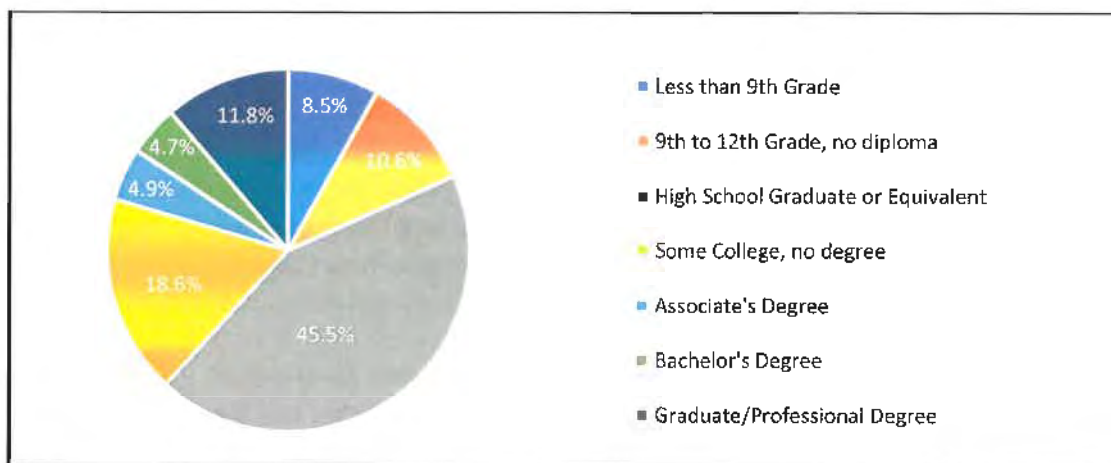
Educational Attainment for Buckingham County residents is shown in figures 10 and 11. These numbers are based on data from the 2021 U.S. Census ACS Estimates.

Figure 10 – Educational Attainment, Buckingham County: Ages 18 to 24



Source: American Community Survey 2021 five-year estimates

Figure 11 – Educational Attainment, Buckingham County: Ages 25 and Older



Source: American Community Survey 2021 five-year estimates

The Virginia Board of Education has revised its accreditation standards to provide a more comprehensive view of school quality, starting with the 2022-2023 school year. Under the previous standards, a school's accreditation status was based on student achievement on Standards of Learning tests in English, Mathematics, History/Social Science and Science. The revised standards go beyond the tests and measure performance on multiple school-quality indicators. Under the revised standards, schools are evaluated on the following indicators:

Elementary and Middle Schools

- Overall proficiency and growth in English reading/writing achievement (including progress of English learners toward English-language proficiency)
- Overall proficiency and growth in mathematics
- Overall proficiency in science
- English achievement gaps among student groups
- Mathematics achievement gaps among student groups
- Absenteeism

High Schools

- Overall proficiency in English reading/writing and progress of English learners toward English-language proficiency
- Overall proficiency in mathematics
- Overall proficiency in science
- English achievement gaps among student groups
- Mathematics achievement gaps among student groups
- Graduation and completion
- Dropout rate
- Absenteeism
- College, career and civic readiness (starting with the 2022-2023 school year)

Performance on each school-quality indicator is rated at one of three levels: Level 1 – meets or exceeds standard or sufficient improvement; Level 2 – near standard or making sufficient improvement; Level 3 – below standard.

Under the new system, schools earn one of the following accreditation ratings:

- Accredited – Schools with all school-quality indicators at either Level 1 or 2.
- Accredited with Conditions – Schools with one or more school quality indicators at Level 3.
- Accreditation Denied – Schools that fail to adopt or fully implement required corrective actions to address Level 3 school quality indicators. A school rated as Accreditation Denied may regain state accreditation by demonstrating to the Board of Education that it is fully implementing all required corrective action plans.

The revised Standards of Accreditation prescribes that all schools and divisions, after conducting a comprehensive needs assessment, develop a multiyear plan that will be reviewed annually. The plan should include actions for all performance levels to support continuous improvement for all schools on each school-quality indicator. During the COVID-19 pandemic, the Virginia Department of Education selected to waive the accreditation requirements for the 2020 – 2021 and 2021 – 2022 school years.

Figure 12 a. – Buckingham County Public Schools Accreditation Status, 2023-2024

School	AA English	AG English	AA Math	AG Math	AA Science	Chronic Absent.	Graduation & Compl Index	Dropout Rate	Overall Status
Buckingham County Elementary	L1	L2	L1	L2	L2	L2	NA	NA	Accredited
Buckingham County Primary	L1	L2	L1	L2	L2	L3	NA	NA	Accredited with Conditions
Buckingham County Middle School	L3	L3	L1	L2	L3	L3	NA	NA	Accredited with Conditions
Buckingham County High School	L1	L1	L1	L1	L3	L3	L1	L2	Accredited
<p>Source: Virginia Department of Education, 2023-2024 School Year</p> <p>Level 1 – meets or exceeds standard or sufficient improvement</p> <p>Level 2 – near standard or making sufficient improvement</p> <p>Level 3 – below standard</p> <p>AA – Academic Achievement</p> <p>AG – Achievement Gap</p> <p>Chronic Absent. – Chronic Absenteeism</p> <p>Grad & Compl Index – Graduation and Completion Index</p>									

Figure 12 b. – Buckingham County Public Schools Accreditation Status, 2022-2023

School	AA English	AG English	AA Math	AG Math	AA Science	Chronic Absent.	Grad & Compl Index	Dropout Rate	Overall Status
Buckingham County Elementary	L1	L1	L1	L2	L3	L1	NA	NA	Accredited with Conditions
Buckingham County Primary	L1	L1	L1	L2	L3	L2	NA	NA	Accredited with Conditions
Buckingham County Middle School	L3	L3	L1	L1	L1	L2	NA	NA	Accredited with Conditions
Buckingham County High School	L1	L2	L1	L1	L1	L2	L1	L1	Accredited

Source: Virginia Department of Education, 2022-2023 School Year

Level 1 – meets or exceeds standard or sufficient improvement

Level 2 – near standard or making sufficient improvement

Level 3 – below standard

AA – Academic Achievement

AG – Achievement Gap

Chronic Absent. – Chronic Absenteeism

Grad & Compl Index – Graduation and Completion Index

Figure 12 c. – Buckingham County Public Schools Accreditation Status, 2019-2020

School	AA English	AG English	AA Math	AG Math	AA Science	Chronic Absent.	Grad & Compl Index	Dropout Rate	Overall Status
Buckingham County Elementary	L2	L3	L1	L2	L2	L2	NA	NA	Accredited
Buckingham County Primary	L1	L2	L1	L2	L2	L3	NA	NA	Accredited with Conditions
Buckingham County Middle School	L3	L3	L1	L1	L3	L3	NA	NA	Accredited with Conditions
Buckingham County High School	L1	L1	L1	L1	L3	L3	L1	L1	Accredited

Source: Virginia Department of Education, 2019-2020 School Year

Level 1 – meets or exceeds standard or sufficient improvement

Level 2 – near standard or making sufficient improvement

Level 3 – below standard

AA – Academic Achievement

AG – Achievement Gap

Chronic Absent. – Chronic Absenteeism

Grad & Compl Index – Graduation and Completion Index

D. Income

Introduction

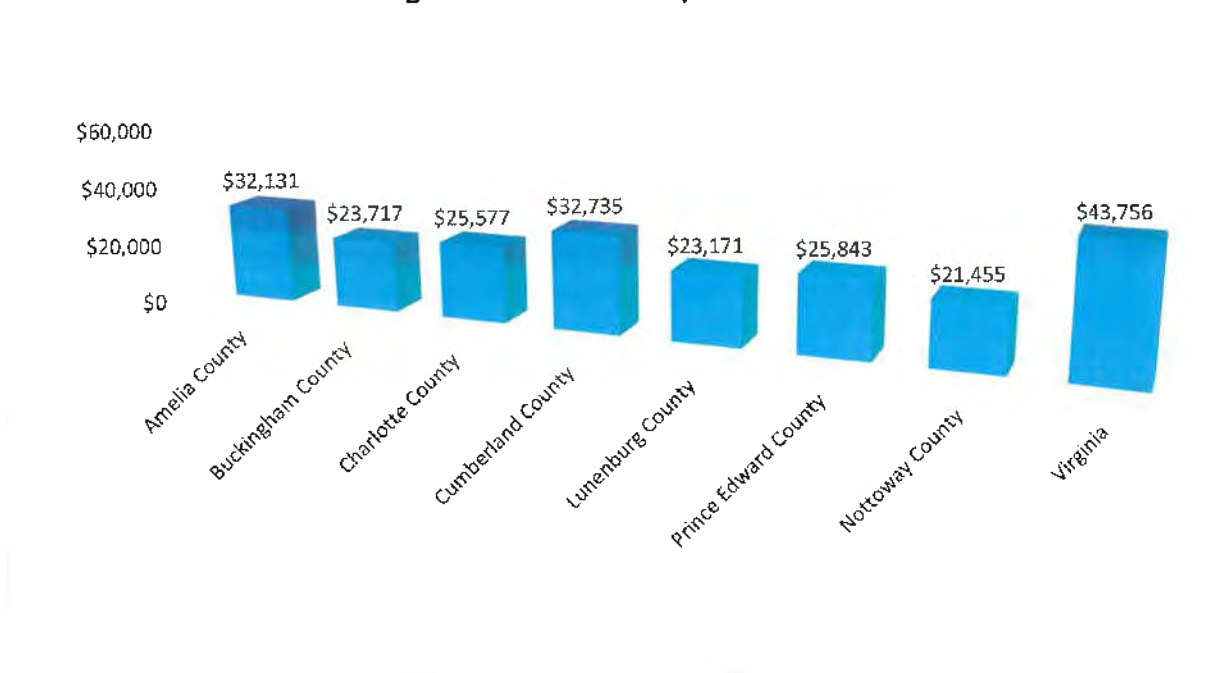
The income section of the Buckingham County Comprehensive Plan includes an analysis of the income characteristics of the County. Income analysis often concentrates on increases or decreases in the income levels of area residents. The following section on income attempts to

review the most current information available to analyze differences between the County, State, and Nation as a whole.

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. As seen in Figure 13, Per capita income for Buckingham County is comparable with some of the surrounding counties but compares unfavorably with others. This data is from the 2021 U.S. Census ACS Five-Year Estimates.

Figure 13 – 2020 Per Capita Income



Source: American Community Survey 2021 five-year estimates

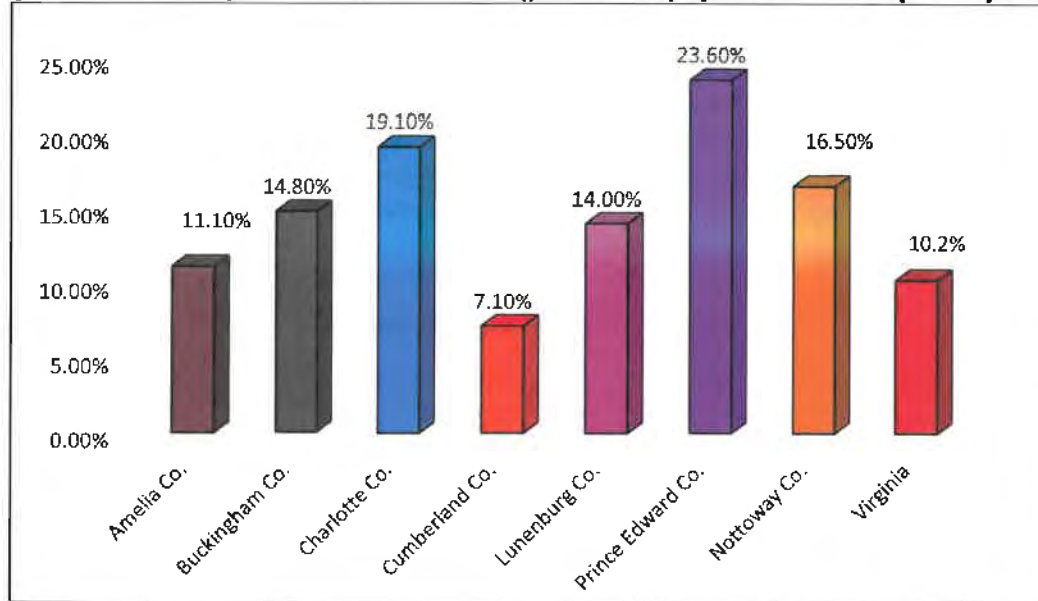
Poverty/Low-to-Moderate income

Poverty information is shown in Figures 14 and 15. The numbers are based on the 2021 U.S. Census American Community Survey (ACS) five-year estimates. As can be seen from those numbers, poverty rates for individuals and families in Buckingham County are higher than a number of surrounding counties.

Low-to-Moderate Income (LMI) information is provided by the U.S. Department of Housing and Community Development (HUD). Individuals or households whose household income is equal to or less than the Section 8 lower income limited established by HUD are determined to be LMI.

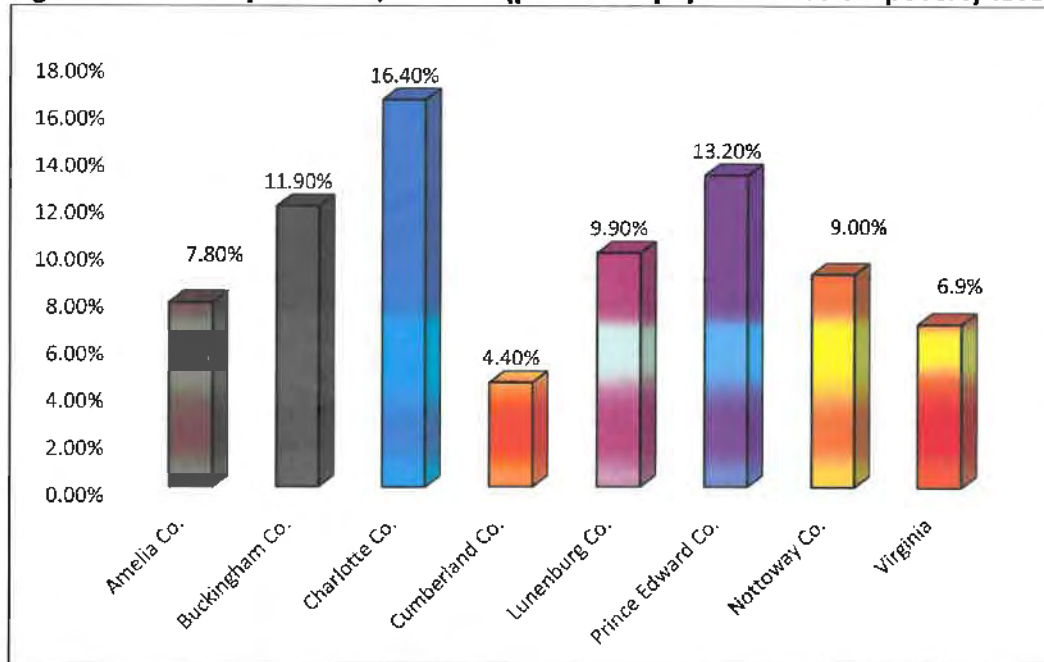
The most recent data available from HUD is based on 2011-2015 ACS five-year estimates. Based on that data, 37.83 percent of Buckingham County's residents are classified as LMI.

Figure 14 – Poverty Statistics, Individuals (percent of population below poverty level)



Source: American Community Survey 2021 five-year estimates

Figure 15 – Poverty Statistics, Families (percent of population below poverty level)

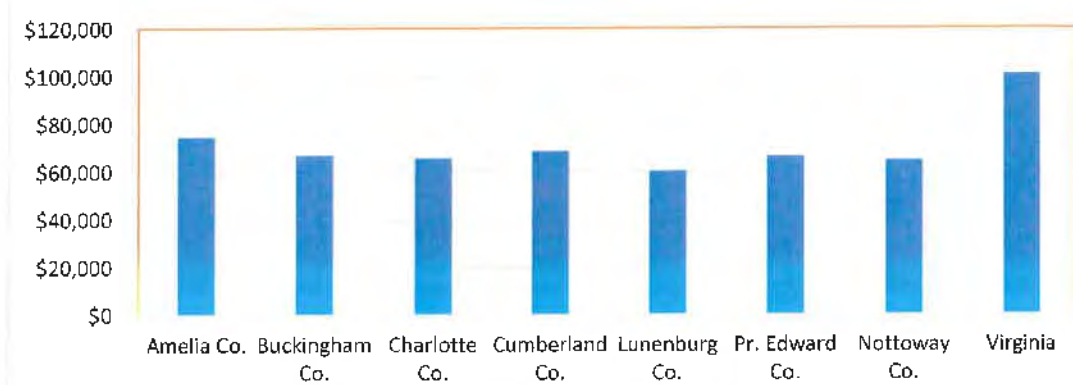


Source: American Community Survey 2021 five-year estimates

Median Family Income/Median Household Income

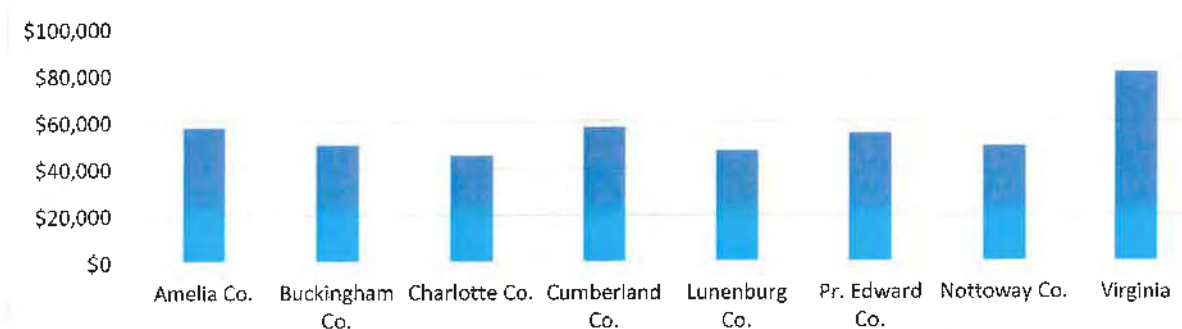
A family household is defined as any two or more persons related by birth, marriage, or adoption and living together. For Buckingham County, the estimated median family income per the 2021 ACS was \$67,114 (see Figure 16). This was lower compared to surrounding counties and the State of Virginia, which had an estimated median family income is \$100,763 for the same time. A household includes all persons who occupy a housing unit. For Buckingham County households, the estimated median household income per the 2021 ACS was \$49,841 (see Figure 17). This was also lower than the surrounding counties and the state, which had an estimated median household income of \$80,963 for the same time.

Figure 16 – Median Family Income



Source: American Community Survey 2021 five-year estimates

Figure 17 – Median Household Income



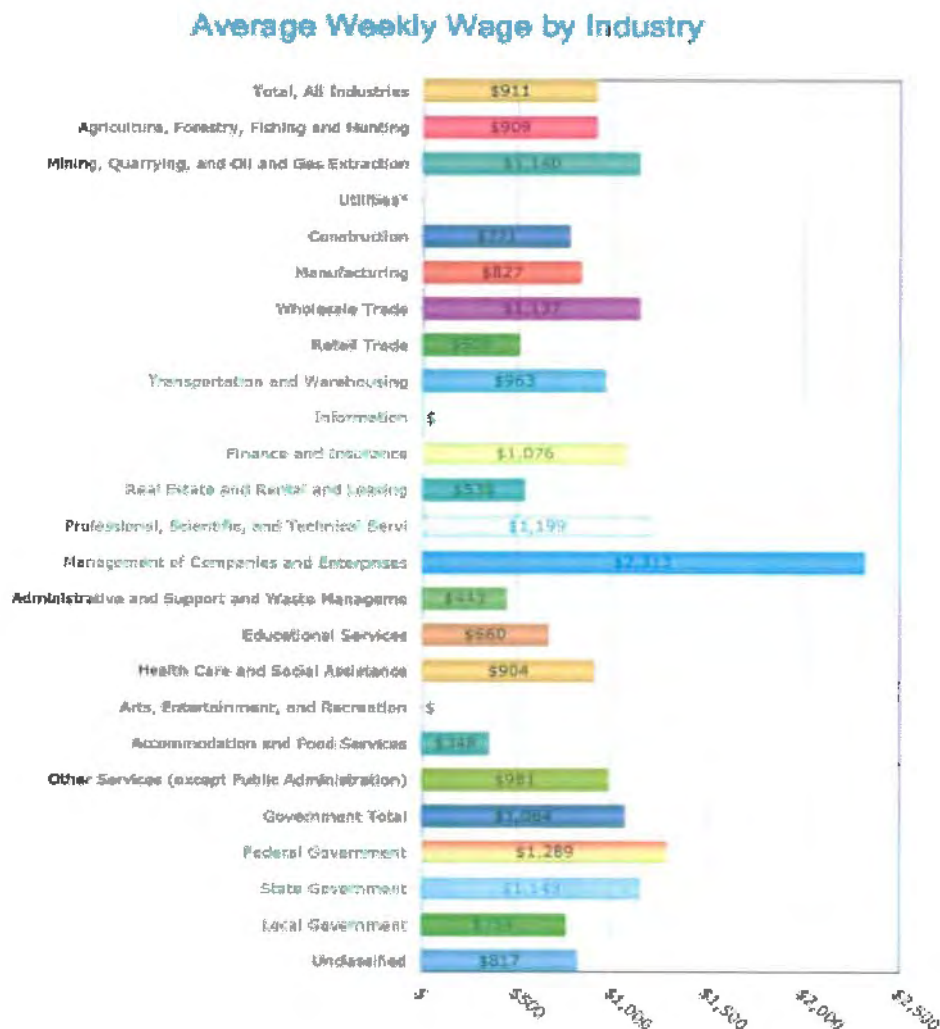
Source: American Community Survey 2021 five-year estimates

Wages

Figure 18 shows the average weekly wage by industry for workers in Buckingham County during the first quarter of 2023. These figures, derived by the Virginia Employment Commission (VEC)

– 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. If a sector is identified by an asterisk (*) in the chart, that means VEC considers the data to be non-disclosable.

**Figure 18 – Average Weekly Wage by Industry, Buckingham County
First Quarter (January - March), 2023**



Note: Asterisk (*) indicates non-disclosable data.

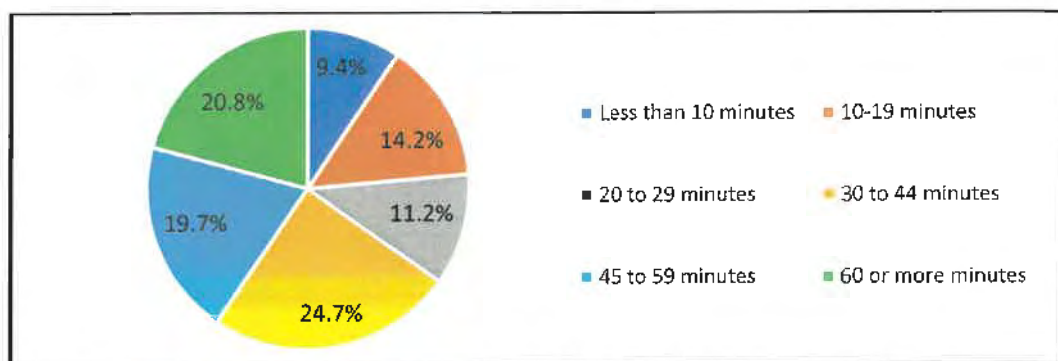
Source: Virginia Employment Commission, *Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW)*, 1st Quarter (January, February, March) 2023.

Source: Virginia Employment Commission

E. Commuting Patterns

Commuting patterns measure the daily travel between places of residence and places of work. According to the Virginia Employment Commission's Community Profile for Buckingham County, last updated in April 2022, Buckingham County has significantly more out-commuters (3,744) than in-commuters (1,624). The data also shows that 1,197 people live and work in the County. According to the 2021 ACS five-year estimates, the average commute to work for a worker in Buckingham County was 39.3 minutes. The data also shows that just under 35 percent of workers commute less than 30 minutes to work. The breakdown is as follows:

Figure 19 – Travel Times to Work, Buckingham County Workers Ages 16 and Older



Source: American Community Survey 2021 five-year estimates

The Longitudinal Employer-Household Dynamics (LEHD) data at the U.S. Census Bureau is a quarterly database of linked employer-employee data covering over 95% of employment in the United States. The LEHD data are generated by merging previously collected survey and administrative data on jobs, businesses, and workers. By integrating administrative data with existing census and surveys, a national longitudinal jobs database for the U.S. is generated. This data is the result of a partnership between the Census Bureau and U.S. states, and they incorporate information from administrative sources including Unemployment Insurance (UI) earnings data and the Quarterly Census of Employment and Wages (QCEW).

According to data from the United States Census Longitudinal Employer-Households Dynamics (LEHD) for Buckingham County, the top 10 destinations for out-commuters include some surrounding counties - Albemarle, Cumberland, Prince Edward, and Fluvanna – plus some nearby cities as well including Charlottesville, Richmond, and Lynchburg. The Community profile data also shows that the top 10 localities from which workers commute to Buckingham County include some surrounding counties – Prince Edward, Cumberland, Appomattox, Albemarle and Fluvanna– plus others a little further away including Fairfax County and Rockingham County. See Figures 20a and 20b.

Figure 20a - Top 10 Buckingham County Commuter In-flow

Top 10 Buckingham County Commuter In-flow				
Residence		Workplace		Commuting Flow
State Name	County Name	State Name	County Name	Workers in Commuting Flow
Virginia	Buckingham County	Virginia	Buckingham County	1,511
Virginia	Prince Edward County	Virginia	Buckingham County	277
Virginia	Cumberland County	Virginia	Buckingham County	217
Virginia	Appomattox County	Virginia	Buckingham County	132
Virginia	Albemarle County	Virginia	Buckingham County	84
Virginia	Charlotte County	Virginia	Buckingham County	80
Virginia	Fluvanna County	Virginia	Buckingham County	79
Virginia	Halifax County	Virginia	Buckingham County	41
Virginia	Chesterfield County	Virginia	Buckingham County	37
Virginia	Nottoway County	Virginia	Buckingham County	35
Virginia	Powhatan County	Virginia	Buckingham County	34
Total				2,527
Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD)				

Figure 20b - Top 10 Buckingham County Commuter Out-flow

Residence		Workplace		Commuting Flow
State Name	County Name	State Name	County Name	Workers out Commuting Flow
Virginia	Buckingham County	Virginia	Buckingham County	1,511
Virginia	Buckingham County	Virginia	Albemarle County	744
Virginia	Buckingham County	Virginia	Charlottesville city	483
Virginia	Buckingham County	Virginia	Prince Edward County	393
Virginia	Buckingham County	Virginia	Henrico County	303
Virginia	Buckingham County	Virginia	Chesterfield County	227
Virginia	Buckingham County	Virginia	Fluvanna County	219
Virginia	Buckingham County	Virginia	Richmond city	211
Virginia	Buckingham County	Virginia	Lynchburg City	181
Virginia	Buckingham County	Virginia	Cumberland County	84
Virginia	Buckingham County	Virginia	Fairfax County	83
Total				4,439
Source: U.S. Census Longitudinal Employer-Households Dynamics (LEHD)				

F. Employment/Unemployment

Occupations

The Virginia Employment Commission, in its Community Profile for Buckingham County (last updated in April 2022), identified 20 occupations that are poised for growth and 20 that are expected to decline for the South-Central Workforce Investment Area (Region 8 – which covers Amelia, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, and Prince Edward Counties). Those occupations are identified in Figures 21 and 22. If a sector is denoted with three asterisks (***) , that means VEC considers the data to be non-disclosable. Growth occupations include nurse practitioners, physical therapist, and financial managers. Declining industries include postal service workers, cooks and fast-food workers, and administrative jobs.

The Virginia Employment Commission has changed the classifications of many of the growth occupations since the previous (2010 – 2020) Occupational Employment Statistics Survey data provided in the Buckingham County's 2015 Comprehensive Plan. These classifications have been consolidated into broader classification groups. For the growth occupations, the previous classifications of Personal Care Aides, Home Health Aides, Dental Assistants, Medical Assistants are now consolidated into the Healthcare Support Occupation classification. The new classification of Healthcare Practitioners and Technical were previously classified in separate categories of Physical Therapists, Physicians and Surgeons, Emergency Medical Technicians and Paramedics, Pharmacy Technicians, and Radiologic Technologists. Rehabilitation Counselors and Mental Health Counselors are now classified as Community and Social Service. The classification group Construction and Extraction were previously classified as Brickmason and Blockmasons, Helpers – Carpenters, and Industrial Machinery Mechanics. The new classification of Office and Administration Support was previously known as Medical Secretary, Receptionists and Information Clerks, and Billing and Posting Clerks. The Installation, Maintenance, and Repair classification was previously known as First – Line Supervisors of Helpers, Laborers, and Material Movers; and Heating, Air Conditioning, and Refrigeration Mechanics/Installers. The previous classification of Coaches and Scouts is classified now as Arts, Design, Entertainment, and Sports. While the Virginia Employment Commission kept the declining occupation classifications relatively the same.

Figure 21 – Growth Occupations, South Central Workforce Investment Area (Amelia, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, and Prince Edward Counties)

Occupation Type	Employment			Openings			Average Salary
	Estimated 2020	Projected 2030	Change	Replacements	Growth	Total	
Printing Press Operators	149	270	81.21%	223	121	344	\$35,895
Helpers-Production Workers	84	144	71.43%	161	601	221	\$32,325
Nurse Practitioners	77	111	44.16%	49	34	83	\$108,900
Cooks, Restaurant	112	149	33.04%	189	37	226	\$31,569
Pharmacy Technicians	167	216	29.34%	134	49	183	\$37,507
Industrial Machinery Mechanics	165	210	27.27%	159	45	204	\$56,741
Inspectors, Testers, Sorters, Samplers, and Weighers	210	265	26.19%	280	55	335	\$38,891
Medical and Health Services Managers	133	166	24.81%	113	33	146	\$105,194
Logging Equipment Operators	472	570	20.76%	781	98	879	\$45,724
Coaches and Scouts	155	182	17.42%	232	27	259	\$63,876
Financial Managers	111	130	17.12%	86	19	105	\$123,567
First-line Supervisors of Production and	319	366	14.73%	333	47	380	\$60,589

Operating Workers							
Pharmacists	104	118	13.46%	41	14	55	\$131,737
Physical Therapists	111	124	11.71%	47	13	60	\$97,677
Mobile Heavy Equipment Mechanics, Except Engines	162	180	11.11%	167	18	185	\$58,827
Laborers and Freight, Stock, and Material movers, hand	546	606	10.99%	753	60	813	\$33,333
Training and Development Specialists	111	123	10.81%	107	12	119	\$59,603
** Projections and OES wage data are for South Central Workforce Investment Area. No data available for Buckingham County							

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Industry and Occupational Projections, 2020 -2030

Figure 22 – Declining Occupations, South Central Workforce Investment Area (Amelia, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, and Prince Edward Counties)

Occupation Type	Employment			Openings		
	Estimated 2020	Projected 2030	Change	Replacements	Growth	Total
Cashiers	2,077	1,683	-18.97%	3,399	-394	3,005
Postal Service Mail Carriers	164	134	-18.29%	105	-30	75
Couriers and Messengers	195	160	-17.95%	170	-35	135
Sawing Machine Setters, Operators, and Tenders, Wood	281	235	-16.37%	287	-46	241
Secretaries and Administrative	829	699	-15.68%	816	-130	686

Assistants, Except Legal, Medical, and Executive						
First Line Supervisors of Retail Sales Workers	917	777	-15.27%	886	-140	746
Childcare workers	196	167	-14.8%	249	-29	220
Sewing Machine Operators	181	155	-14.36%	191	-26	165
Correctional Officers and Jailers	1,119	962	-14.03%	955	-157	798
Billing and Posting Clerks	216	193	-10.65%	210	-23	187
Sales representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	289	259	-10.38%	266	-30	236
Bookkeeping, Accounting, and Auditing Clerks	613	280	-9.46%	640	-58	582
First-Line Supervisors of Housekeeping and Janitorial Workers	307	280	-8.79%	329	-27	302
First-Line Supervisors of Production and Operating Workers	316	302	-4.43%	5	0	5
Customer Service Representatives	676	618	-8.58%	813	-58	755
Front Line Supervisors of Office and Administrative Workers	640	593	-7.34%	606	-47	559
Machinists	355	346	-2.54%	10	0	10
Bus and Truck Mechanics and Diesel Engine Specialists	205	190	-7.32%	179	-15	164

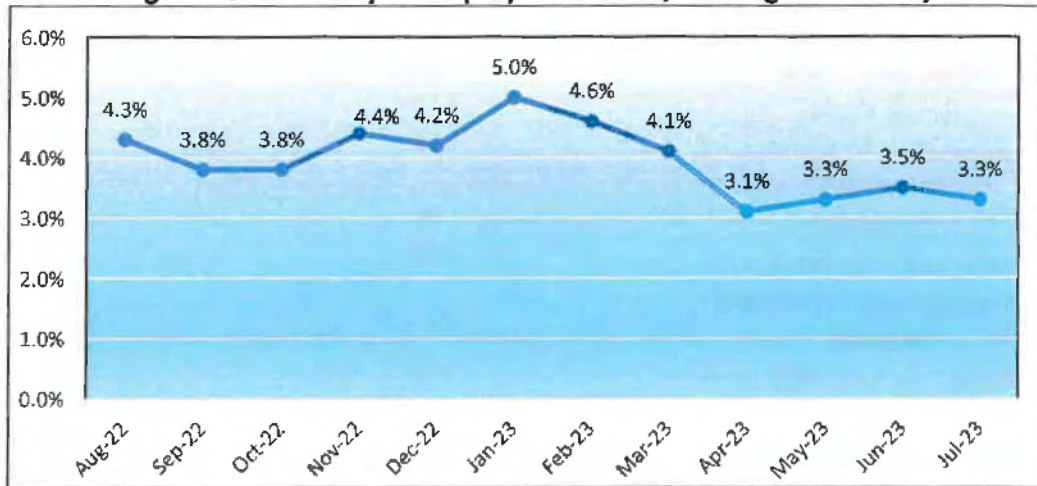
Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Industry and Occupational Projections, 2020-2030

Unemployment

The Virginia Employment Commission (VEC) was the source for the unemployment statistics in this Comprehensive Plan (see Figures 23 and 24). The monthly unemployment figures for Buckingham County, run from August 2022 through July 2023. Annual unemployment figures for Buckingham County run from 2012 to 2022.

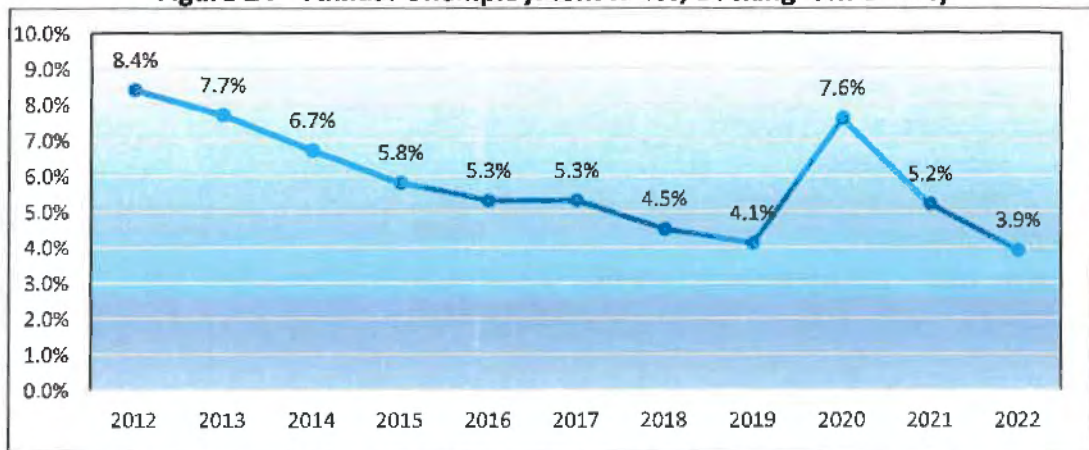
Buckingham County was not immune to the recession that resulted from the COVID-19 pandemic in 2020. The County has taken some time to recover, and unemployment rates – which have come down from a high of 7.6 percent early in the pandemic – are close to their pre-pandemic levels of 3.9 %. On an annual basis, the County's unemployment rate came steadily down from the levels seen during the Great Recession of 2008-2009, and continued a downward trend until the pandemic.

Figure 23 – Monthly Unemployment Rates, Buckingham County



Source: Virginia Employment Commission

Figure 24 – Annual Unemployment Rates, Buckingham County



Source: Virginia Employment Commission

G. Economic Activity

Local Industry

According to data from the American Community Survey (last updated for 2021), the top employment sectors in the County are construction; educational service, health care, and social assistance; and retail trade. Other prominent job sectors are transportation, warehousing, and utilities; and Public Administration. See Figure 25.

Figure 25 – Employment by Industry, Buckingham County

Industry	2008 – 2012 ACS Estimate	2021 ACS Estimate
Agriculture, Forestry, Fishing, Hunting, & Mining	190	355
Construction	454	926
Manufacturing	138	316
Wholesale Trade	161	180
Retail Trade	689	800
Transportation, Warehousing, & Utilities	271	624
Information	49	28
Finance and Insurance, and real estate and rental and leasing	328	256
Professional, scientific, and management, administrative and waste management services	430	522
Educational Services, Health Care and Social Assistance	1,384	1,320
Arts, Entertainment, Recreation, Accommodation, & Food Services	228	296
Other services, except public administration	360	205
Public Administration	584	611
Total Employment	5,293	6,412

Source: 2008 – 2012 American Community Survey (ACS) 5-Year Estimates, 2021 ACS 5-year Estimates

Major Employers

Buckingham County's top 50 employers as of the First Quarter of 2023 are shown in Figure 26. The source of this listing is the Virginia Employment Commission, Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW), 1st Quarter (January, February, and March) 2023.

Figure 26 – Top 50 Employers, Buckingham County
Listed in Alphabetical Order

Employer	Type
Anderson Tire Company	Private
Advance Auto Parts	Private
Boxley Quarries	Private
Buckingham County School Board	Local Government
Buckingham Correctional Facility	Government
Central Virginia Christian School	Private
Central Virginia Exterminating	Private
Central VA Health Service Inc.	Private
Commonwealth Academy of Professional Education	Private
County of Buckingham	Local Government
Crossroads Services Board	Non-profit
Dillwyn Correctional Facility	Government
Dillwyn Dairy Freeze LC	Private
Division of Institutions	Government
DNA Logging LLC	Private
Dominion Virginia Power	Private
Dolgencorp LLC	Private
Food Lion	Private
Helm HR, LLC	Private
Heritage Hall	Private
Hill Brothers Construction, LLC	Private
HI Test Laboratories	Private
James River Slate Company, Inc.	Private
Kyanite Mining Corporation	Private
Little Creek Farm & Lumber LLC	Private
Lighthouse Truck & Auto LLC	Private
McDonalds	Private
Mary's Rest Home for Adult Living	Private
Midkiff Timber LLC	Private
Nukumers Logistics LLC	Private
Pinos Italian Restaurant	Private
Pearson Construction	Private
Postal Services	Federal Government

Price Fibers Inc.	Private
Reid Super-Save Market	Private
Rock Wood Products of Dillwyn	Private
Seay & Haver Oil Company Inc	Private
Seay Milling Company	Private
Shore Stop Store	Private
Slate River Vet Clinic	Private
South Central Counseling Group	Private
Southern Building Service Inc	Private
State Farm Mutual Automobile Insurance	Private
Tiger Fuel Company	Private
The Rock Kamps, LLC	Private
The Rock Kamps Logistics, LLC	Private
Virginia Department of Transportation (VDOT)	State Government
Virginia Department of Conservation (DCR)	State Government
Walter E. Saxon Jr., DDS.	Private
W D Hackett Logging Inc	Private

Source: Virginia Employment Commission, Buckingham County



Chapter III

Inventory and Analysis: Community Resources

III. Inventory and Analysis: Community Resources

A. Housing

Introduction

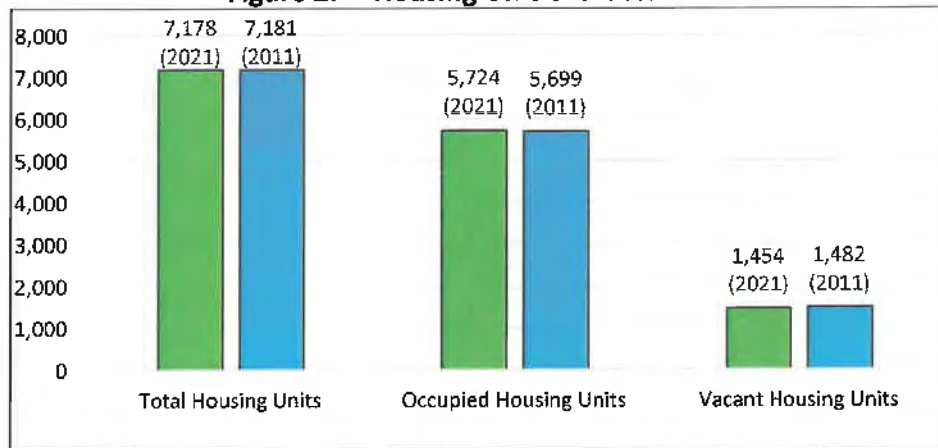
Attractive, safe, and affordable housing is a basic requirement of any community. Good quality housing aids higher land valuation and better living conditions for the population. The availability of good quality housing can be an excellent enticement for facilitating the relocation of new industry or residents to the area. New industry can bring new workers into the community. Those workers would be 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. 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 close interdependence between the public and private sectors which is essential in meeting the needs of a community. This Plan 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 Buckingham County reflect a slight decrease in the number of housing units from 7,181 to 7,178 from 2011 to 2021; a decrease of 3 units. Occupied housing units increased from 5,699 units to 5,724 units from 2011 to 2021; an increase of 25 units. There was a decrease in vacant units from 1,482 units to 1,454 units from 2011 to 2021; a decrease of 28 units (see Figure 27).

Figure 27 – Housing Unit Characteristics

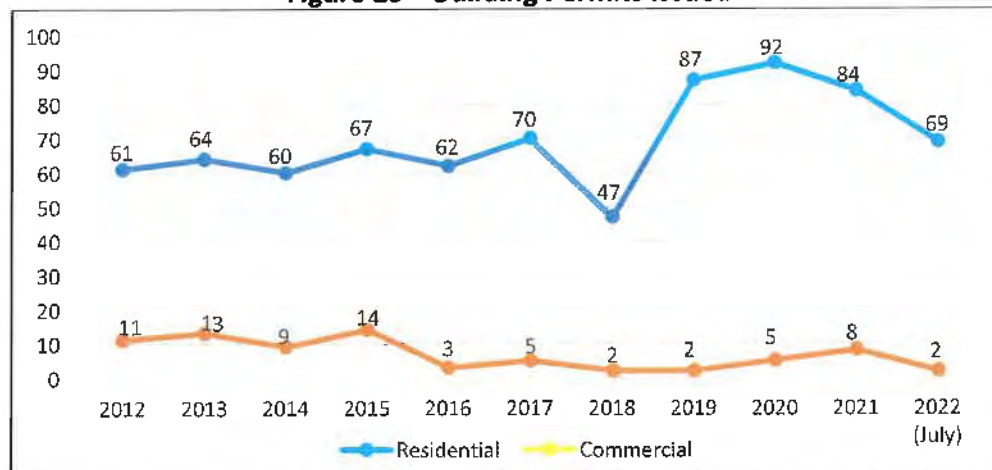


Source: U.S. Census Bureau, 2011 and 2021 American Community Survey

Housing Growth (Building Permits Issued)

According to data provided by the Buckingham County Building Inspector's Office, based on available records, the County issued a total of 837 building permits from 2012 to July 2022 (see Figure 28). Of those 763 were residential and 74 were commercial. Building permits for the town of Dillwyn are handled by the County.

Figure 28 – Building Permits Issued



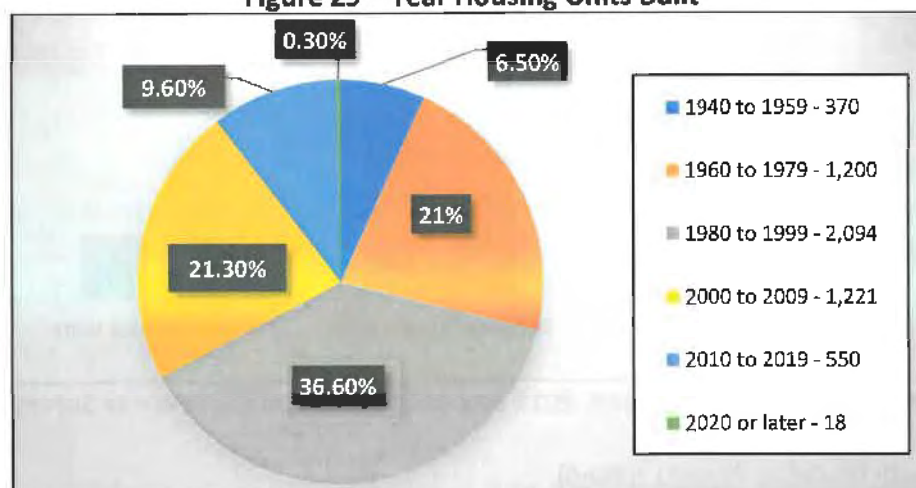
Source: Buckingham County Building Inspector's Office

Housing Quality

Indicators of housing conditions selected for this analysis include rental characteristics, owner occupied housing values, and housing deficiency characteristics. According to the U.S. Census Bureau's American Community Survey 2021 5-year estimates, of the 5,724 occupied housing units in the County, 4,240 were owner occupied and 1,484 were renter occupied. The data also

shows that 21% of all housing units were built between 1960 and 1979, 36.6% were built between 1980 and 1999, and 21.30% were built between 2000 and 2009 (see Figure 29).

Figure 29 – Year Housing Units Built



Source: U.S. Census Bureau 2021 American Community Survey Estimates

Buckingham County Governmental Policies

The Buckingham County Zoning Ordinance contains intents and purposes, permitted uses by right and by special exception, as well as rules and regulations for the various zoning districts found in Buckingham County. The Ordinances also lay out how they will be enforced, including penalties for violations, and the process for appeals for variances or appeals of decisions that are thought to be in error.

Building inspections for Buckingham County and the Town of Dillwyn are handled through the Buckingham County Building Inspector's Office. The County follows the 2018 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.

Per the Virginia Department of Taxation, for tax year 2023, the real estate tax rate in Buckingham County was \$0.55 per \$100.00 of assessed value.

B. 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 the public resources for which the 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

The Buckingham County Administration Office is located in Buckingham Court House on West James Anderson Highway (U.S. 60). This office serves as the center for government business in the County. The County Administrator, who reports to the Board of Supervisors, oversees the daily business for the County.

Public Education Facilities

- Buckingham Preschool: Public Early Childhood Education program that serves preschool age children and is located at 77 Buckingham Preschool Road, Buckingham, VA 23921
- Buckingham County Primary School: Public school that serves students in Grades K through 2 and is located at 128 Frank Harris Road, Dillwyn, VA 23936
- Buckingham County Elementary School: Public school that serves students in Grades 3 through 5 and is located at 40 Frank Harris Road Dillwyn, VA 23936
- Buckingham County Middle School: Public school that serves students in Grades 6 through 8 and is located at 1184 High School Road Buckingham, VA 23921
- Buckingham County High School: Public school that serves students in Grades 9 through 12 and is located at 78 Knights Road Buckingham, VA 23921
- Buckingham County Career and Technical Education Center: Public school that provides career and technical education instruction for high school students in Grades 9 through 12 and is located at 98 Fanny White Road, Buckingham, VA 23921

Private Education Facilities

- Central Virginia Christian School (CVCS): Private Christian school that serves students in Pre-K through Eighth Grade is located at 164 Industrial Park Road, Dillwyn, VA 23936.
- Calvary Christian School: Private Christian school that serves students in Kindergarten through Twelfth Grade is located at 31139 James Madison Highway, New Canton, VA 23123.

Institutions of Higher Education

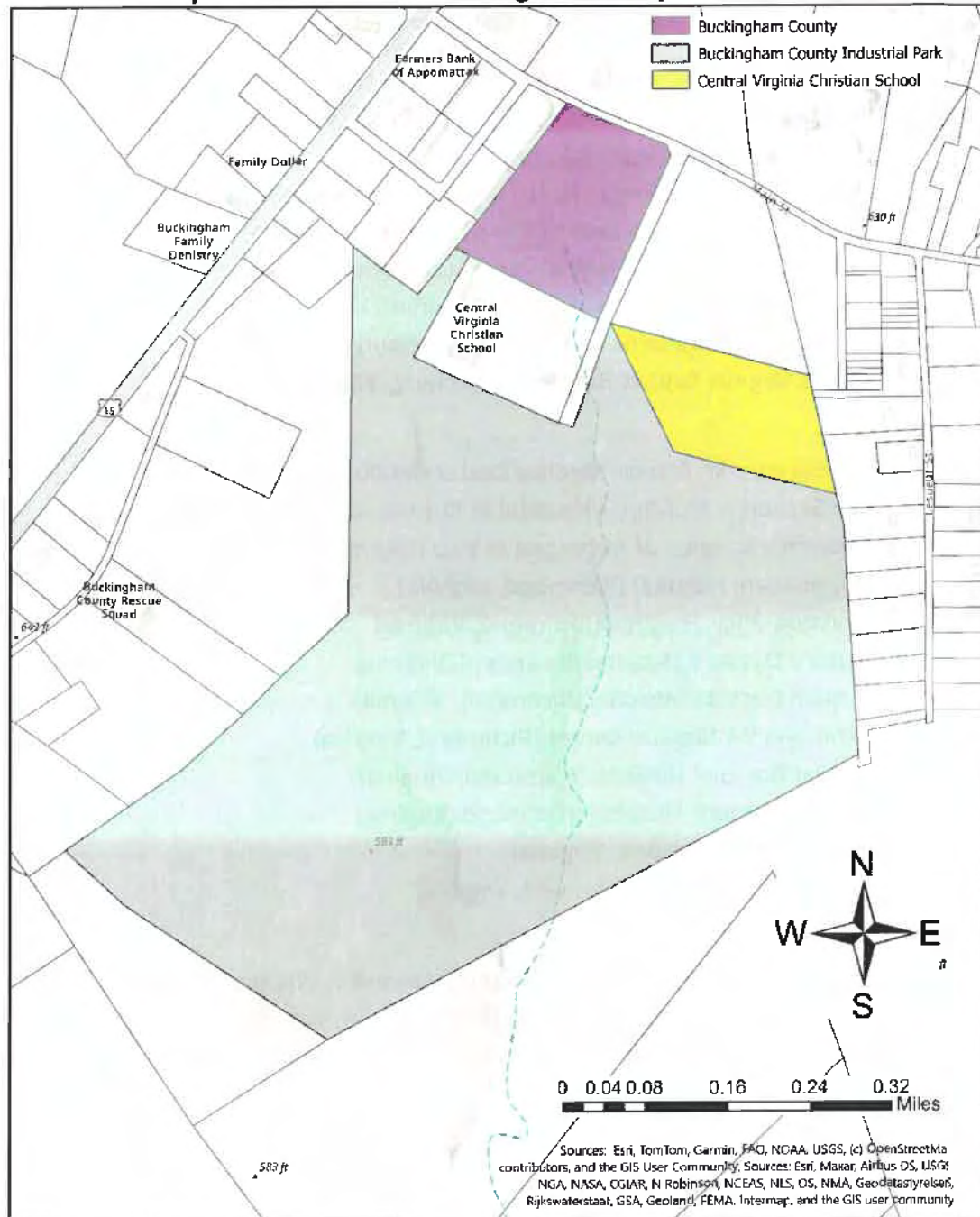
There are several institutions of higher education that are within commuting distance (1-hour or less) for residents of Buckingham County. Located in adjoining Prince Edward County are Longwood University and Hampden-Sydney College. In relation to the northern area of the County, in Albemarle County 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 the John H. Danial (Keysville) campus of 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. The City of Lynchburg is home to several institutions of higher education including Central Virginia Community College (CVCC), Liberty University, Sweet Briar College, University of Lynchburg, and Randolph College. In relation to the eastern area of the County, a resident could also have an easy commute to Chesterfield County where Brightpoint Community College is located or Goochland County where Reynolds Community College has a campus.

Industrial Sites

Buckingham County has one industrial park (see Map 3) and is served by one regional park. The industrial park in Buckingham County is located near Dillwyn. The regional industrial park is located in Keysville, in Charlotte County.

- Buckingham County Industrial Park
The Buckingham County Industrial Park has approximately 124 acres zoned for NC1 Neighborhood Commercial. Rail transport is available nearby through the Buckingham Branch Railroad. The park is located just outside the Dillwyn Town Limits.
- The Heartland Regional Industrial Park
The Heartland Regional Industrial Park contains approximately 400 acres zoned for general industrial use and is owned by the Counties of Charlotte, Lunenburg, Prince Edward, Cumberland, Buckingham, and Amelia. These localities participate in a revenue share agreement. The Heartland Park is currently home to Eastern Engineered Wood Products and logging equipment retailer Forest Pro, as well as the office for the Commonwealth Regional Council. The property is located in Virginia's Tobacco Region and is also in an Enterprise Zone and a designated Opportunity Zone, which provides additional incentives for development. The park offers tenants convenient access to a four-lane arterial highway and Buckingham Branch's short-line rail and transload site on the northern border of the park as well as water and wastewater services provided by the Town of Keysville and T1 Broadband interconnectivity with redundancy.

Map 3 – Industrial Site – Buckingham County Industrial Park



Map created by CRC – April 2025
Source: ESRI, Buckingham County

Health Care

As shown below, Buckingham County residents are near the following hospitals (within 60 miles from the County line):

Virginia Mountains

- Augusta Health (Fishersville, Virginia)
- Sentara Martha Jefferson Hospital (Charlottesville, Virginia)
- Carillion Stonewall Jackson Hospital (Lexington, Virginia)
- University of Virginia Medical Center Charlottesville, Virginia)
- Centra Bedford Memorial Hospital (Bedford, Virginia)
- Centra Lynchburg General Hospital (Lynchburg, Virginia)
- Centra Virginia Baptist Hospital (Lynchburg, Virginia)

Central Virginia

- Bon Secours-St. Francis Medical Center (Midlothian, Virginia)
- Bon Secours – St. Mary’s Hospital of Richmond (Richmond, Virginia)
- Children’s Hospital of Richmond at VCU (Richmond, Virginia)
- Chippenham Hospital (Richmond, Virginia)
- Johnston Willis Hospital (Richmond, Virginia)
- Henrico Doctors’ Hospital (Richmond, Virginia)
- Parham Doctors’ Hospital (Richmond, Virginia)
- Richmond VA Medical Center (Richmond, Virginia)
- Retreat Doctors’ Hospital (Richmond, Virginia)
- Parham Doctors’ Hospital (Richmond, Virginia)
- VA Hospital (Richmond, Virginia)
- VCU Medical Center (Richmond, Virginia)

Southern Virginia

- Centra Southside Community Hospital (Farmville, Virginia)
- Sentara Halifax Regional Hospital (South Boston, Virginia)
- VCU Health Community Memorial Hospital (South Hill, Virginia)

Located in New Canton is the Central Virginia Community Health Services, 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).

Located between Dillwyn and Sprouses Corner on N. James Madison Highway (U.S. 15) is Troublesome Creek Medicine. The clinic was opened in 2022 by Chris Hucks, a licensed Family Nurse Practitioner, and was originally operated out of his residence on Troublesome Creek Road

while the office at the current location was completed. The clinic offers lab service, referrals, and sick visits, and offers home visits.

Located in Dillwyn is Centra CNG Buckingham. This facility on Brickyard Drive is at the site of the former Buckingham Family Medicine (which was owned by Sentara Healthcare). Centra Health acquired the site and opened Centra CNG Buckingham in November 2023. The clinic provides primary medical care for residents of Buckingham County.

In addition, Buckingham County has two (2) dentist offices, Buckingham Family Dentistry, LLC and Central Virginia Dentistry (Dr. Walter Saxon, Jr. DDS, PC). One orthodontist, Dr. William Horbaly, is based in Charlottesville but has satellite office hours at Dr. Saxon's Office. There is one (1) pharmacy, Dillwyn Pharmacy. The County also has one (1) physical therapy business – Progressive Therapy, Inc. (located in Dillwyn) and a chiropractic business - Arvonix Chiropractic Center (located in Arvonix).

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.

Library

Buckingham County has two (2) libraries - one is located on North James Madison Highway in Dillwyn and the other is located in the Village Center of Yogaville. The Buckingham County Library is one (1) of two (2) branches of the Central Virginia Library system. The other branch is located in the Town of Farmville in neighboring Prince Edward County.

Museums

Buckingham County is fortunate to have a beautiful historical museum. The Housewright Museum, located across from the Buckingham Courthouse Village Center, 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.

Located directly behind the Housewright Museum is the Adams Museum. Established in 2018 through a gift from H. Spencer Adams and his wife, the late Winnifred Bryant Adams, the Adams Museum includes a genealogy research room for people to research people, places, and things related to Buckingham County.

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

Buckingham County is also home to the Virginia Nazarene Camp and Retreat Center. This Christian Retreat Center provides a variety of retreat and camping experiences for all-ages. This camp and retreat is located at 1151 High School Road, Buckingham, VA 23921.

The St. Thomas Aquinas Seminary (STAS) is also housed within the County as well. This institution serves as a house of studies of the Society of St. Pius X (SSPX), established in the United States in 1973, for the formation of Roman Catholic priests according to the traditional teaching of the Church. This institution is located at 1208 Archbishop Lefebvre Ave, Dillwyn, VA 23936.

Water Service/Sewer 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. Buckingham County provides the Town of Dillwyn residents and some surrounding areas with water 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. The Town of Dillwyn is all served by the County Public Sewer. There is one additional community sewer system in Buckingham County, located within the community of Yogaville.

Solid Waste Collection/Recycling

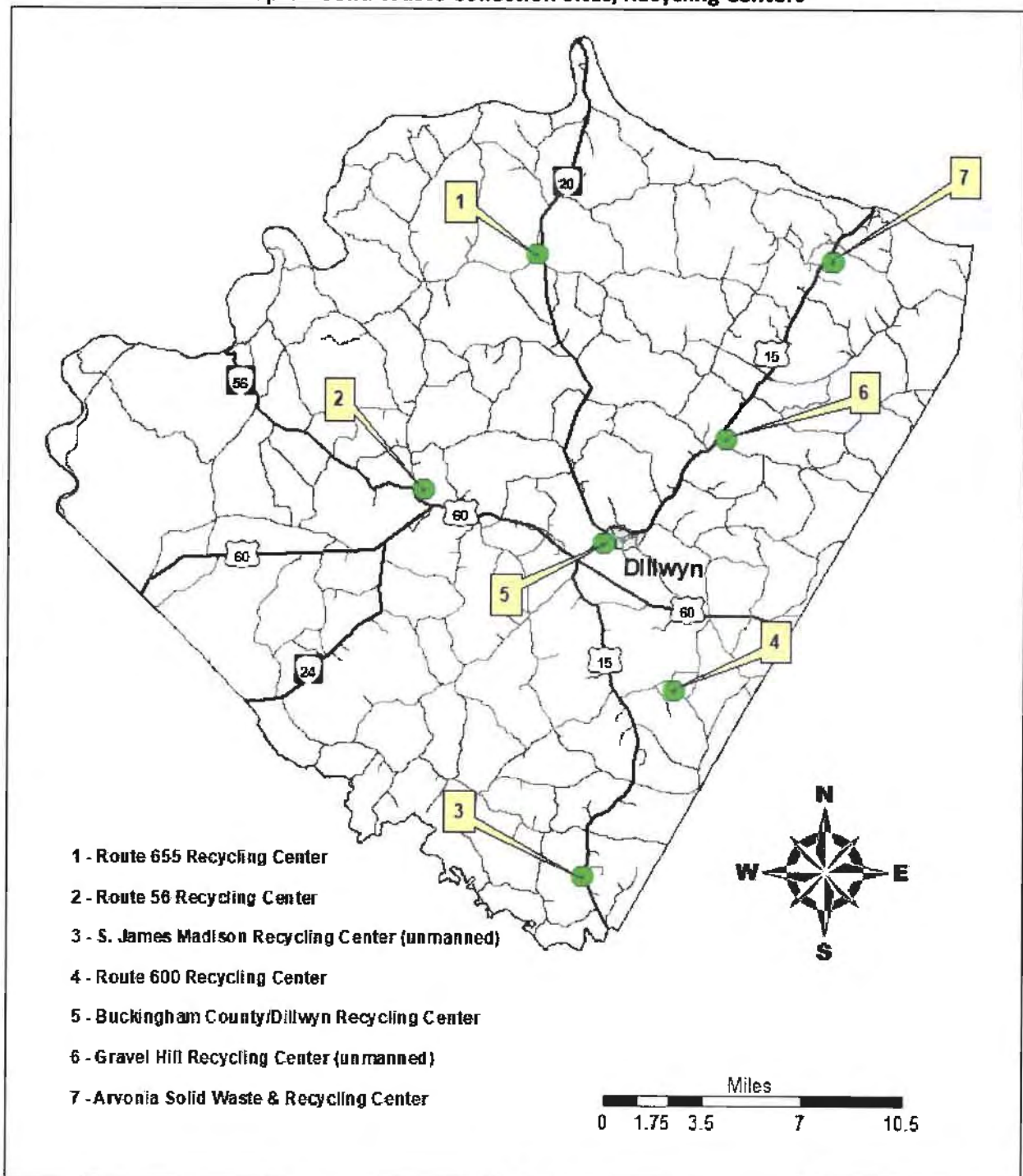
Buckingham County operates seven (7) waste collection/recycling centers where County residents may bring their household waste and/or recyclables for disposal. See Map 4. These centers are managed by the County's Public Works Department. The Department administers the Solid Waste Ordinance, in conjunction with the Virginia Department of Environmental Quality and Environmental Protection Agency regulations relating to solid waste issues. The convenience centers are at the following locations:

- **1) Route 655 Recycling Center** is located at 4487 Glenmore Road (Route 655) just 0.3 mile west of N. Constitution Route (Route 20). This site offers newspaper recycling, metal recycling, general household waste, and construction debris.

- **2) Route 56 Recycling Center** is located at 10238 S. James River Road (Route 56) just 0.2 mile northwest of James Anderson Hwy (U.S. 60). This site offers newspaper recycling, metal recycling, general household waste, and construction debris.
- **3) S. James Madison Recycling Center** is located at 2001 S. James Madison Highway (U.S. 15). This site offers general household waste containers.
- **4) Route 600 Recycling Center** is located at 7121 Plank Road (Route 600), just 1.1 miles east of S. James Madison Highway (U.S. 15). This site offers newspaper recycling, metal recycling, general household waste, and construction debris.
- **5) Buckingham County/Dillwyn Recycling Center** is located at 750 Wingo Road (Route 750), just east of N. James Madison Highway (U.S. 15) between Sprouses Corner and Dillwyn. This site offers paper and cardboard recycling, metal recycling, general household waste, and construction debris.
- **6) Gravel Hill Recycling Center** is located at 60 Gravel Hill Road (Route 617) just east of N. James Madison Highway (U.S. 15). This site offers general household waste containers.
- **7) Arvonias Solid Waste & Recycling Center** is located at 29420 N. James Madison Hwy (U.S. 15), beside the old Arvonias Primary School. This site offers newspaper recycling, metal recycling, general household waste, construction debris, and appliances.

All sites are open 24 hours a day. Electronics may be recycled at the Buckingham County Recycling Center between the hours of 6:00a.m - 7:00p.m seven days a week.

Map 4 – Solid Waste Collection Sites/Recycling Centers



Map created by CRC – August 2014 (updated September 2023)

Source: Buckingham County Solid Waste/Recycling Director

Law Enforcement and Public Safety

The Buckingham County Sheriff's Office provides law enforcement protection to the citizens of Buckingham County. The Sheriff's Office is responsible for criminal investigations, calls for service, court room security, and service of the civil process. The Sheriff's Office employs a total of approximately 36 citizens – including 19 full time and 5 part time law enforcement officers, 9 full time and 3 part time dispatchers. The Sheriff's office also runs 9-1-1 dispatch out of their office. The Virginia State Police (VSP) provides traffic enforcement and investigative support for Buckingham County. The incorporated town of Dillwyn does not currently have an officer, but they still receive mutual aid response from the VSP and the Buckingham County Sheriff's Office.

Fire and Rescue

Buckingham County is protected by a coordinated emergency medical services (EMS) system that includes approximately 35 full-time and part-time staff plus three (3) active volunteers. The EMS is led by the Chief of the Buckingham County Department of Emergency Services.

Buckingham EMS has three (3) facilities. One facility is located just south of Dillwyn, another is located in the community of Arvon, and the other is located in the community of Glenmore. These facilities offer 24/7 medical level ambulances. Previously, the Buckingham Volunteer Rescue Squad (BVRS) provided the EMS services for the County for almost 50 years. In 2020, Buckingham County took over the management of the EMS services including staffing after BVRS transferred control. The County initially selected to contract the EMS services to the Delta Response Team through a transitional year. In Fall of 2021, that contract ended, and the County moved forward with an all-County employed staff.

The County has four (4) all-volunteer fire departments. The Dillwyn Volunteer Fire Department serves the Town of Dillwyn and surrounding areas. The fire station is located on North James Madison Highway in Dillwyn. The Arvon Volunteer Fire Department serves the village center of Arvon and the surrounding area. The fire station is located on Arvon Road. The fire house also houses one of the EMS facilities as well. The Toga Volunteer Fire Department serves the southwestern portion of the County and is located on Mount Rush Highway. The Glenmore Volunteer Fire Department serves the Village Center of Glenmore and surrounding area. The fire station is located on Firehouse Road. There is an EMS facility on Glenmore Road. On various occasions, fire companies assist one another where needed. Mutual Aid Agreements currently exist with the following counties: Albemarle, Fluvanna, Cumberland, Nelson and Prince Edward.

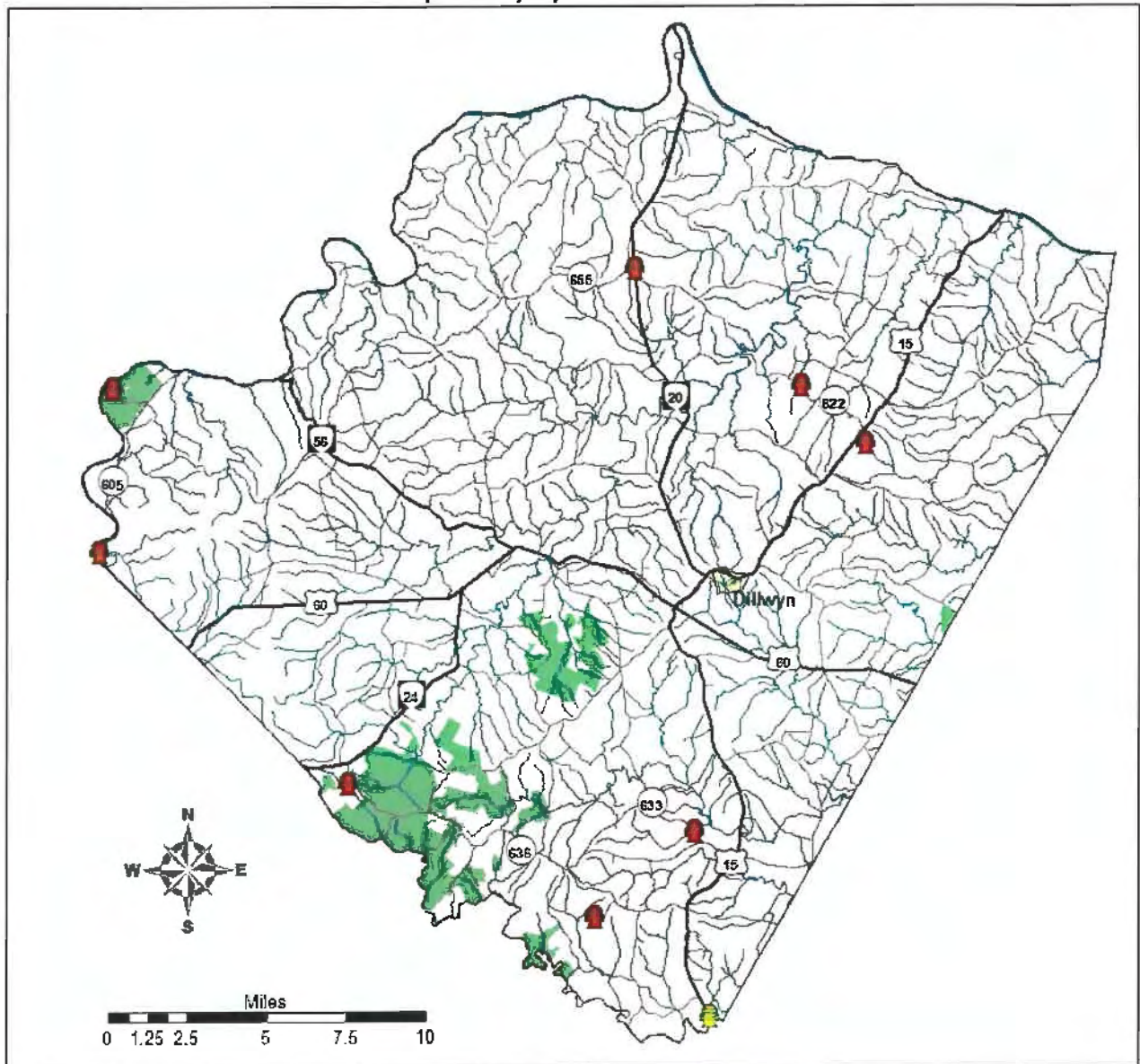
The Buckingham County Board of Supervisors and the Department of Emergency Services have worked together to develop a 5-year strategic plan of growth and improvement for the County's fire and rescue services. This plan was developed after careful evaluation of metrics and trends

pertaining to the Department and will require planning and budgeting for the targeted initiatives. They include:

- Partnering with Arvonius Volunteer Fire Department (AVFD) to immediately place 12-hour daytime EMS coverage in their fire station Monday through Friday, with a plan to transition this to 24/7 coverage within the next 1-2 years (either out of the AVFD station or in a new station).
- Construction on a fourth EMS station in District 3 (Curdsville/Sheppards) area. The end goal would be 24/7 coverage at this station as well, leading to the county being covered by four 24/7 EMS units.
- Renovations for the Dillwyn EMS Station, which is 20 years old.
- Purchase of one new ambulance every other year. This purchase rate coincides with projected needs based upon the lifespan of Buckingham County's EMS unit.

Because the County is large in area and the existence of public water is limited, many areas of the County have dry hydrants (see Map 5). 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 5 – Dry Hydrant Locations



Source: Buckingham County Emergency Services

Telecommunications and Internet Access

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 people and businesses function. Due to the County's rural nature and limited resources, it is unable to implement the infrastructure necessary for fiber optics on its own. There are several

Internet/telephone/cell service providers in the County. They include Firefly, Brightspeed, Shentel, AT&T, US Cellular, Verizon, DirectTV, Hughes Net, Skylink, and Viasat. See Map 6 for locations of communications towers in Buckingham County.

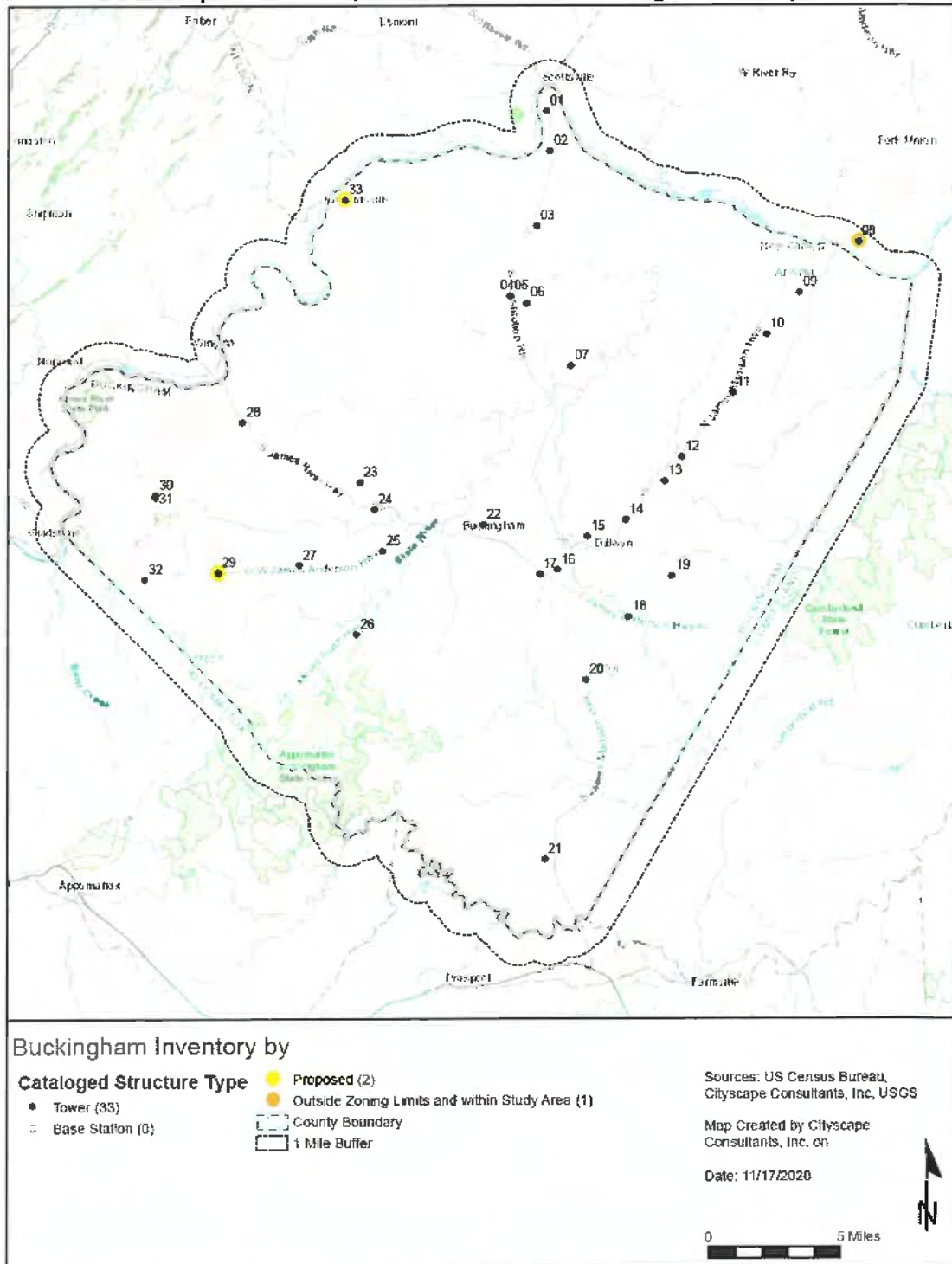
Due to the lack of current telecommunication access in the County, members of the community have provided alternative access for citizens to provide access to the internet in areas that otherwise do not have access. The Buckingham County Library branch also provides free Wifi access at their facility. This allows Buckingham County students to complete online schoolwork even when the internet is not accessible at home.

Buckingham County and the entire region are served by Mid-Atlantic Broadband Communities Corporation (MBC). Using a \$4,000,000 federal matching grant from the U.S. Department of Commerce Economic Development Administration and a \$4,000,000 grant from the Virginia Tobacco Region Revitalization Commission, MBC built an open access 144 strand fiber optic backbone which extends over 300 miles and serves more than 350 businesses, commercial, community colleges and industrial parks in Southside Virginia. See Map 7 for MBC coverage in the County.

To combat the lack of fiber optics within rural America, the Federal Communications Commission established a Connect America Fund (CAF) to help accelerate the broadband buildout to 23 million homes in rural America including Buckingham County. One hundred and three (103) bidders won \$1.49 billion over 10 years. FireFly fiber broadband, a wholly owned subsidiary of Central Virginia Electric Cooperative (CVEC), won the bid for the areas available in Buckingham County. The Federal Communications Commission also established the \$20.4 billion Rural Digital Opportunity Fund to bring high speed fixed broadband to service rural homes and small businesses that are lacking. FireFly also won the bid for the areas available in Buckingham County.

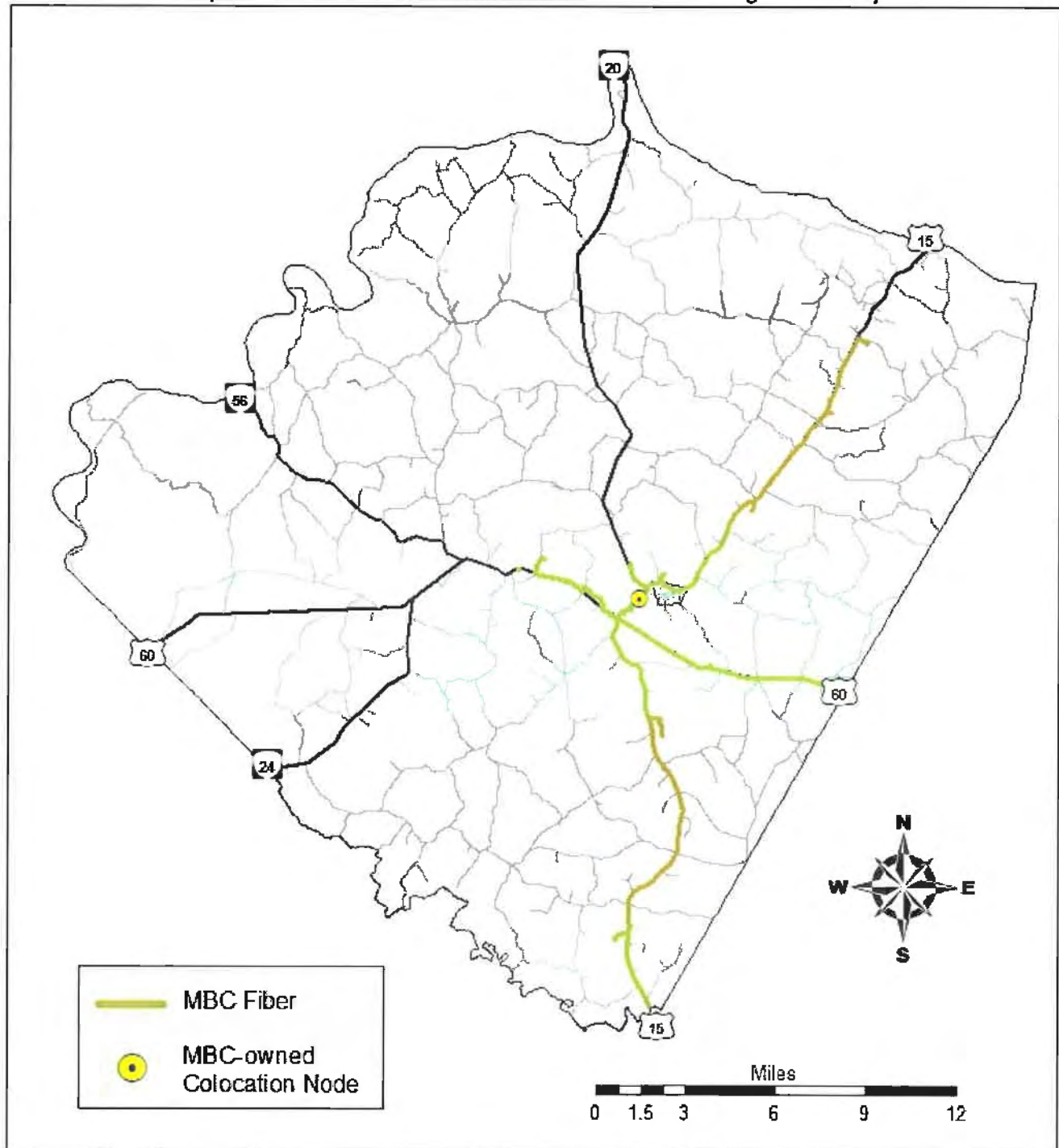
Additionally, Buckingham County was part of a December 2021 grant award under the Department of Housing and Community Development's Virginia Telecommunications Initiative (VATI) program. Buckingham was part of a regional application. The application was submitted by the Thomas Jefferson Planning District Commission, in affiliation with FireFly fiber broadband, to build fiber in unserved locations and achieve universal access for multiple counties across Central Virginia. This project was awarded more than \$79 million under the VATI program.

Map 6 – Antenna/Tower Locations in Buckingham County



Source: Cityscape Consultants

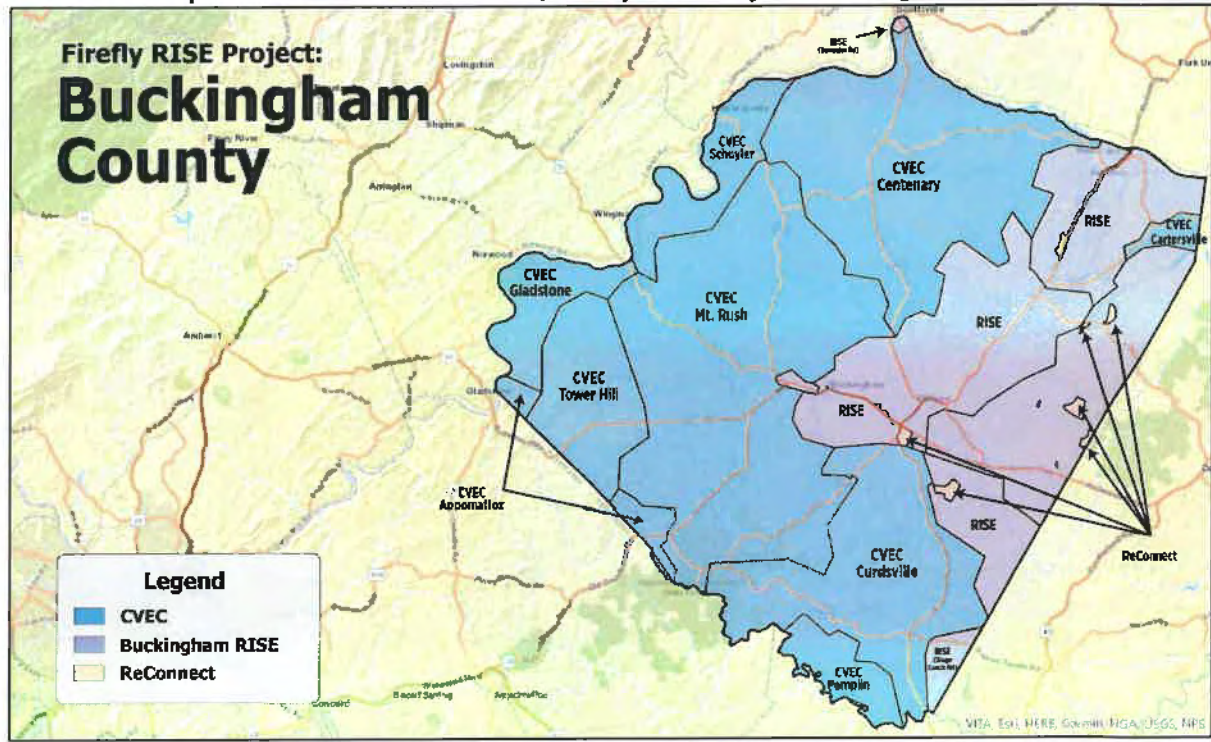
Map 7 – Mid-Atlantic Broadband Fiber Routes in Buckingham County



Map created by CRC – October 2023

Source: MBC

Map 8 – Thomas Jefferson PDC/Firefly VATI Project, Buckingham County



Source: Thomas Jefferson PDC, Firefly

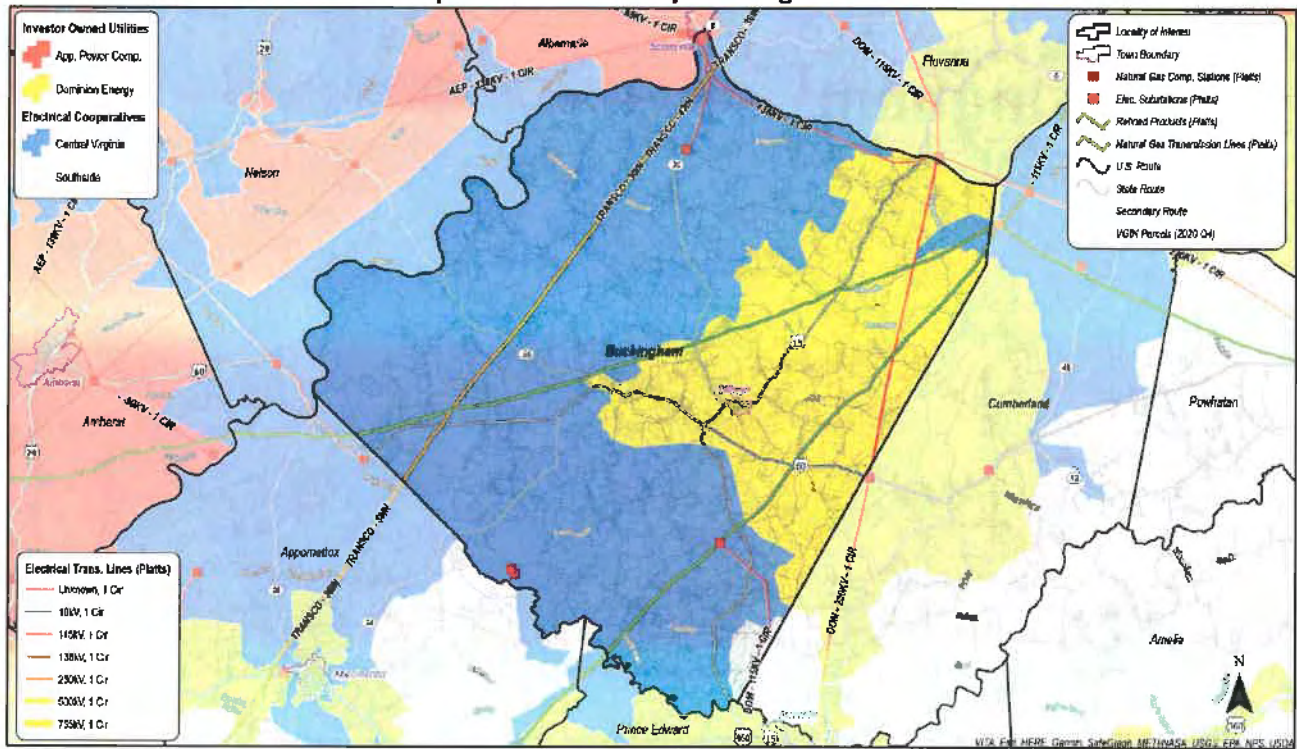
RISE: Regional Internet Service Expansion Project

Firefly's initiative to provide Internet access to underserved homes and businesses in 13 counties across Central Virginia (including Buckingham).

Electric Services

Buckingham County is serviced by Dominion Virginia Power, Central Virginia Electric Cooperative (CVEC) and Appalachian Electric Power (AEP). Map 9 shows the coverage areas for the County.

Map 9 – Electric Utility Coverage Areas



Source – Timmons Group

Natural Gas/Fuel Sources

Three pipelines run through Buckingham County: Colonial, Williams and Columbia Gas of Virginia. Colonial transports liquids, while Williams and Columbia transports natural gas. Colonial also owns the Mithcell Junction Tank Farm, located in northern Cumberland County near the Buckingham County line. The County does not currently have the ability to tap into existing lines. However, the County does have a close proximity to other natural gas distribution including the City of Lynchburg and City of Richmond and Appomattox County, Virginia.

Recreation

The Buckingham County Recreation Department offers sports and activities including basketball, cornhole, gymnastics, Parents Night Out, soccer, yoga, swimming, tennis, and others. The Department also offers a program for individuals 50 and older, Buckingham Active Seniors. The group meets on the second Tuesday of each month at the Buckingham Community Center. Their program includes guest speakers, program meetings, and game and social time. Buckingham County has a public park, the Buckingham Community Park, located on Route 1003 behind the Buckingham Community Center. The park has a covered pavilion with 12 picnic tables, a grill for

cooking, and a playground. The Town of Dillwyn has Ellis Acres Park, which has a covered pavilion with picnic tables, a playground, and basketball/tennis courts.

The Buckingham County Youth League (BCYL) offers leagues in baseball, softball, football, basketball, and cheer. BCYL baseball has four (4) fall leagues and 11 spring leagues. BCYL softball has five (5) fall leagues and six (6) spring leagues. For the 2023-2024 season, BCYL basketball is offering five co-ed leagues plus one (1) boys league and four (4) girls leagues. BCYL football offers four fall leagues. BCYL offers cheer for football and basketball to youth aged four to 16.

Buckingham County provides opportunities for outdoor recreation exploration as well. Due to its rural nature, the County is perfect for biking along the backroads while you enjoy the picturesque views and see a variety of wildlife. Additionally, the County is home to several public areas.

James River State Park is located in the northwest corner of the County between U.S. 60 and Route 56. It offers cabins for lodging, a natural playground, picnic shelters, multi-use trails, boat launches, campgrounds, a universally accessible fishing pier, and a wheelchair-accessible trail. The park received International Dark Sky Park designation in 2019. DarkSky International, originally founded as the International Dark-Sky Association, designates communities, parks, and protected areas around the world that protect dark sites through responsible lighting policies and public education. There are more than 200 designated Dark Sky places around the world consisting of 118 Dark Sky Parks (including James River), 18 Dark Sky Sanctuaries, 21 Dark Sky Reserves, nine (9) Urban Night Sky Places, and 43 International Dark Sky Communities. The Dark Sky designations are part of the organization's mission to restore the nighttime environment and protect communities from the effects of light pollution through outreach, advocacy, and conservation.

Appomattox-Buckingham State Forest is located in parts of Appomattox and Buckingham Counties. Cumberland State Forest covers parts of Cumberland and Buckingham Counties and offers multi-use trails. Both areas offer multi-use trails as well as opportunities for fishing, hunting, trapping, and wildlife watching.

Featherfin Wildlife Management Area is located along the Appomattox River in parts of Appomattox, Prince Edward, and Buckingham Counties and offers opportunities for hunting, fishing, camping, hiking, and birding. Horsepen Wildlife Management Area is located just south of the Buckingham Court House Village area and offers opportunities for hunting, trapping, camping, hiking, horseback riding, boating, and birding.

Civic Organizations

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

- Buckingham County 4-H/Holiday Lake 4-H
- Buckingham County Cooperative Extension
- Buckingham County Chamber of Commerce
- Piedmont Habitat for Humanity (serves Buckingham County)
- Buckingham County Lions Club
- American Legion Post 0134
- Veterans of Foreign Wars Post 8446
- Historic Buckingham, Inc.

Festivals/Community Events

Buckingham County has a variety of local events and community activities for residents and visitors to enjoy. Some, but not all, are listed below.

- The Historic Village at Lee Wayside hosts events including:
 - Mayfest (early May)
 - Indian Relic Show (September)
 - Fall Farm Fest (early October)
 - Spooky Hollow Drive-Thru (late October)
 - Village Christmas Market (early December).
- The Buckingham Chamber of Commerce hosts events including:
 - Local Artisans Market (early November)
 - Christmas House Tour (early December).
- The Town of Dillwyn hosts events including:
 - Trick-or-treating at the Dillwyn Pocket Park (late October)
 - Annual Christmas Parade (early December).

Commerce

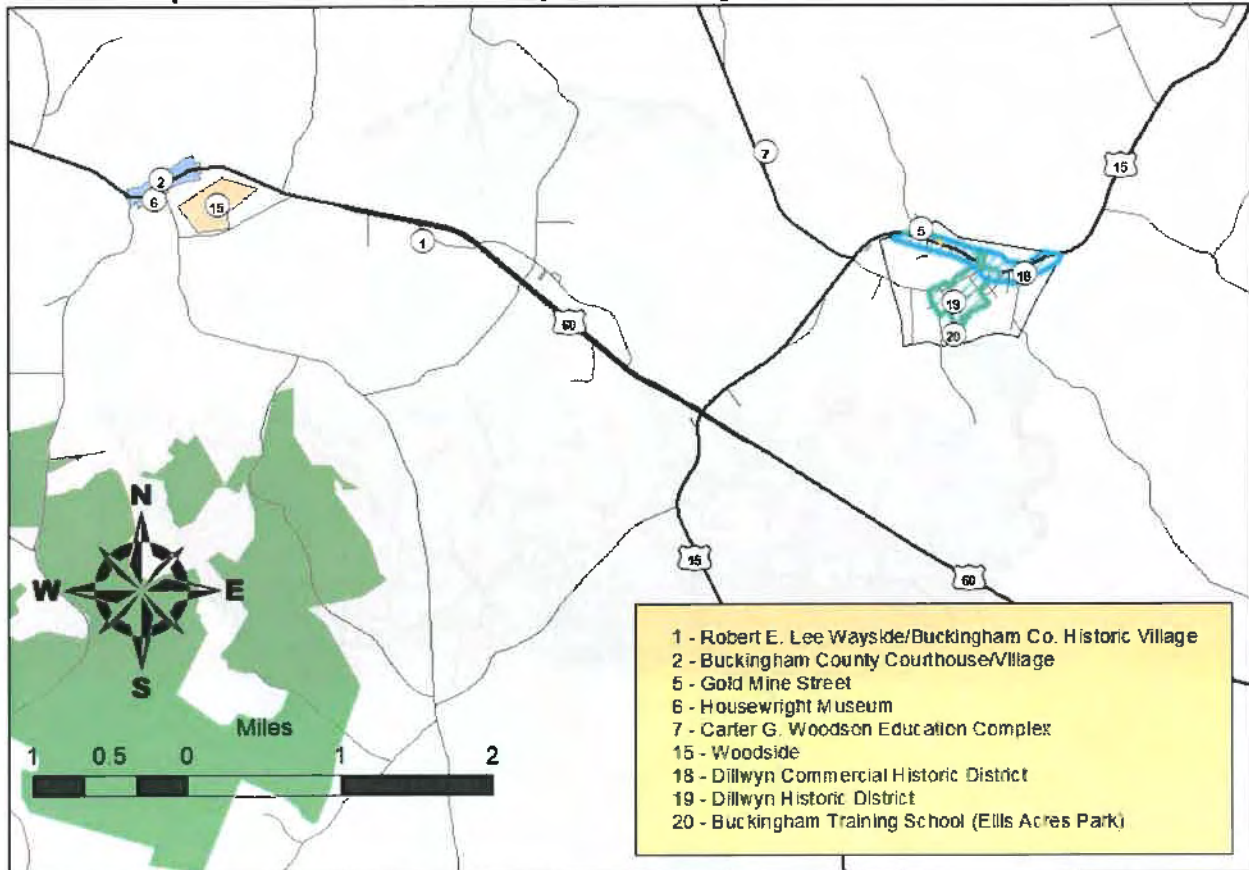
Businesses within the County include a Food Lion (just south of Dillwyn), Farrish Hardware (near Sprouses Corner), general merchandise stores, convenience stores, a Virginia ABC Store (in Dillwyn), auto dealerships, a florist, and various service-related businesses (restaurants, insurance, attorneys, auto repair, medical/dentistry, gas/oil, beauty salons, and banking). Because of the location of Buckingham County, Lynchburg, Charlottesville, and Farmville are popular destinations for residents when shopping for goods and services.

C. Historical Sites

Introduction

Many historic sites exist throughout Buckingham County. 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 economic development via tourism. See Maps 10 and 10a for locations of historic resources in Buckingham County.

Map 10a – Historic Sites in Dillwyn and Buckingham Court House Village Areas



Map created by CRC – September 2014 (updated November 2023)

Source: Virginia Department of Historic Resources, Buckingham County

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, now known as Virginia's Crossroads, 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. One of those successful regional historic initiatives is the Civil Rights in Education Heritage Trail (see Map 11). In March 2004, Virginia's Crossroads

kicked off the grand opening of the trail – which 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 53 sites throughout 13 counties (including Buckingham County) and the Cities of Petersburg and Emporia that describe the history of education in Southside Virginia. The self-guided driving tour allows you to enjoy the trail at your own pace, letting you linger longer at some stops and pass by others, if time is short. Because the trail is not linear or chronological, it can be started and ended at any point. Once you begin, follow the Civil Rights in Education trail blazing signs from one stop to the next. The Trail has three (3) stops in Buckingham County (see Map 11a):

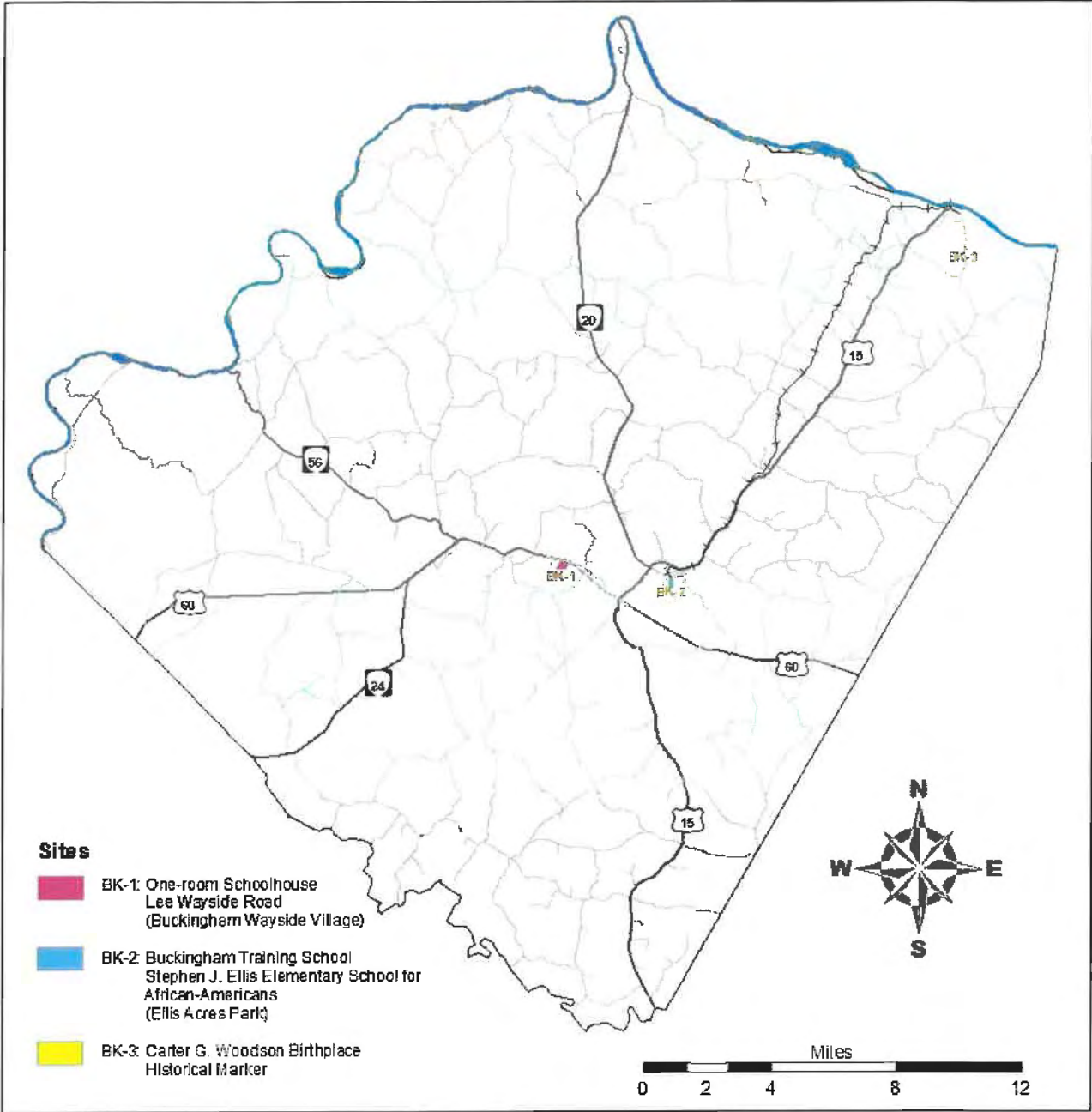
- One Room School House – located on Lee Wayside Road, Buckingham, VA
- Buckingham Training School Stephen J. Ellis Elementary School For African Americans – located on 245 Camden Street, Dillwyn, VA
- Carter G. Woodson birthplace – located near 2325 C.G. Woodson Road, New Canton, VA

Map 11 – Civil Rights in Education Heritage Trail



Source: CRIET Brochure | Virginia's Crossroads (vacrossroads.com)

Map 11.a – Civil Rights in Education Heritage Trail Sites in Buckingham County



Map created by CRC – November 2022
Source: CRIEHT Brochure/Virginia's Crossroads

D. Natural Resources

Land Surface

Buckingham County is located in the Virginia Piedmont, which is largely characterized by rolling hills and numerous ridges near the boundary with the Blue Ridge Mountains. Lying between the mountain and coastal plain regions, the piedmont region is a naturally diverse landscape. The bedrock consists mostly of gneiss, schist and granite rocks at a typical depth of between 2 and 10 feet. Soils developed from these rocks and minerals form acid, infertile soils, with sandy loam surfaces. Many of the clayey subsoils are red or yellowish red due to the oxidized iron weathered from the primary minerals. Natural fertility is low; however, these soils respond well to liming and fertilization.

Historically, much of the Piedmont region was cleared and farmed intensively, causing extreme erosion over much of the region. Before modern soil fertility and managerial practices were adapted to these soils, agricultural production diminished, and most farms reverted to forests. Over two thirds of this region is wooded today. The best soils are still agriculturally productive through well managed soil fertility and erosion control plans. The region contains several areas and stretches of land which are of relatively high agricultural value.

Climate

Buckingham County has warm summers, relatively cool winters, and normally adequate rainfall. The growing season is approximately 190 days, long enough to allow maturity of a wide variety of crops. The pasture season is slightly longer, but winter months are cold enough to require feed and shelter for livestock. Monthly average precipitation amounts vary greatly from year to year for any given month. Using the Town of Dillwyn as the reference point, Buckingham County is about 180 miles from the Atlantic Ocean. Due to the proximity from the Atlantic Ocean, the remnants of hurricanes or tropical storms may pass over the county from the east or south, occasionally causing flooding and wind damage. The data from the National Weather Service in Figure 30 is for Farmville, as it was not available for Buckingham County, and is based on monthly and yearly averages between 1991 and 2020.

Figure 30 – Climate Data (Averages), Farmville, VA 1991-2020

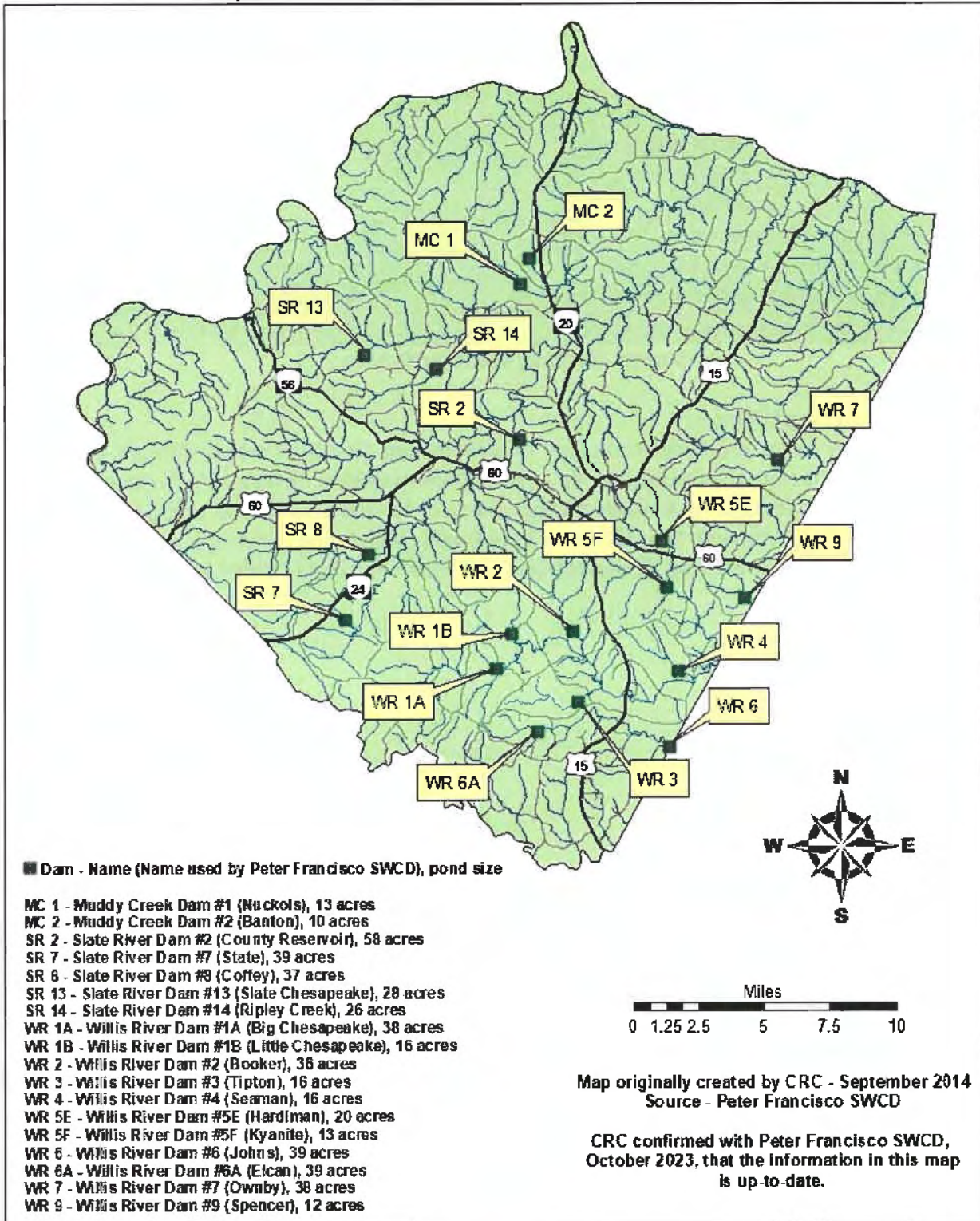
Criteria	Data
Annual Average Precipitation	44.47 inches
Annual Average Snowfall	6.1 inches
Annual Average Temperature	57.2 °F
January Average High Temperature	47.6 °F
January Average Low Temperature	25.7 °F
July Average High Temperature	88.5°F
July Average Low Temperature	67.3 °F
Month with Highest Average Rainfall	September – 4.58 inches
Month with Lowest Average Rainfall	February – 3.00 inches
Month with Highest Average Snowfall	February – 3.1 inches

Source: National Weather Service

Rivers and Watershed Dams

The James River forms the northern border of Buckingham County. It winds through Central Virginia and empties into the Chesapeake Bay. The Appomattox River forms much of the southern border of Buckingham County. It winds through parts of Central Virginia and empties into the James River east of Richmond. The Willis and Slate Rivers pass through Buckingham County and empty into the James River. Map 12 shows rivers and watershed dams in the County.

Map 12 – Rivers and Watershed Dams in Buckingham County



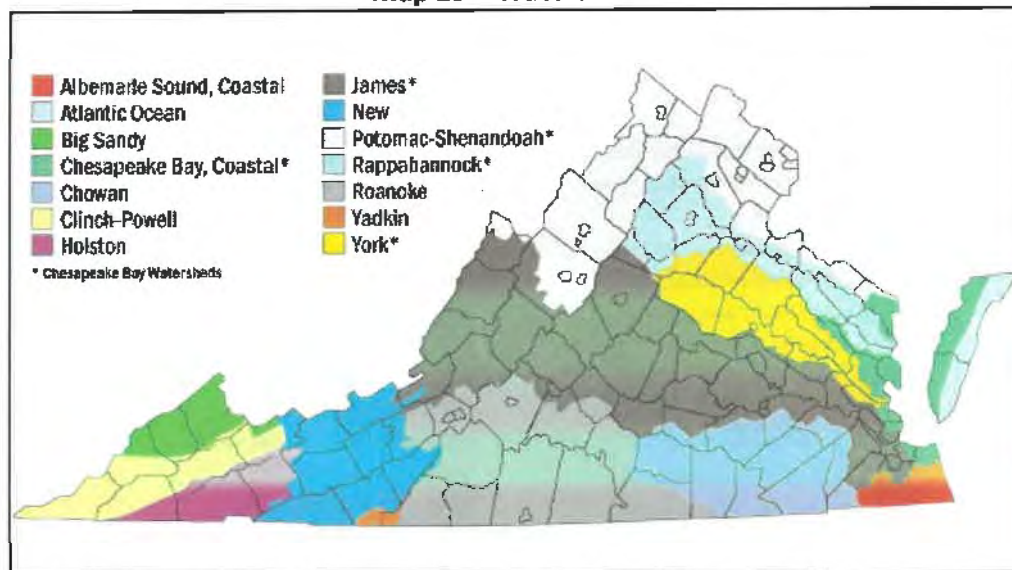
Watersheds

Buckingham County is within the James River Watershed (see Map 13). The James River Basin runs west to east across the State. According to the James River Association, the watershed covers approximately 10,000 square miles or approximately 25% of the Commonwealth's total area. The basin is bordered by the New River, Roanoke, Chowan, and Albemarle Sound-Coastal Basins to the south, and the Potomac/Shenandoah, Rappahannock, York, and Chesapeake Bay-Coastal Basins to the north. The James River begins at the confluence of the Cowpasture and Jackson Rivers in Botetourt County and ends in the Chesapeake Bay. Map 30a shows the sub watersheds in Buckingham County. The Virginia Cooperative Extension defines a sub watershed as "an area of land that drains into a body of water. Watersheds (or basins) can be any size, but generally the larger the body of water the larger the watershed. Smaller local or sub-watersheds (tributaries) drain much smaller areas that are sometimes only a few acres in size."

Flood Zones

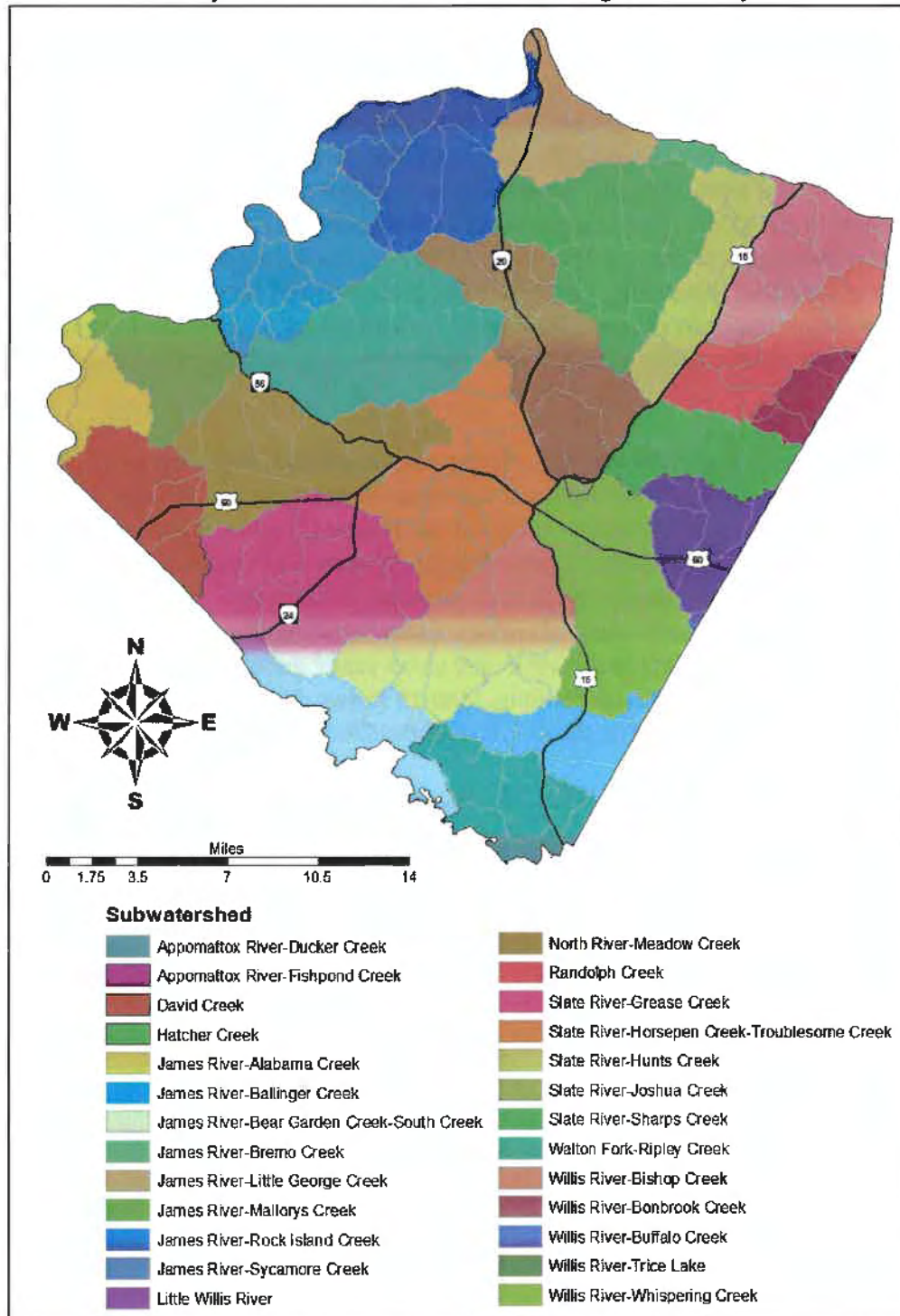
Federal Emergency Management Agency (FEMA) releases annual data on areas that flooding tends to occur and base flood information is available. Map 14 displays the flood zones within Buckingham County. Zone A is an area that is subject to one (1) percent chance of an annual flood with no base flood information available. Zone AE is an area that is subject to one (1) percent chance of an annual flood with base flood information readily available. FEMA defines Base Flood Elevation as "the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year." Zone X is an area that is at a minimal or moderate risk for annual flooding. Map 15 shows different wetland types in Buckingham County as identified by the U.S. Fish and Wildlife Service.

Map 13 – Watersheds



Source: Virginia Department of Conservation and Recreation (DCR) Website
<https://www.dcr.virginia.gov/soil-and-water/wsheds>

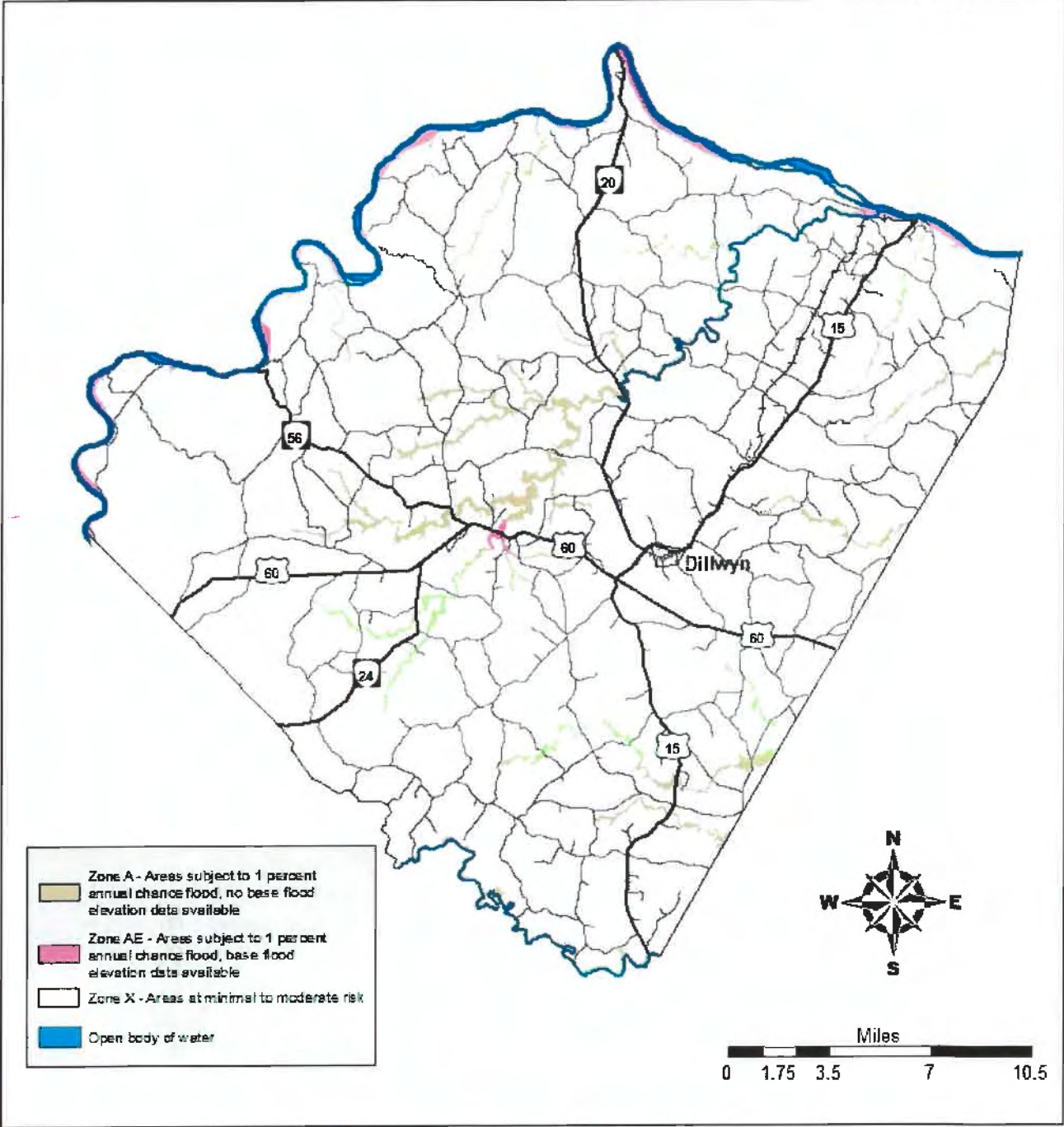
Map 13a – Sub Watersheds in Buckingham County



Map created by CRC – March 2023

Source: DCR

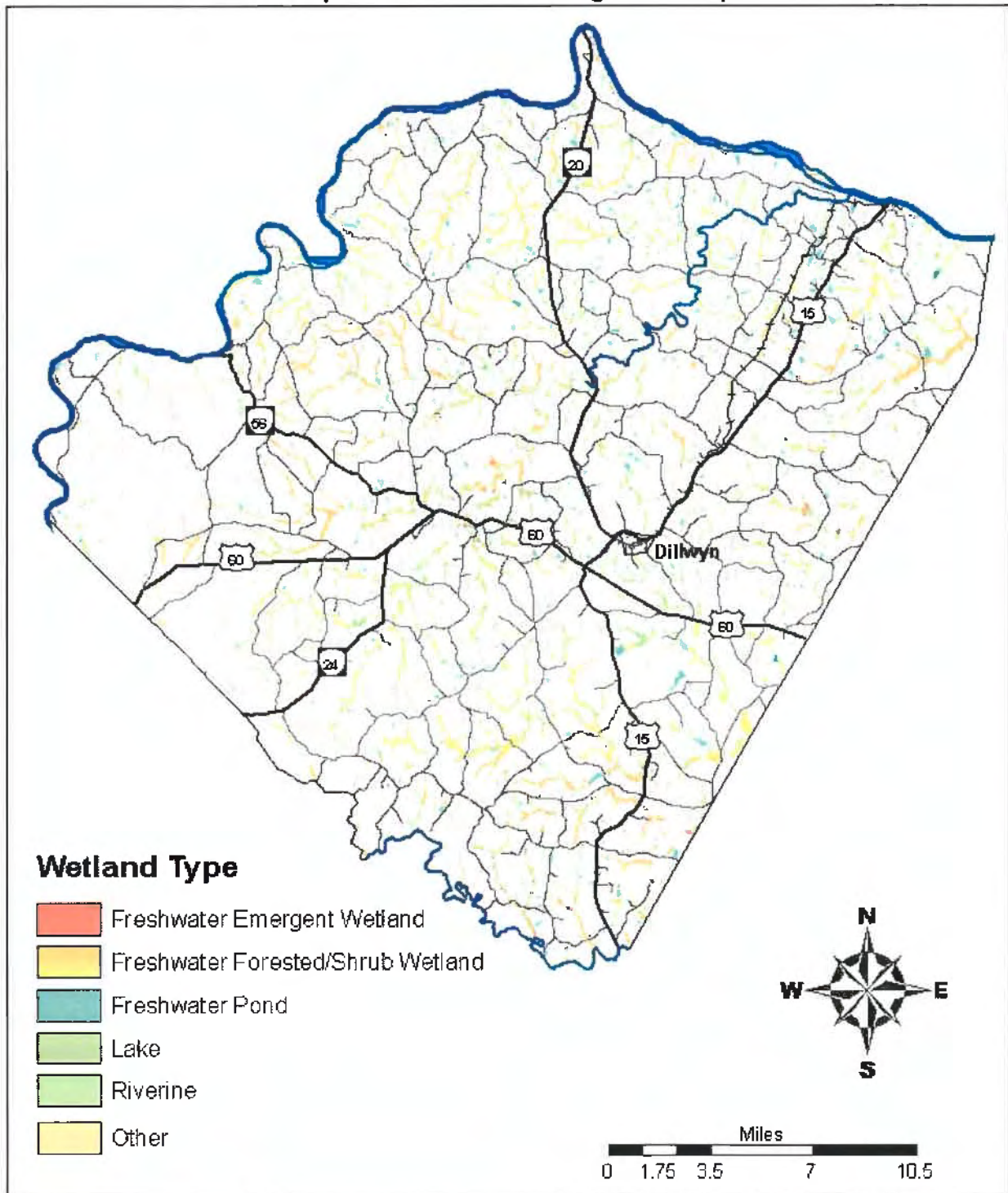
Map 14: Flood Zones within Buckingham County



Map created by CRC – March 2023

Source: FEMA

Map 15 – Wetlands in Buckingham County



Map created by CRC – January 2024
Source: U.S. Fish and Wildlife Service

River/Stream Flow Rates

There are a few locations within Buckingham County that measure river and stream flow rates to determine the amount of discharge that is released at each location. The U.S. Geological Survey Site uses a stream gauge to measure the waterflow rate. The waterflow rate is measured by Cubic Feet per Second or CFS. The higher the cubic feet per second the higher the stream or river. According to the U.S. Geological Survey site, the mean for James River at Scottsville is 6270 CFS, the mean for the Appomattox River at Farmville is 457 CPS, and the mean for the Slate River near Arvonnia is 313 CFS (See Figure 31). All three of the waterflow rates that were recorded are identified as the calculated average mean of recorded historical data. For the James River at Scottsville, this data is based on 44 years of historical data. For the Appomattox River at Farmville, this data is based on 97 years of historical data. For the Slate River near Arvonnia, this data is based on 86 years of historical data.

Figure 31: Average Mean River/Stream Flow Rates

River/Stream	Flow Rates Measured by Cubic Feet per Second (CFS)
James River at Scottsville	6270 CFS
Appomattox River at Farmville	457 CFS
Slate River near Arvonnia	313 CPS

Source: United States Geological Survey

Farmland

Since 1974, a farm is defined by the USDA Census of Agriculture to be a place from which \$1,000 or more agricultural products were produced or sold or would have normally been sold during the census year. The amount of farmland within Buckingham County has increased slightly over the course of the last 20 years. According to the 2022 USDA Agriculture Census, Buckingham County has 375 farms with an average of 216 acres within each farm, which is slightly more than in 1997, when Buckingham County had 370 farms with an average of 205 acres. According to the 2022 USDA Agricultural Census, the acreage of farmland is estimated to cover 21.8% of Buckingham County, with the following land uses: cropland (25,552 acres), pastureland (19,707 acres), woodland (28,260 acres), and other (7,381 acres). See Figure 32.

Figure 32: Buckingham County Agriculture Summary

	1997	2002	2007	2012	2017	2022
<i>Number of Farms</i>	370	389	411	391	408	375
<i>Farmland (acres)</i>	75,854	81,150	77,293	83,921	79,245	80,900
<i>Average Size per Farm (acres)</i>	205	209	188	215	194	216
<i>Harvested cropland (acres)</i>	18,014	21,638	19,530	20,241	21,685	20,578
<i>Farm Receipts</i>	\$18,084,000	\$20,254,000	\$32,617,000	\$39,881,000	\$43,445,000	\$56,980,000
<i>Receipts - Crops</i>	\$928,000	\$1,896,000	\$1,417,000	\$6,472,000	\$6,822,000	\$7,501,000
<i>Receipts - Livestock</i>	\$17,209,000	\$18,358,000	\$31,199,000	\$33,409,000	\$36,622,000	\$49,479,000
<i>Hired Farm Workers</i>	328	158	370	348	255	161
<i>Farm Labor Payroll</i>	\$1,349,000	\$379,000	\$1,208,000	\$1,597,000	\$2,681,000	\$1,363,000

Source: 1992, 1997, 2002, 2007, 2012, and 2017 USDA Census of Agriculture

Crops and Livestock

Buckingham County grows a variety of crop throughout the growing season. While some crops such as Hay has seen a decrease in the past 10 years, other crops have seen a dramatic increase in production due to an increase in demand. According to the USDA 2022 Census of Agriculture, Corn that is used for grain has increased by 940 acres since the 2007 Census.

Not only does Buckingham County grow a number of crops, but the County's residents also raise a number of livestock. According to the USDA 2022 Census of Agriculture, Poultry products have increased by 5,603,413 animals over the past 10 years. According to the National Agricultural Census Service, the letter D in a column represents National Agricultural Statistics Service (NASS) disclosure rules. NASS is obligated to withhold, under Title 7, U.S. Code, any total that would reveal an individual's information or allow it to be closely estimated by the public. Because of this disclosure rule, data regarding the 2007 inventory of Beef and Dairy Cattle, 2017 inventory of Corn (for silage), the 2007 inventory of Soybeans, and the 2022 inventory for wheat are not available for public knowledge. The growth and decline of crops and livestock are denoted in Figure 33.

Central Virginia Poultry Cooperative (CVP) has been formed by a group of former broiler chicken producers to restore and revitalize poultry production in Central Virginia for the benefit of poultry-dependent farms and communities through the production of table eggs. CVP, a farmer-owned agricultural cooperative (Code of Virginia, § 13.1-312), is for the benefit of its producer members and non-voting shareholders, and the first of its kind in Central Virginia. CVP formed in response to Tyson Foods' March 2023 announcement closing its Glen Allen, Virginia, broiler processing facility idling 265 farmer-owned production houses. Economic impact to the region was estimated as a \$358 million dollar loss annually. CVP has negotiated a 13-year contract to sell wholesale cage-free and other premium table eggs to Dutch Country Organics LLC (DCO), a Middlebury, Indiana, based company. DCO has contracted with CVP to purchase the eggs and ship them to their facility in Indiana where the eggs will be processed, graded and shipped across the country. The CVP's planned capacity for 2025 is 2 million hens in egg production, which would help produce an economic impact of 146 new direct employ jobs, 390 total community jobs and a revenue stream for the local community.

Figure 33: Buckingham County Select Farm Activities

Crop	Acres 2007	Acres 2012	Acres 2017	Acres 2022	Change from 2007 - 2017
<i>Corn (for grain)</i>	459	742	1,432	1,399	+940 acres
<i>Corn (for silage)</i>	1,628	2,028	(D)	460	-1,168
<i>Soybeans</i>	(D)	1,210	1,432	5,147	+3,937 acres
<i>Wheat</i>	208	581	905	(D)	+697 acres
<i>Hay (all types)</i>	17,987	17,102	16,818	12,326	-5,661 acres
<i>Vegetables</i>	8	8	18	17	+9 acres
Livestock	2007 Inventory	2012 Inventory	2017 Inventory	2022 Inventory	Change from 2007- 2017
<i>Beef Cattle</i>	(D)	10,294	8,259	6,992	-3,302 animals
<i>Dairy Cattle</i>	(D)	311	56	160	-151 animals
<i>Equine</i>	601	996	654	391	-201 animals
<i>Hogs and Pigs</i>	26,386	21,480	64,071	69,628	+43,242 animals
<i>Sheep and Lambs</i>	1,259	580	921	519	-740 animals
<i>Goats</i>	759	634	395	694	-65 animals
<i>Poultry</i>	249,697	882,808	6,545,091	5,853,110	+5,603,413 animals

(D) represents National Agricultural Statistics Service (NASS) disclosure rules

Source: 2007, 2012, and 2017 USDA Census of Agriculture**Soil**

Buckingham County contains a wide variety of soils, with agricultural productivity ratings ranging from very good to very poor. A county-wide soil survey and analysis is found in the publication *Soil Survey – Buckingham County Virginia*, United States Department of Agriculture Soil Conservation Service and Virginia Polytechnic Institute and State University, 1974. The different types of soils in Buckingham County are as follows:

- Bugley-Rock outcrop complex, 7 to 15 percent slopes
- Bugley-Rock outcrop complex, 15 to 35 percent slopes
- Bugley-Rock outcrop complex, 35 to 60 percent slopes
- Carbonton loam, 0 to 2 percent slopes
- Codorus-Hatboro complex, 0 to 3 percent slopes, frequently flooded
- Dan River loam, 0 to 4 percent slopes, occasionally flooded

- Delanco loam, 2 to 7 percent slopes, rarely flooded
- Devotion gravelly sandy loam, 7 to 15 percent slopes
- Devotion gravelly sandy loam, 15 to 25 percent slopes
- Devotion gravelly sandy loam, 25 to 50 percent slopes
- Elsinboro loam, 2 to 7 percent slopes, rarely flooded
- Fairview sandy loam, 2 to 7 percent slopes
- Fairview-Devotion complex, 7 to 15 percent slopes
- Fairview-Devotion complex, 15 to 25 percent slopes
- Fairview-Devotion complex, 25 to 45 percent slopes
- Grassland-Delanco complex, 2 to 7 percent slopes, rarely flooded
- Appomattox-Ayersville complex, 7 to 15 percent slopes
- Appomattox-Ayersville complex, 15 to 25 percent slopes
- Halifax-Delanco complex, 2 to 7 percent slopes, rarely flooded
- Hatboro loam, 0 to 2 percent slopes, frequently flooded
- Jackland-Mirerock complex, 2 to 7 percent slopes
- Littlejoe silt loam, 2 to 7 percent slopes
- Littlejoe silt loam, 7 to 15 percent slopes
- Littlejoe-Appomattox complex, 7 to 15 percent slopes
- Littlejoe-Bentley complex, 7 to 15 percent slopes
- Mayodan-Exway complex, 7 to 15 percent slopes
- Meadows loam, 25 to 60 percent slopes
- Oak Level loam, 7 to 15 percent slopes, extremely boulder
- Oak Level loam, 15 to 50 percent slopes, extremely boulder
- Oak Level-Diana Mills complex, 2 to 7 percent slopes
- Appomattox-Littlejoe complex, 2 to 7 percent slopes
- Appomattox-Littlejoe complex, 7 to 15 percent slopes
- Appomattox-Littlejoe complex, 15 to 25 percent slopes
- Oak Level-Siloam complex, 7 to 15 percent slopes
- Oak Level-Siloam complex, 15 to 25 percent slopes
- Penhook loam, 2 to 7 percent slopes
- Pilot Mountain-Westfield complex, 25 to 60 percent slopes, very rubbly
- Pits, quarry
- Polkton-Altavista complex, 2 to 7 percent slopes, rarely flooded
- Sindion loam, 0 to 3 percent slopes, occasionally flooded
- Spears Mountain silt loam, 2 to 7 percent slopes
- Spears Mountain silt loam, 7 to 15 percent slopes
- Spears Mountain silt loam, 15 to 25 percent slopes
- Spears Mountain-Bugley complex, 7 to 15 percent slopes
- Spears Mountain-Bugley complex, 15 to 25 percent slopes
- Spears Mountain-Bugley complex, 25 to 50 percent slopes

- Speedwell loam, 0 to 3 percent slopes, occasionally flooded
- Spriggs-Toast complex, 7 to 15 percent slopes
- Spriggs-Toast complex, 15 to 25 percent slopes
- Spriggs-Toast complex, 25 to 50 percent slopes
- Appomattox-Penhook complex, 2 to 7 percent slopes
- Stoneville loam, 2 to 7 percent slopes
- Toast sandy loam, 2 to 7 percent slopes
- Toast-Devotion complex, 7 to 15 percent slopes
- Toast-Devotion complex, 15 to 25 percent slopes
- Udorthents, loamy
- Westfield-Pilot Mountain complex, 7 to 15 percent slopes
- Westfield-Pilot Mountain complex, 15 to 25 percent slopes
- Westfield-Pilot Mountain complex, 25 to 60 percent slopes
- Wintergreen clay loam, 2 to 7 percent slopes, severely eroded
- Wintergreen clay loam, 7 to 15 percent slopes, severely eroded
- Yogaville loam, 0 to 2 percent slopes, frequently flooded
- Ayersville-Meadows complex, 7 to 15 percent slopes
- Ayersville-Meadows complex, 15 to 25 percent slopes
- Banister fine sandy loam, 2 to 7 percent slopes, rarely flooded
- Bentley-Fairview complex, 2 to 7 percent slopes
- Bentley-Fairview complex, 7 to 15 percent slopes
- Bentley-Penhook complex, 2 to 7 percent slopes
- Bentley-Spears Mountain complex, 2 to 7 percent slopes
- Bentley-Spears Mountain complex, 7 to 15 percent slopes
- Bentley-Spears Mountain complex, 15 to 25 percent slopes
- Brickhaven-Creedmoor complex, 2 to 7 percent slopes
- Brickhaven-Creedmoor complex, 7 to 15 percent slopes

Rocks/Minerals

Map 16 shows the different rock/mineral types in Buckingham County. The data is from Virginia Energy, the agency formerly known as the Virginia Department of Mines, Minerals, and Energy. The County is underlain by phyllite, diorite, greenstone, mylonite, amphibolite, quartzite, felsic volcanic rock, schist, granite, and other rocks.

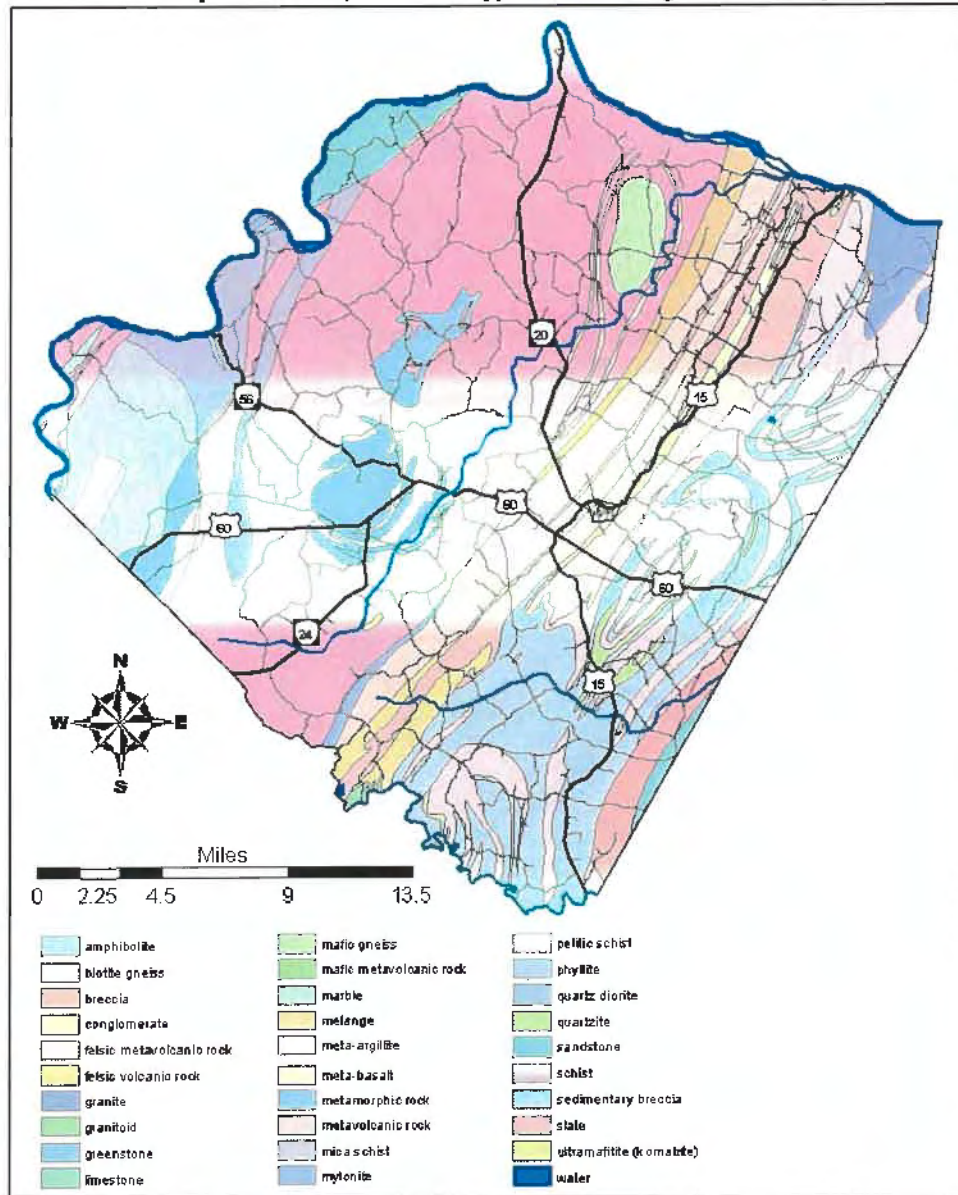
Map 17 shows locations of mines in Buckingham County. The data is from Virginia Energy, and is broken into three categories: Mines with active permits, mines facing bond forfeiture, and abandoned mines. The third category, abandoned mines, is broken down further by priority for reclamation. Abandoned mine sites have been assessed by an Orphaned Land Advisory Committee (OLAC) that was created through the Orphaned land Program, which was established by legislation in 1978. The OLAC consists of state, federal, local, and industry

stakeholders and evaluates orphaned land sites that have undergone a site investigation by Virginia Energy. Sites are ranked by the Committee based on the evaluation. A site is ranked as:

- High Priority (reclamation of these sites occurs first).
- Medium Priority (reclamation occurs after all high priority sites are complete).
- Low Priority (reclamation will occur after all high and medium priority sites are complete or the site is naturally reclaimed).

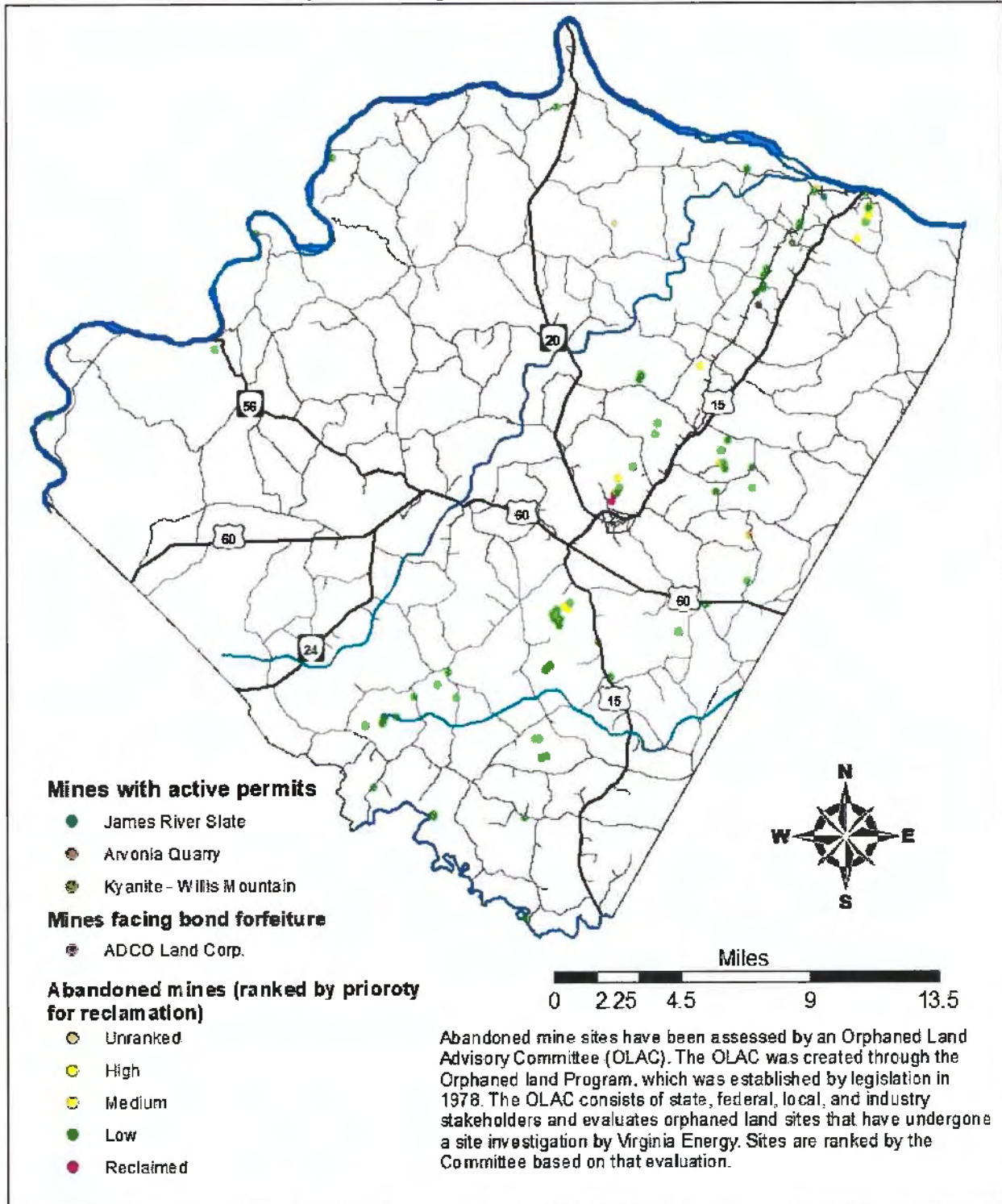
It should be noted that some sites have not been evaluated. Those sites are not ranked.

Map 16 – Rock/Mineral Types in Buckingham County



Map created by CRC – October 2023 (source: Virginia Energy)

Map 17 – Mining Sites in Buckingham County



Map created by CRC – December 2023 (source: Virginia Energy)

Forestland

Forests make up a large part of Buckingham County, both in terms of acreage and economic yields. Forestland makes up 86% of total acres in Buckingham County. There are 321,356 total acres of forestland in Buckingham County, according to the 2020 data from the USDA Forest Service. Of that total, 22,710 acres are publicly owned and 298,646 are privately owned. The Appomattox - Buckingham State Forest is Virginia's largest state forest covering a total of 19,513 acres in Appomattox and Buckingham Counties. A small portion of the Cumberland State Forest is also located in Buckingham County as well. The Cumberland State Forest is Virginia's second largest state forest at 16,154 acres.

Forestland is defined by the USDA Forest Service as a forest that is at least ten (10) percent stocked by forest trees of any size, or formerly having had such tree cover, and not currently developed for non-forest use. The minimum area is considered for classification as one (1) acre with forest strips must be at least 120 feet wide.

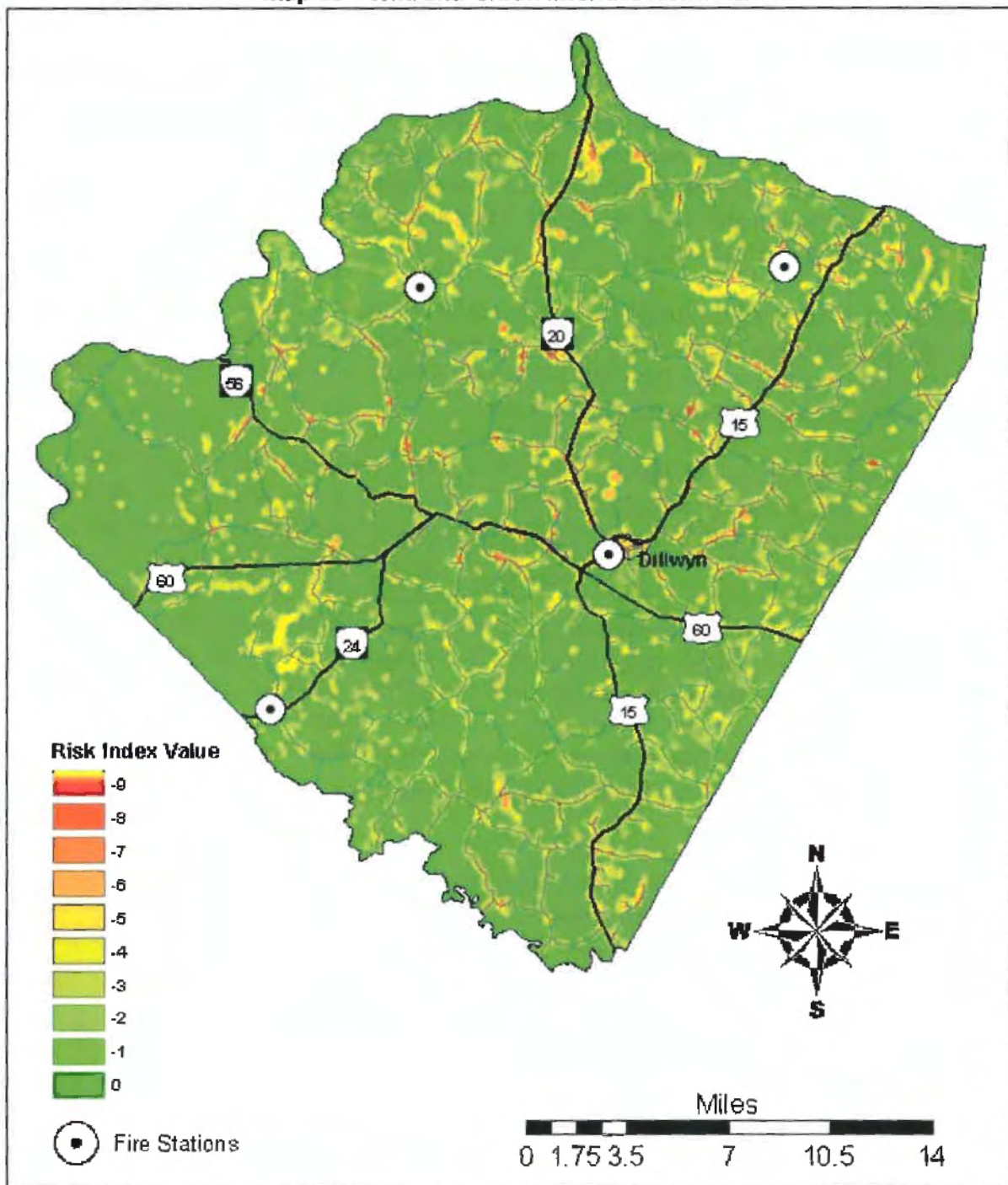
Dominant soft species in the area include Loblolly Pine, Shortleaf Pine, Virginia Pine and Red Cedar. Dominant hardwoods include White Oak, Red Oak, Black Oak, Scarlet Oaks, Yellow Poplar, American Beech, Green Ash, Chestnut, Sycamore, Mockernut and Pignut Hickory, Black Gum, Red Maple and Birch.

Buckingham County is served by several timber mills, and is home to many forestry consultants and timber managers. They work to monitor the timber markets and respond to product demands. Additionally, they work with the VDOF to control insect or disease outbreaks and keep the forest healthy. Forest landowners who harvest their timber may reforest these areas by planting one-year-old seedlings or rely on natural regeneration of commercially valuable species. The VDOF sells various species of seedlings for planting.

Wildland Urban Interface

The Wildland Urban Interface (WUI) Risk Index for Buckingham County is shown in Map 18 and maps 18a – 18d. The WUI Risk Index rates the potential impact of wildfire on people and their homes on a scale of 0 (lowest risk) to -9 (highest risk). The Index uses housing density as a key factor to determine risk. The Index was developed by the Southern Group of State Foresters and uses housing density, plus others factors, to assess risk. Housing density is categorized based on the standard Federal Register and U.S. Forest Service Silvics data set categories. The data is presented as the number of houses per acre.

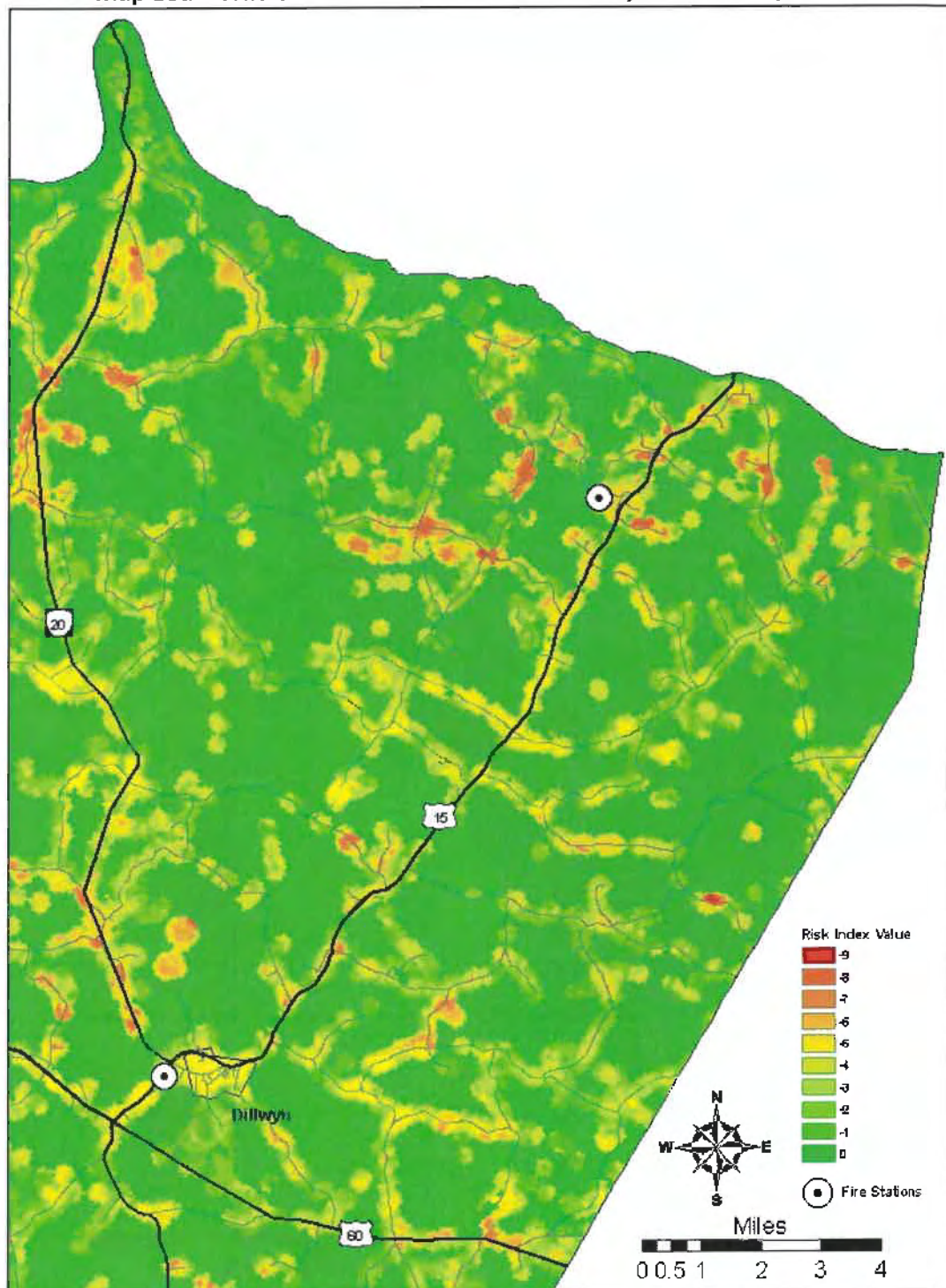
Map 18 – Wildland-Urban Interface Risk Index



Map created by CRC – October 2023

(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)

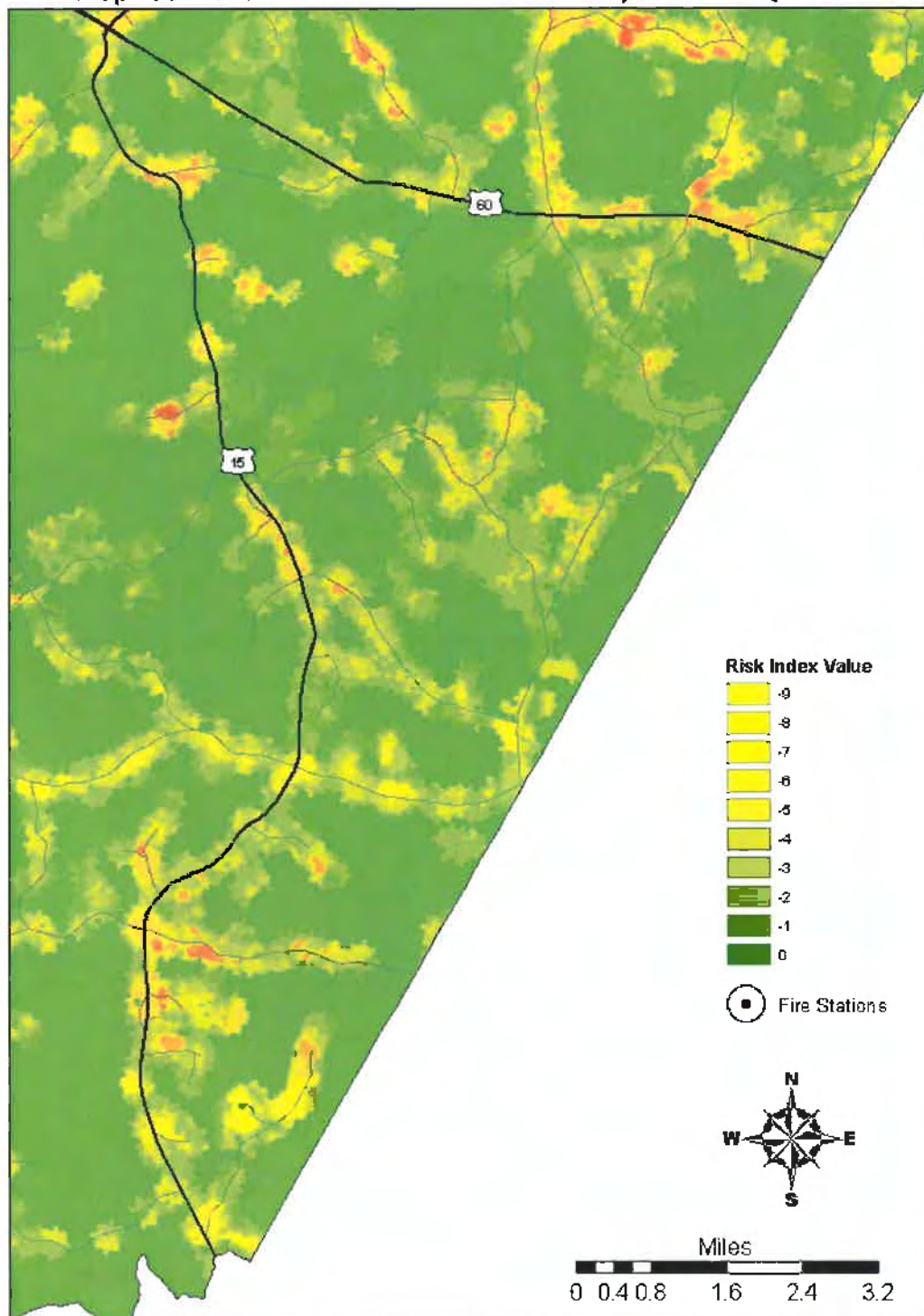
Map 18a – Wildland-Urban Interface Risk Index, Northeast Quadrant



Map created by CRC – October 2023

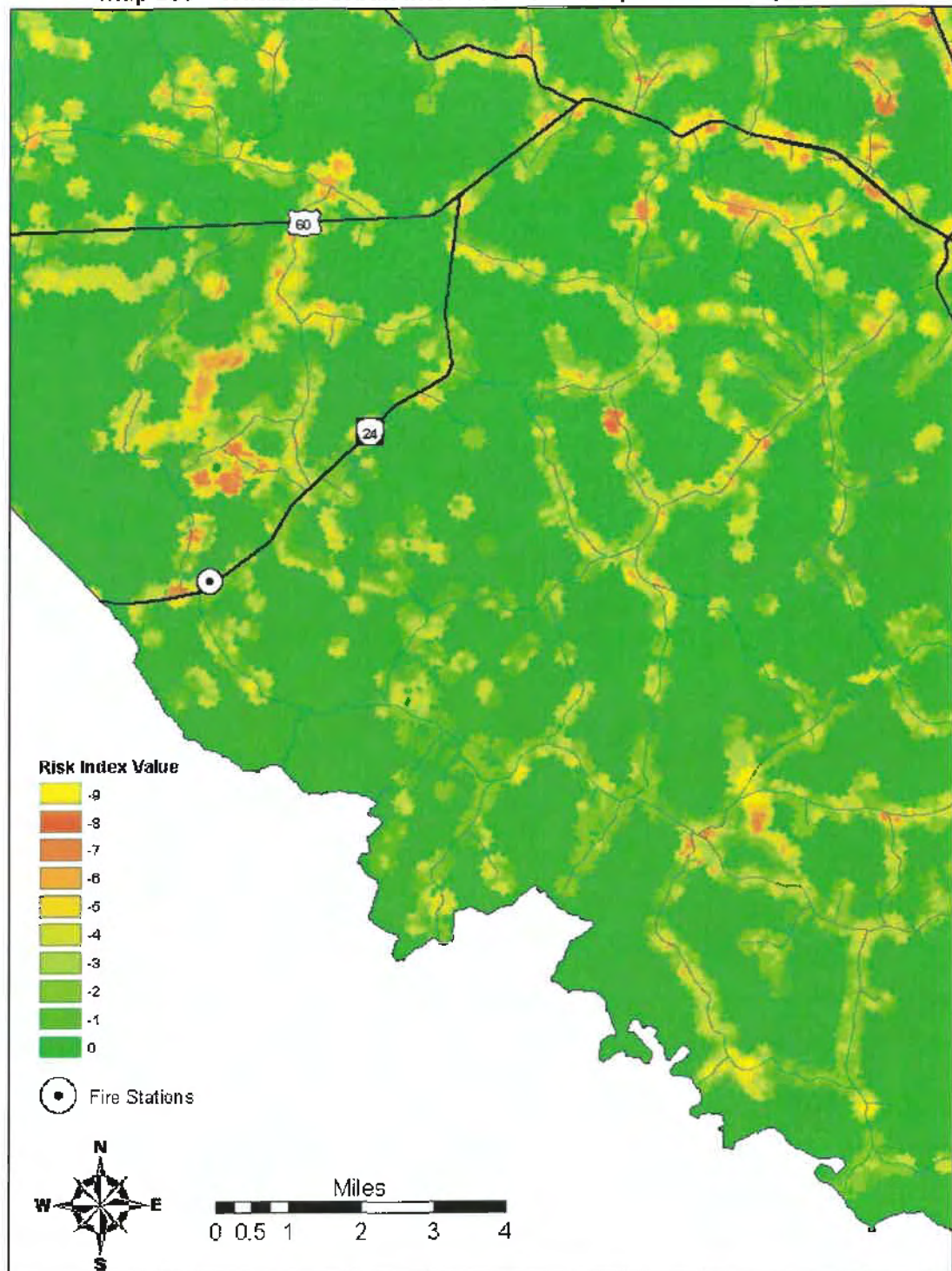
(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)

Map 18b – Wildland-Urban Interface Risk Index, Southeast Quadrant



Map created by CRC – October 2023
(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)

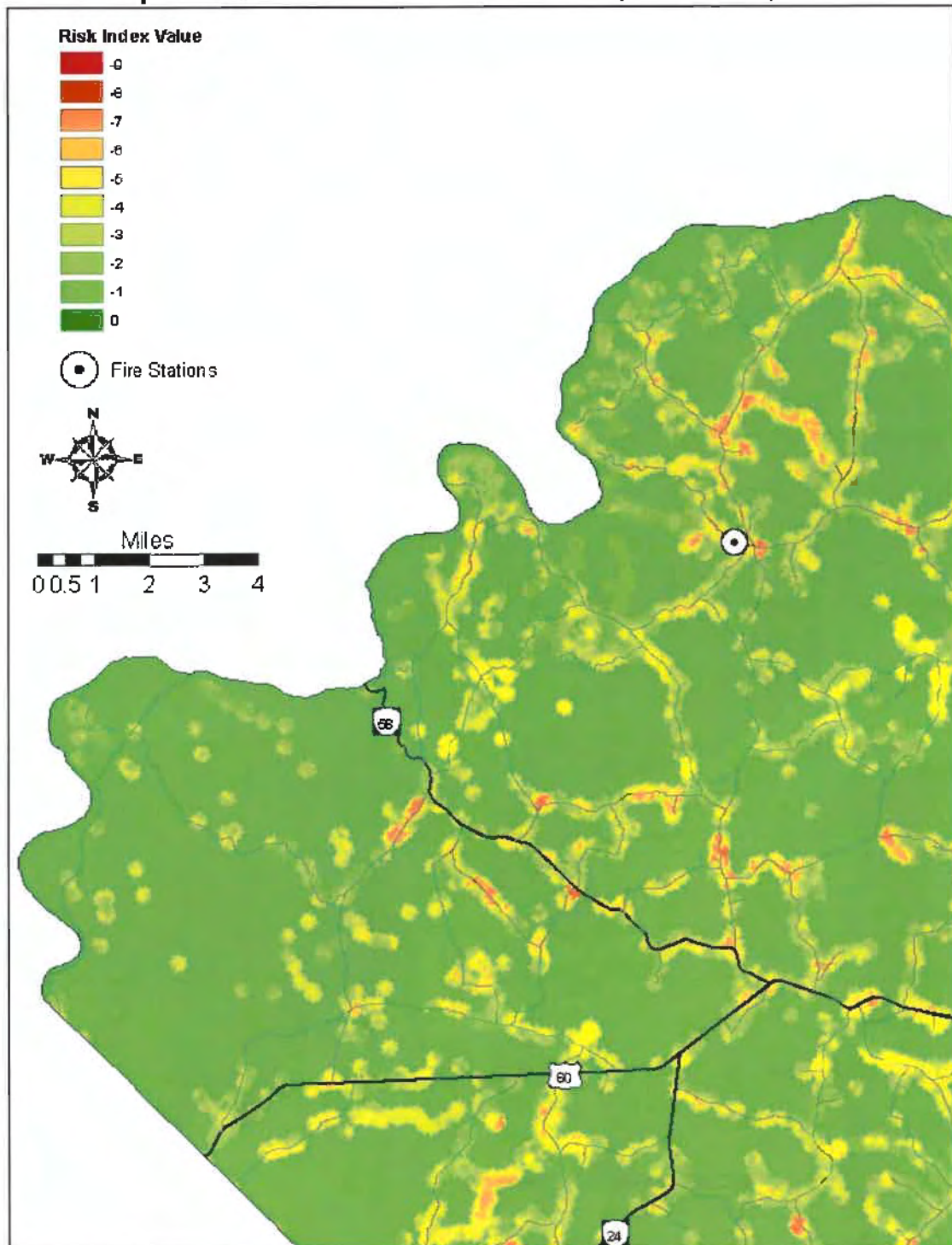
Map 18c – Wildland-Urban Interface Risk Index, Southwest Quadrant



Map created by CRC – October 2023

(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)

Map 18d – Wildland-Urban Interface Risk Index, Northwest Quadrant



Map created by CRC – October 2023
(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)



Chapter IV

Transportation

IV: Transportation

Introduction

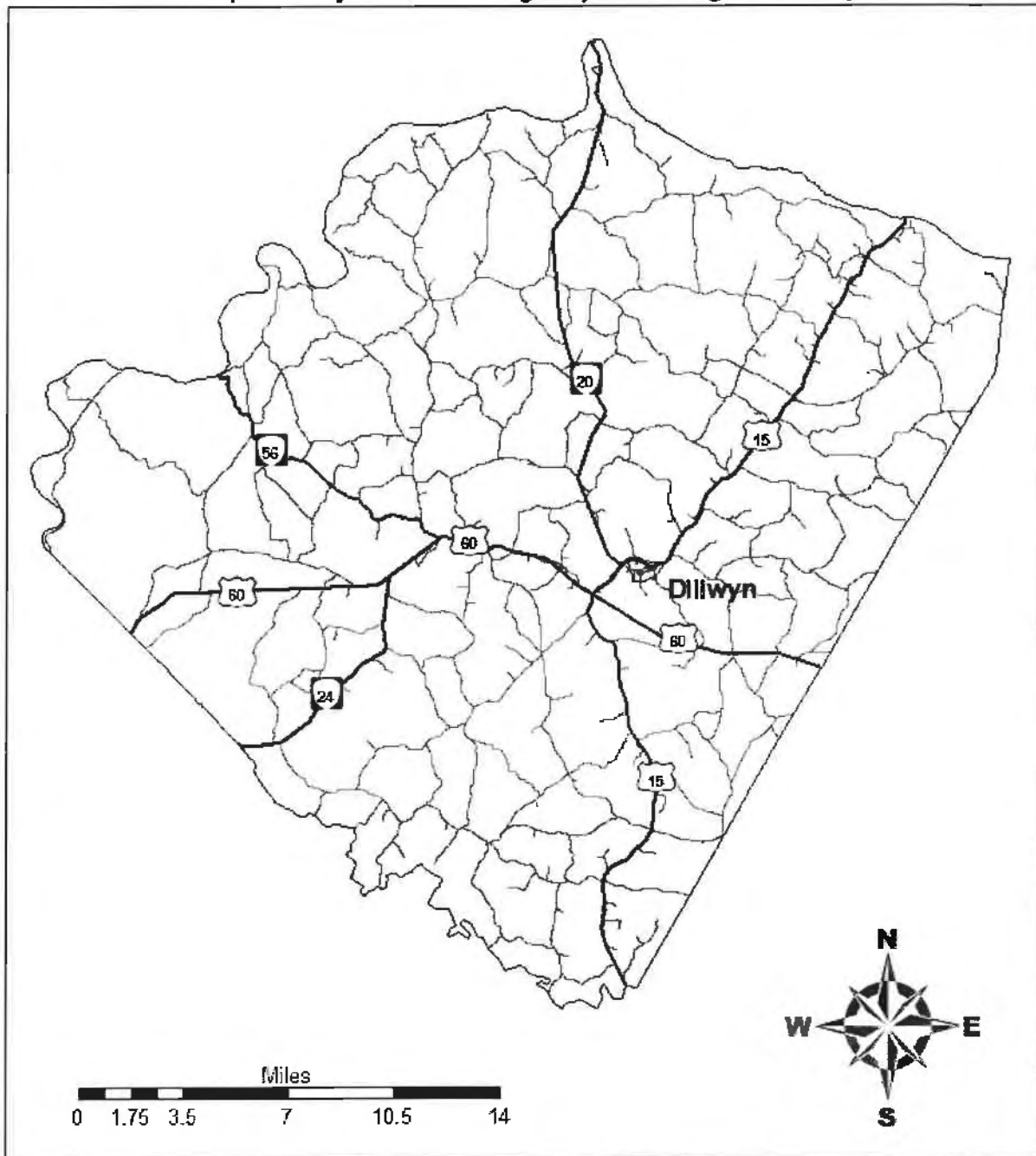
Several factors must be considered in analyzing the transportation facilities for Buckingham County. A transportation system must first and foremost be safe and efficient. Residents expect to be able to transport themselves and their materials in the shortest period of time while being ensured they will 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 more 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

No interstate highways are in Buckingham County. There is one four-lane highway in the County: a segment of U.S. 60, roughly four miles, passes through the middle part of the County. Map 19 highlights the major roads and highways in Buckingham County.

- U.S. Highway 60 in Buckingham County is a two-lane highway except for the one segment between Sprouses Corner and the Buckingham Court House Village that is four lanes. U.S. Highway 60 connects the County with the Richmond area to the east and Amherst County to the west.
- U.S. Highway 15 is a two-lane highway that connects Buckingham County with the Towns of Farmville and Keysville to the south and Zion Crossroads (where the highway accesses Interstate 64) to the north. From Keysville, the highway continues south through the Raleigh-Durham region of North Carolina then into South Carolina. From Interstate 64, the highway continues north through Maryland and Pennsylvania.
- Virginia Primary Highway 20 is a two-lane highway that starts at the intersection of U.S. Highway 15 just south of Dillwyn and runs north, passing through the City of Charlottesville and the Town of Orange. Virginia Primary Highway 20 ends at and connects to Virginia Primary Highway 3 between the Town of Culpeper and the City of Fredericksburg.
- Virginia Primary Highway 24 is a two-lane highway that starts at the intersection of U.S. Highway 60 just west of Buckingham Court House at Mount Rush and runs west, passing through the Town of Appomattox. From there, Virginia Primary Highway 24 continues west to the City of Roanoke.
- Virginia Primary Highway 56 is a two-lane highway that starts at U.S. Highway 60 just west of Buckingham Court House at Duck's Corner and runs northwest into Nelson County.

Map 19 – Major Roads and Highways in Buckingham County



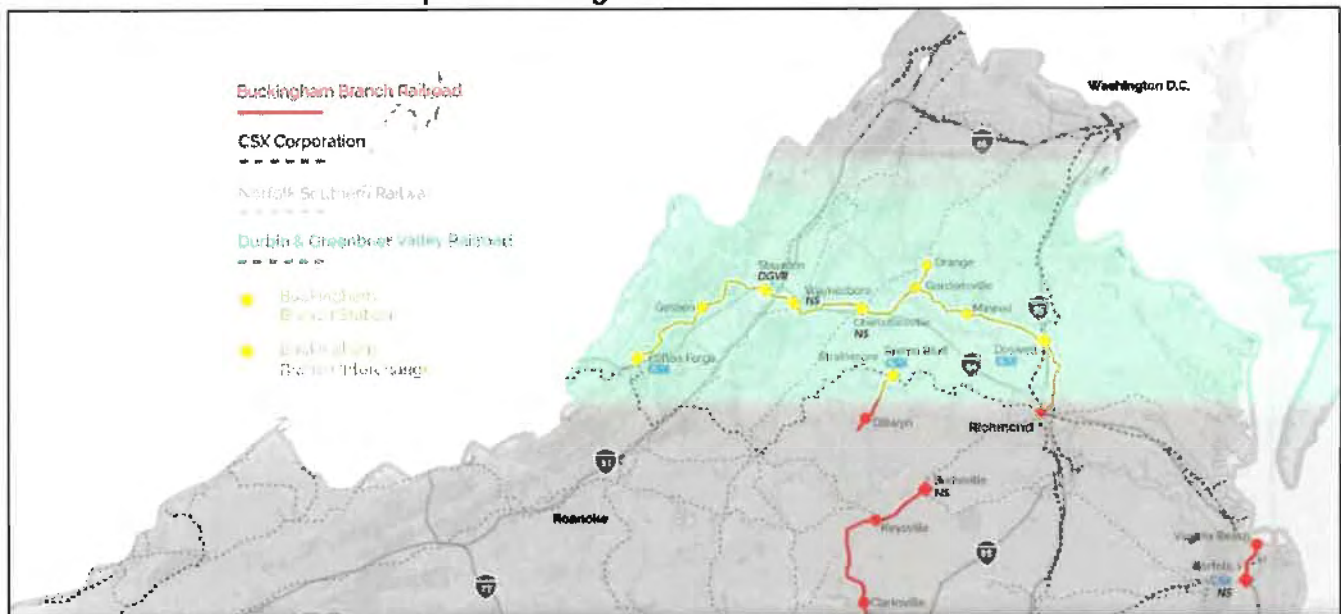
Map created by CRC – November 2023

Rail Service

Buckingham Branch Railroad owns multiple rail lines throughout Western, Central and Southside Virginia. The company was founded by Bob and Annie Bryant in 1989, when they acquired the 17-mile rail line from Dillwyn to Bremo Bluff. Buckingham Branch owns that line and the historic Dillwyn Train Station, as well as lines that run south from Burkeville to Clarksville and lines that run east-west from Richmond to Clifton Forge and a short line that runs from Virginia Beach to Norfolk. According to the company website, Buckingham Branch now owns 280 miles of track. Buckingham Branch rail lines connect with lines owned by CSX Corporation. Trains use the Buckingham Branch system haul lumber, slate, and other types of freight. Map 20 shows the Buckingham Branch rail system.

There is no passenger rail service in the area. The closest passenger rail is in Richmond, Charlottesville, and Lynchburg, all of which provide Amtrak services.

Map 20 – Buckingham Branch Rail Network



Source: Buckingham Branch Railroad (<http://buckinghambranch.com/>)

Airports

The nearest airports with scheduled commercial air passenger service are Lynchburg Regional Airport in Lynchburg, Virginia (46.3 miles from Buckingham Court House) and Charlottesville-Albemarle Airport just north of Charlottesville, Virginia (52.7 miles from Buckingham Court House). Richmond International Airport just east of Richmond, Virginia (80.2 miles from Buckingham Court House), Dulles International Airport just west of Washington, DC (138 miles from Buckingham Court House), Ronald Reagan Washington National Airport in Arlington, Virginia (144 miles from Buckingham Court House), and Raleigh-Durham International Airport in North

Carolina (146 miles from Buckingham Court House) also offers scheduled commercial air passenger service.

There are four airports with paved runways in Planning District 14: Farmville Municipal Airport, Allan C. Perkinson Airport at the Blackstone Army Airfield (Fort Barfoot), Crewe Municipal Airport, and the Lunenburg County Airport. While there are no public airports located in Buckingham County, there are several private runways and grass strips located in the County.

Road Maintenance

The Virginia Department of Transportation (VDOT) maintains and provides maintenance funds for Buckingham County's Road system. The criterion for 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.

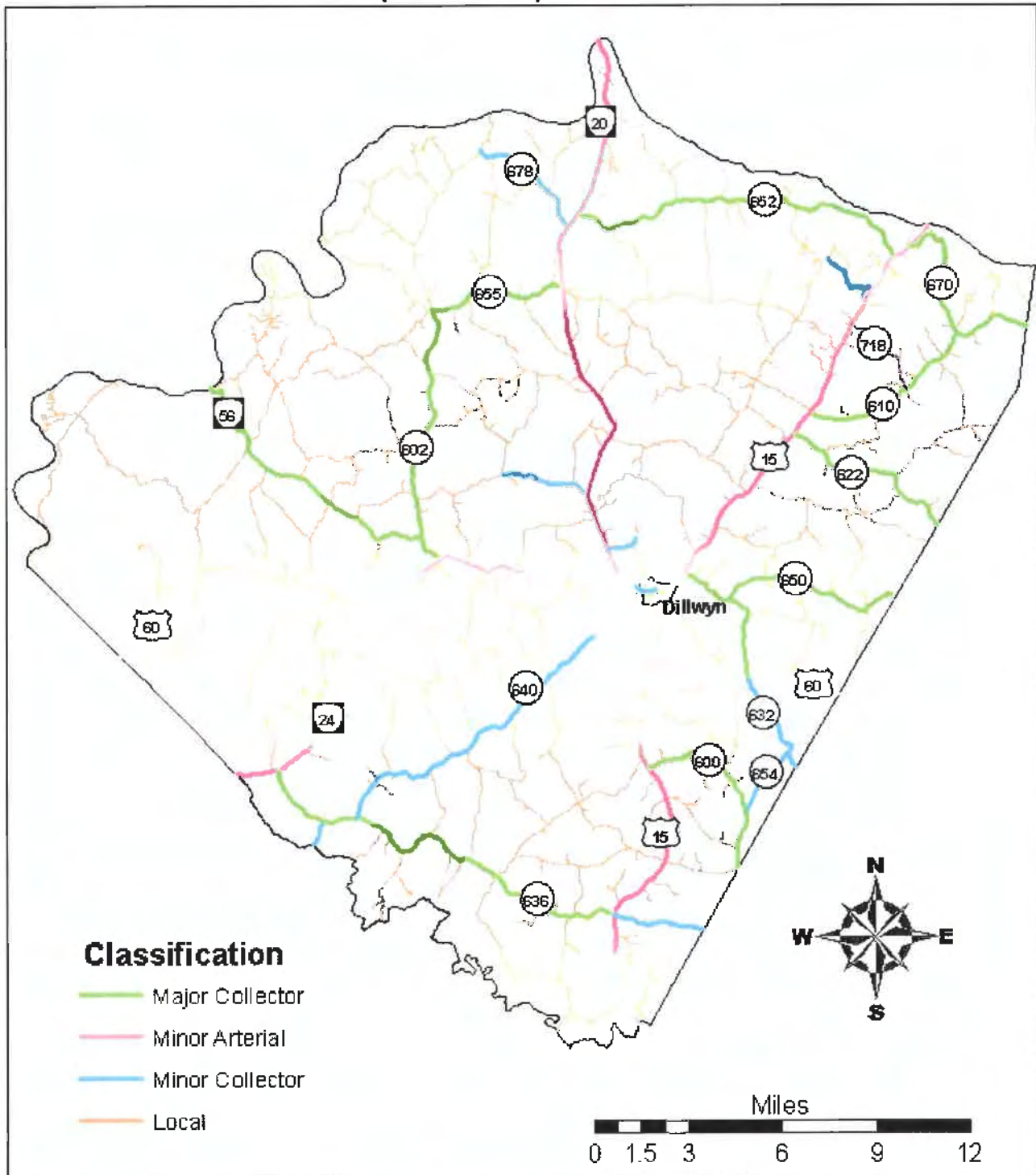
VDOT has divided the state into nine (9) construction districts. Buckingham County is included in the Lynchburg District. This District covers a total of nine (9) counties, which include: Amherst, Appomattox, Buckingham, Campbell, Cumberland, Halifax, Nelson, Pittsylvania, and Prince Edward.

Highway Functional Classification Plan

According to the VDOT, highway functional classification is a grouping of highways into systems according to the character of service that they are intended to provide (see Map 21 and Figure 34). All roads within Buckingham County 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 the demands of an urban area 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.
- **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.
- **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.
- **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.
- **Local** – These roads provide access to adjacent land and serve travel of short distances as compared to the higher systems.

Map 21 – Roadway Classification



Map created by CRC – March 2024
Source: VDOT

Figure 34 – Total Roadway Miles in Buckingham County

Total Local Roadway Miles	1,343.38
Major Collector	97.48
Minor Arterial	84.80
Minor Collector	33.24
Local	1,127.86

Source: VDOT

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 Improvement 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. The Six-Year program includes 28 projects in Buckingham County:

- U.S. 15 – Shoulder widening and addition of rumble strips (construction underway)
- U.S. 15 – Add turn lanes at Route 636 (completed)
- Route 731 – Install flashing lights and gates
- Route 608 – Surface treat non-hard surface
- Route 620 – Surface treat non-hard surface
- Route 622 – Surface treat non-hard surface
- Route 627 – Surface treat non-hard surface
- Route 649 – Surface treat non-hard surface
- Route 653 – Surface treat non-hard surface
- Route 664 – Surface treat non-hard surface
- Route 679 – Surface treat non-hard surface
- Route 693 – Surface treat non-hard surface
- Route 702 – Surface treat non-hard surface
- Route 705 – Surface treat non-hard surface
- Route 708 – Surface treat non-hard surface
- Route 713 – Surface treat non-hard surface
- Route 714 – Surface treat non-hard surface
- Route 717 – Surface treat non-hard surface
- Route 739 – Surface treat non-hard surface
- Route 740 – Surface treat non-hard surface
- Route 756 – Surface treat non-hard surface
- Route 766 – Surface treat non-hard surface

- Route 778 – Surface treat non-hard surface
- Route 780 – Surface treat non-hard surface
- Route 790 – Surface treat non-hard surface
- Route 801 – Surface treat non-hard surface
- Route 804 – Surface treat non-hard surface

Citizens Survey Results on Road Improvements

According to feedback gained in the citizen survey, the most cited needs for improvement in the County are pothole repairs, road widening, brush/tree maintenance, road maintenance/repair, reduce the amount of litter along roadways, and road safety. Other needs that got slightly lower response rates were cut back grass, cut back brush on back roads, no more big trucks/tractor trailers on back roads, and smooth pavement.

CRC 2045 Regional Long-Range Transportation Plan

The Commonwealth Regional Council's (CRC) 2045 Regional Long-Range Transportation Plan identifies a handful of transportation needs in Buckingham County. The Plan identifies potential projects for VDOT funding. The Plan can be found online at <https://www.virginiasheartland.org/wp-content/uploads/2023/09/CRC-LRTP-2045-FINAL.pdf>.

VTrans

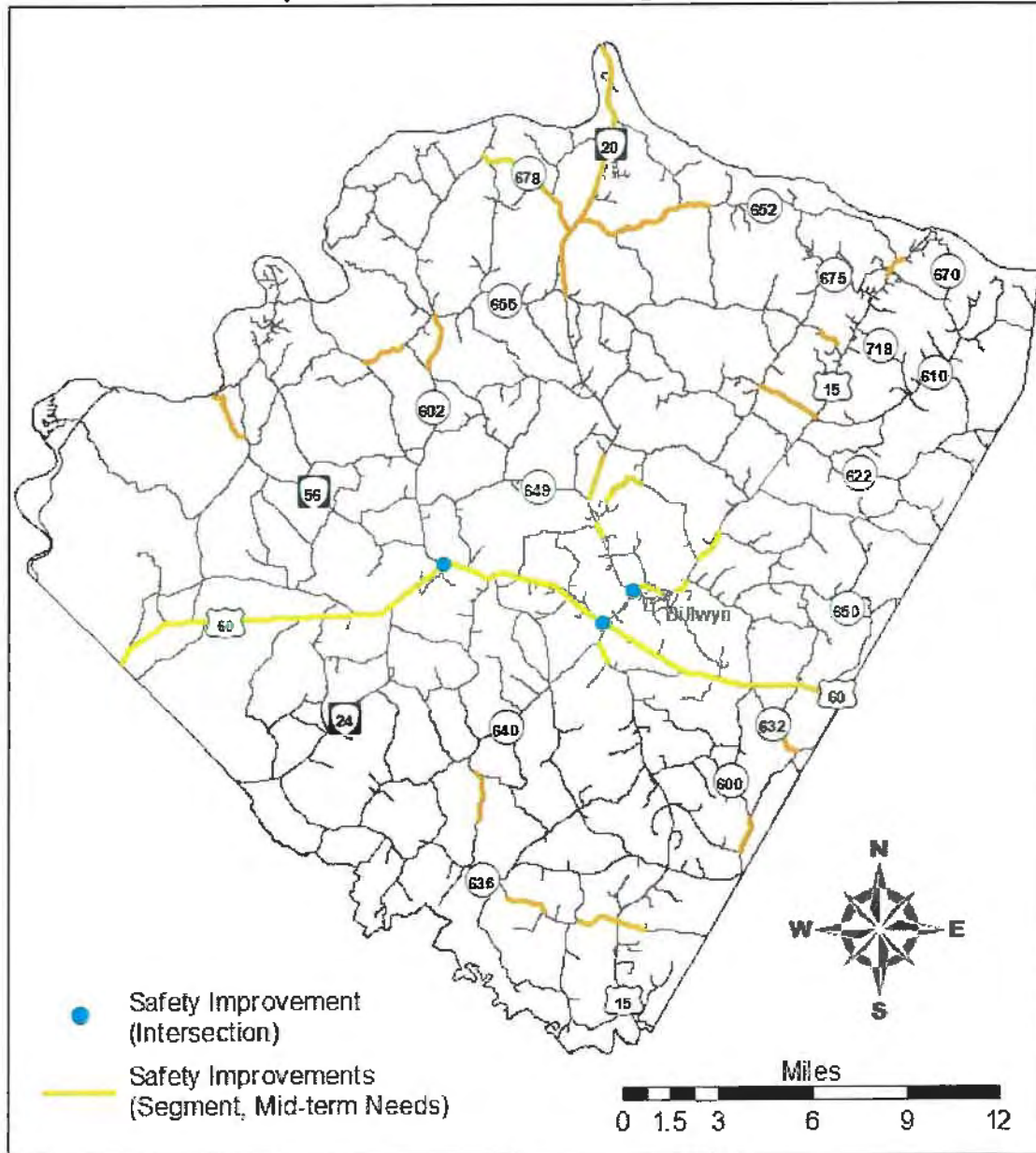
VTrans is the long-range, statewide multimodal policy plan developed by the Commonwealth Transportation Board (CTB) that lays out overarching Vision and Goals for transportation in the State of Virginia. It identifies transportation investment priorities and provides direction to transportation agencies on strategies and programs to be incorporated into their plans and programs. The VTrans2025 Report was adopted by the CTB in 2004, and the VTrans2035 Report was adopted in 2009.

The interim update of VTrans2035 (VTrans2035 Update) did not establish a new horizon year or include a fully updated analysis of anticipated long-range transportation needs, but rather focused on transforming the existing components of VTrans2035 into a new framework for linking system-wide performance evaluations to planning, policy development, and funding decisions. Using this "performance-based planning" framework, transportation agencies and decision-makers can use information about projected transportation needs with assessments of current system performance to develop cost-effective strategies that simultaneously address existing transportation needs and anticipated future conditions.

VTrans 2040 was adopted by the CTB in 2018. The most recent iteration of VTrans is the VTrans Update, which is currently underway (the CTB is moving away from including the year on each update). The VTrans Update notes VDOT is working with PDCs/Regional Councils throughout the Commonwealth to evaluate the state's rural multimodal transportation system and to recommend a range of improvements that address existing and future needs. VDOT used data

from previous planning studies, Regional Long Range Plans and local comprehensive plans as well as internal data from the Office of Intermodal Planning and Investment to identify needs for localities across the State. Buckingham County is located in the Commonwealth Regional Council (Planning District 14) region. Identified needs in Buckingham County are denoted in Map 22.

Map 22 – VTrans Needs in Buckingham County



Map created by CRC – January 2024
Source: VDOT

Traffic Volumes/Level of Service/Volume-to-Capacity Ratio

The Virginia Department of Transportation (VDOT) compiles data to assess the condition of roads, highways, bridges, and large culverts. VDOT conducts a program where traffic count data is 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. Annual data going back to 2001 can be seen at <http://www.virginiadot.org/info/ct-TrafficCounts.asp> (Traffic Volumes Maps). VDOT also calculates future traffic projections for roads and highways.

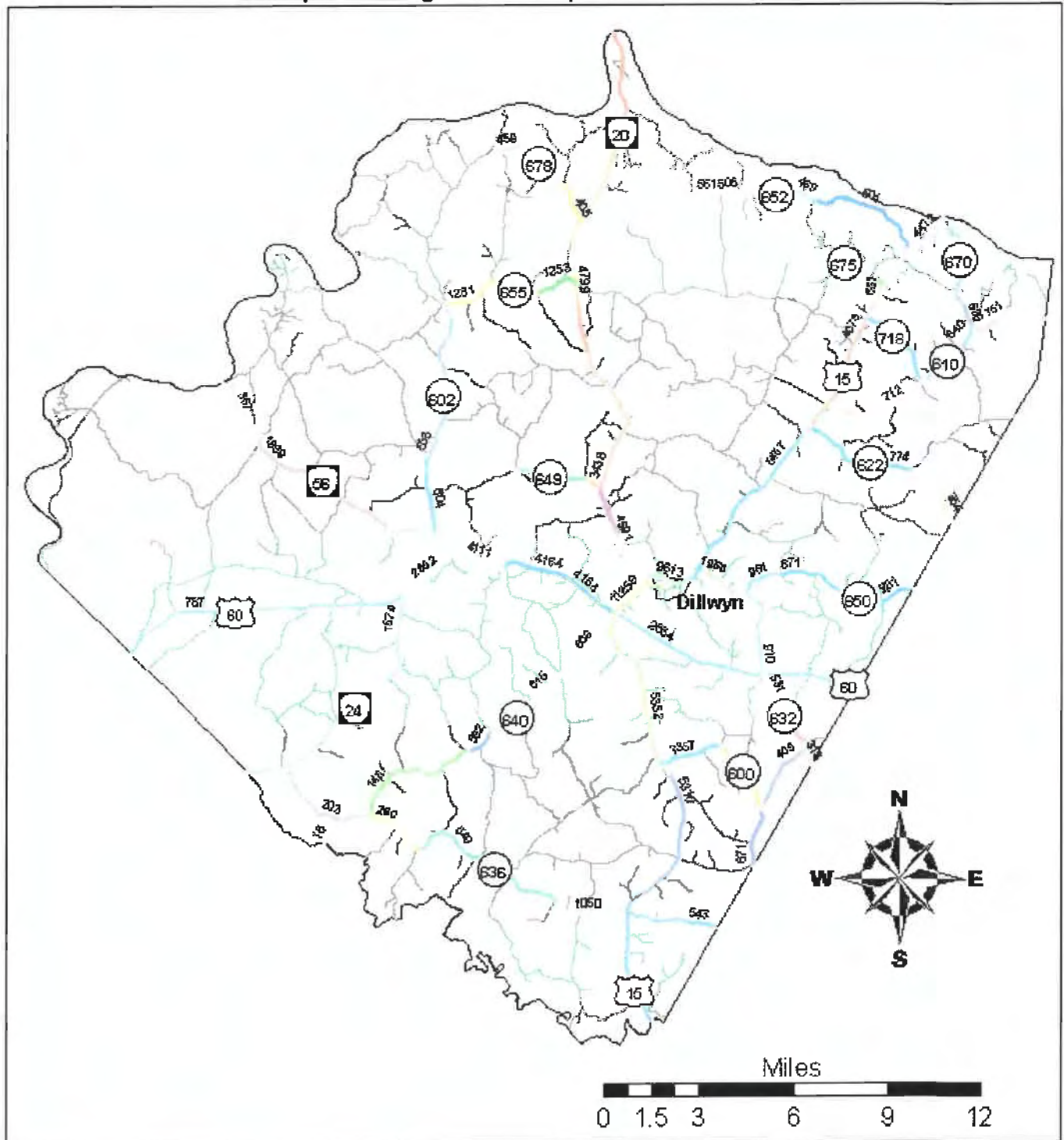
Maps 23 and 24 show present and projected future traffic volumes for Buckingham County for selected routes. Present routes are from 2019. Projected future traffic volumes are for 2045.

Map 25 shows present Level of Service for Buckingham County roads, and Map 26 shows projected Level of Service for 2045. Level of Service is defined as follows:

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

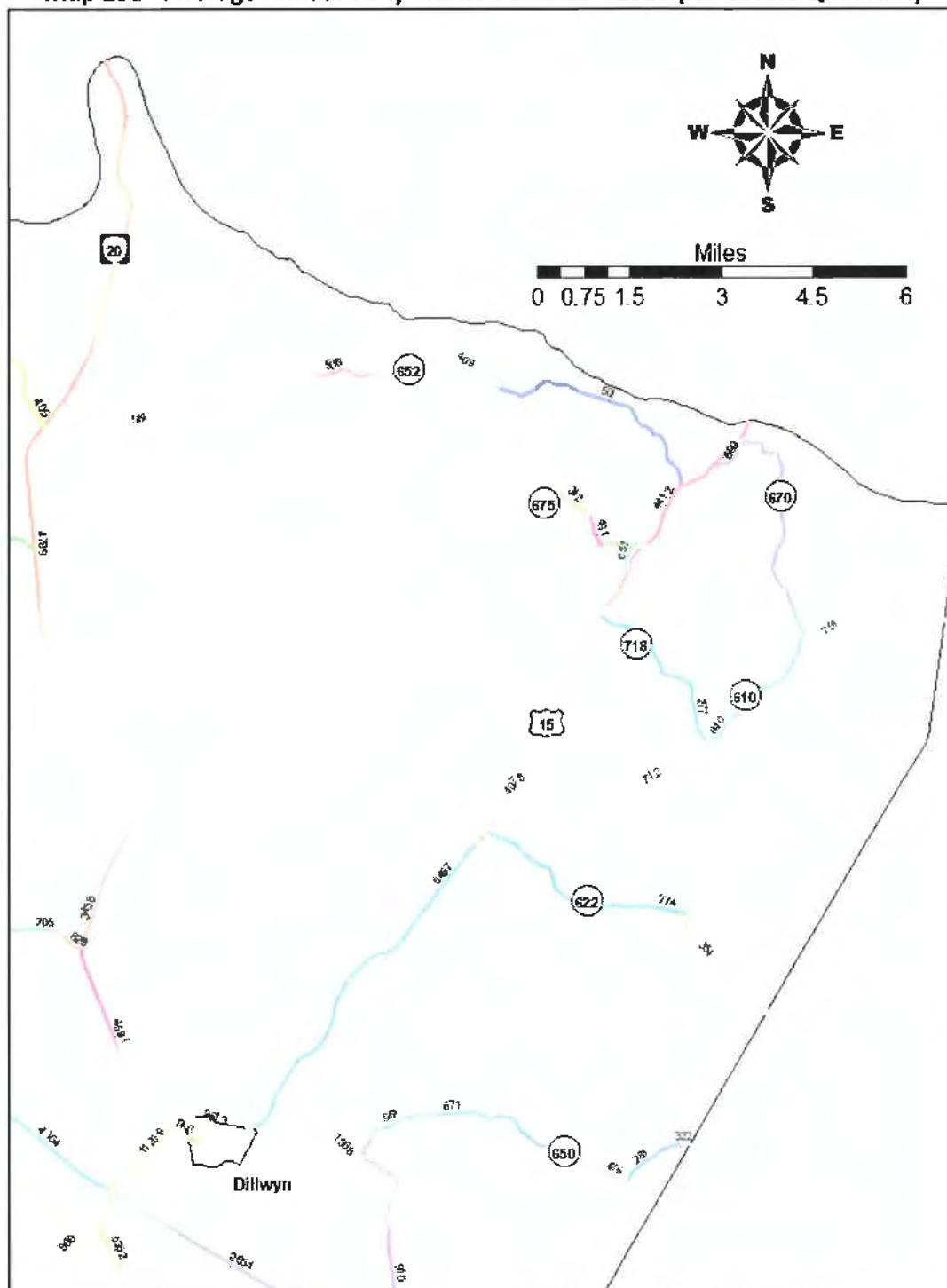
Map 27 shows the current Volume-to-Capacity ratio of roads in Buckingham County. Map 28 shows projected Volume-to-Capacity Ratio for 2045. A ratio of less than 0.85 generally means that traffic volume capacity is adequate and vehicles are not expected to experience significant delays. A ratio of closer to 1.0 means that traffic flow may become unstable, and delays are possible. A ratio of more than 1.0 means that traffic flow is unstable, and excessive delays can be expected.

Map 23 - Average Annual Daily Traffic Volumes - 2019



Map created by CRC – March 2024
Source: VDOT

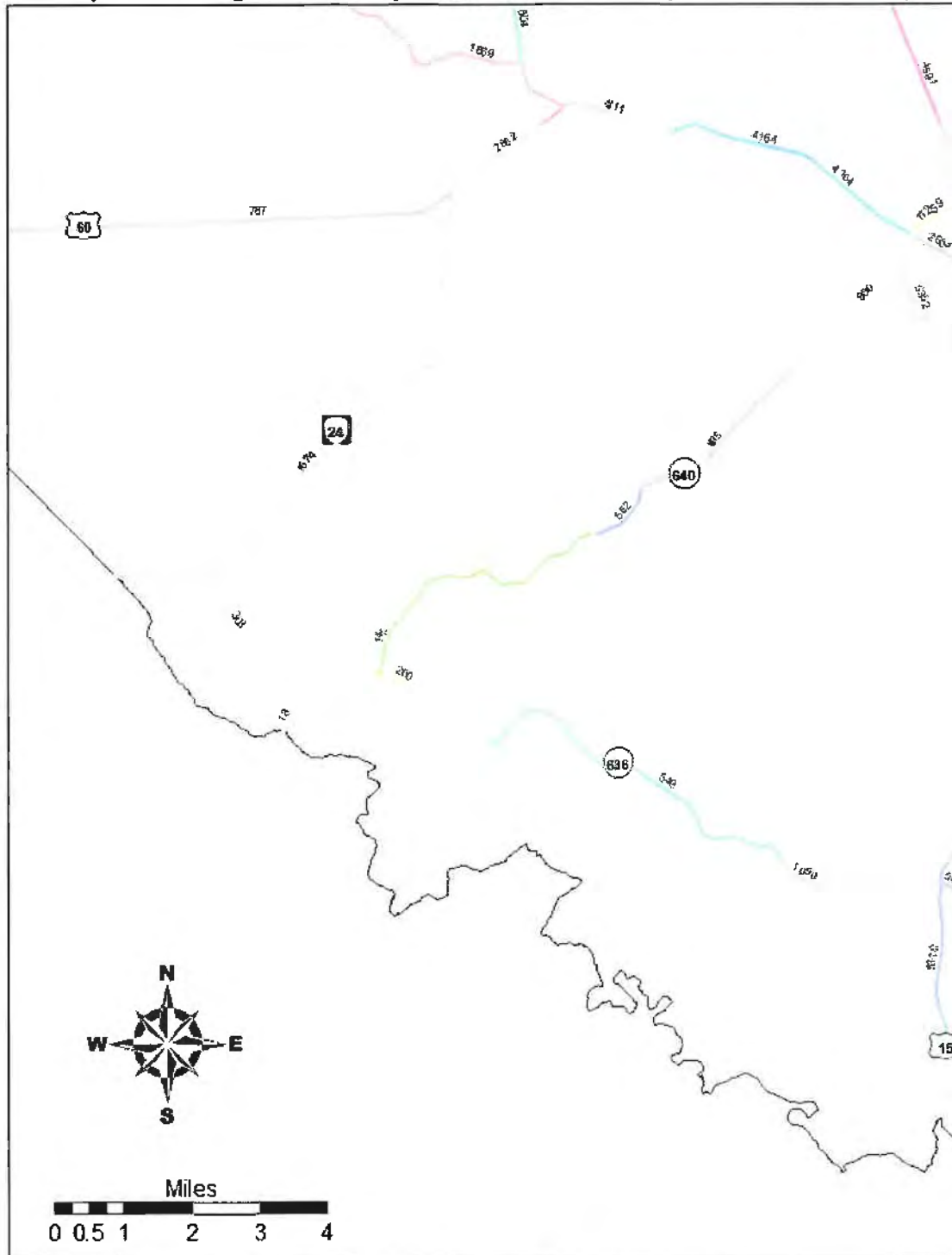
Map 23a - Average Annual Daily Traffic Volumes – 2019 (Northeast Quadrant)



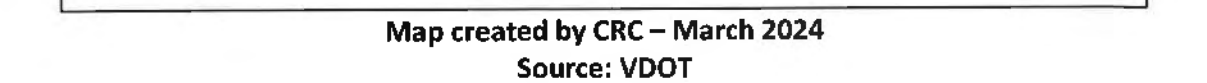
Map created by CRC – March 2024

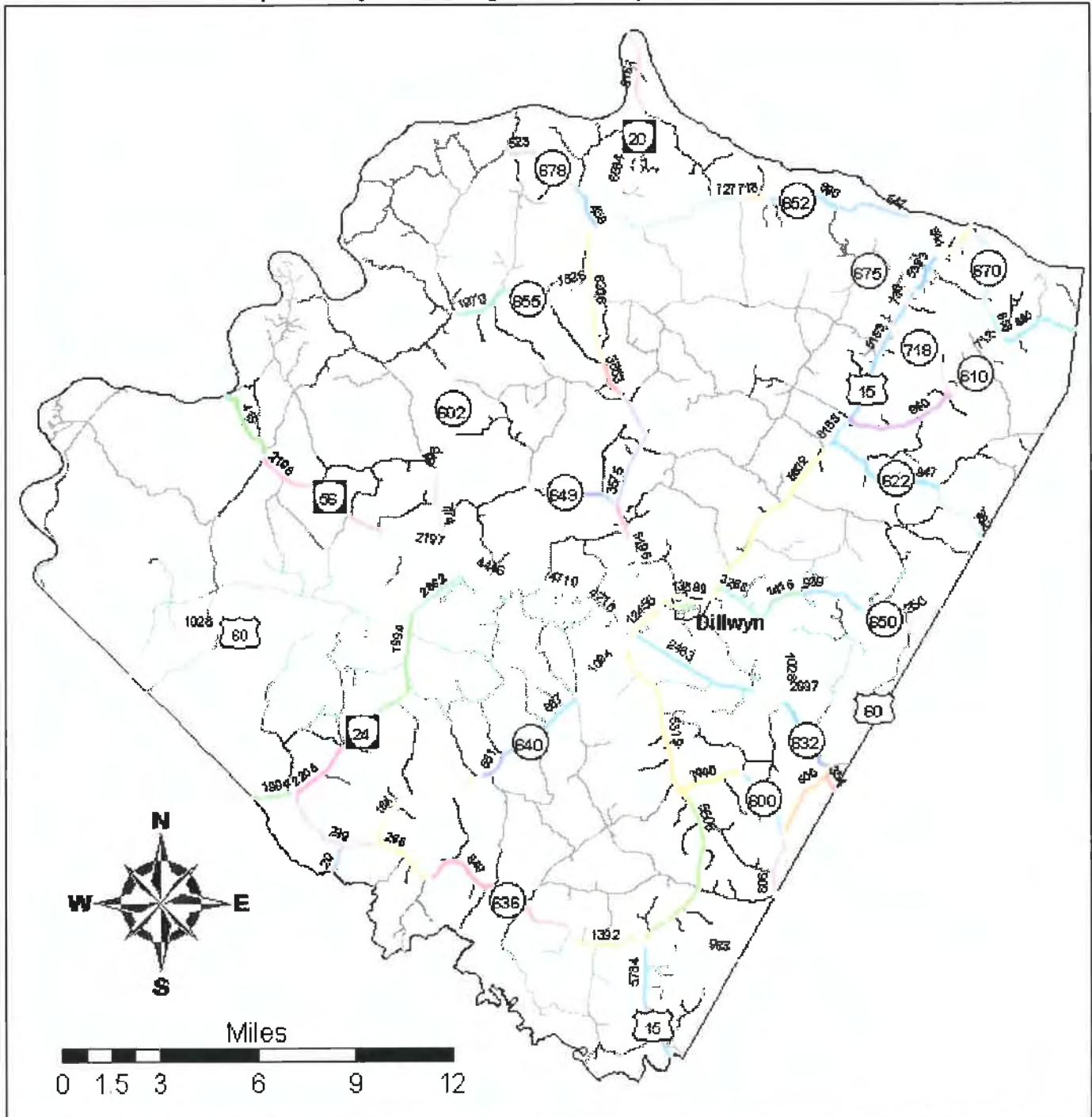
Source: VDOT

Map 23c - Average Annual Daily Traffic Volumes – 2019 (Southwest Quadrant)



Map created by CRC – March 2024
Source: VDOT

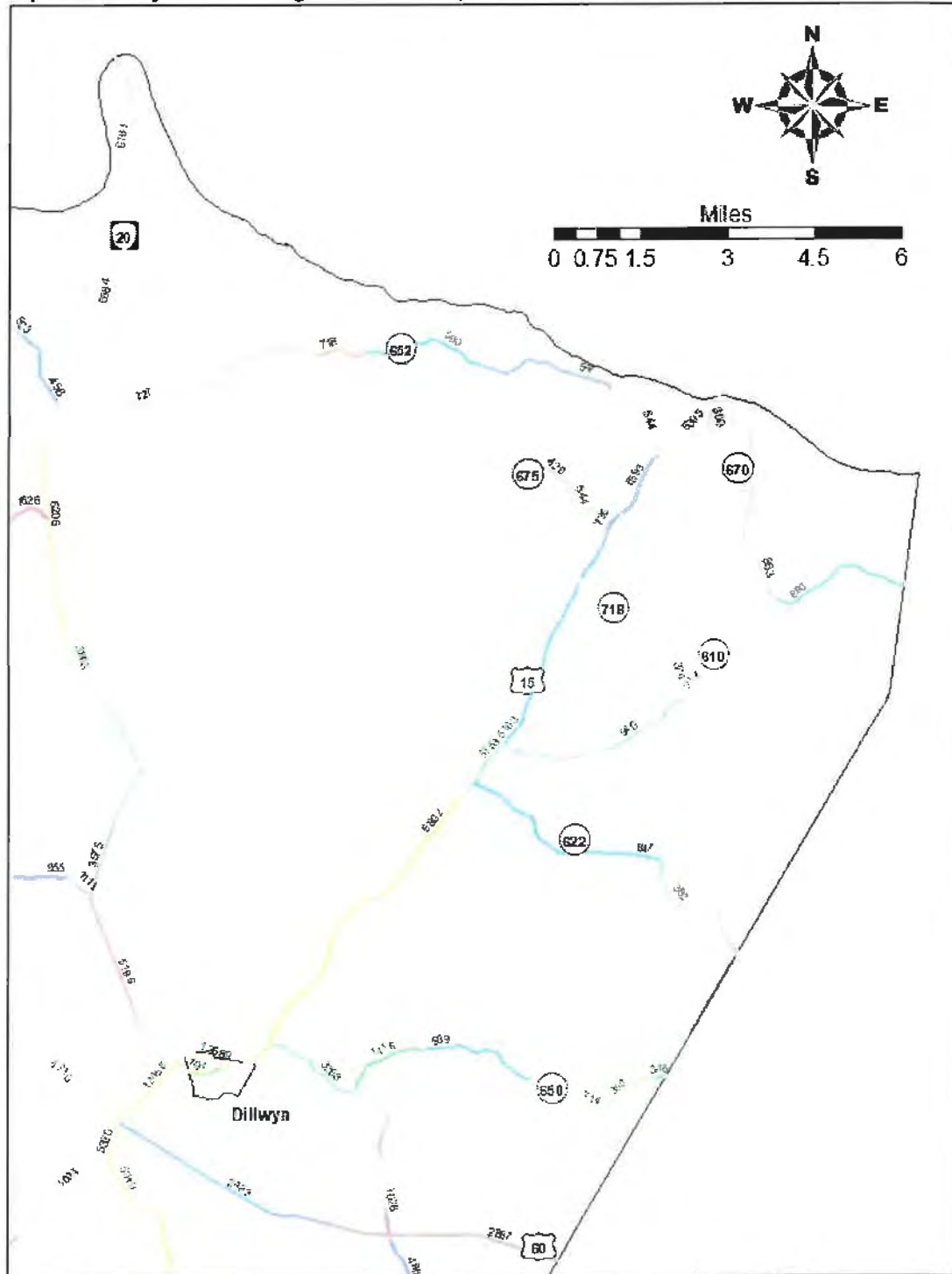


Map 24 – Projected Average Annual Daily Traffic Volumes - 2045

Map created by CRC – March 2024

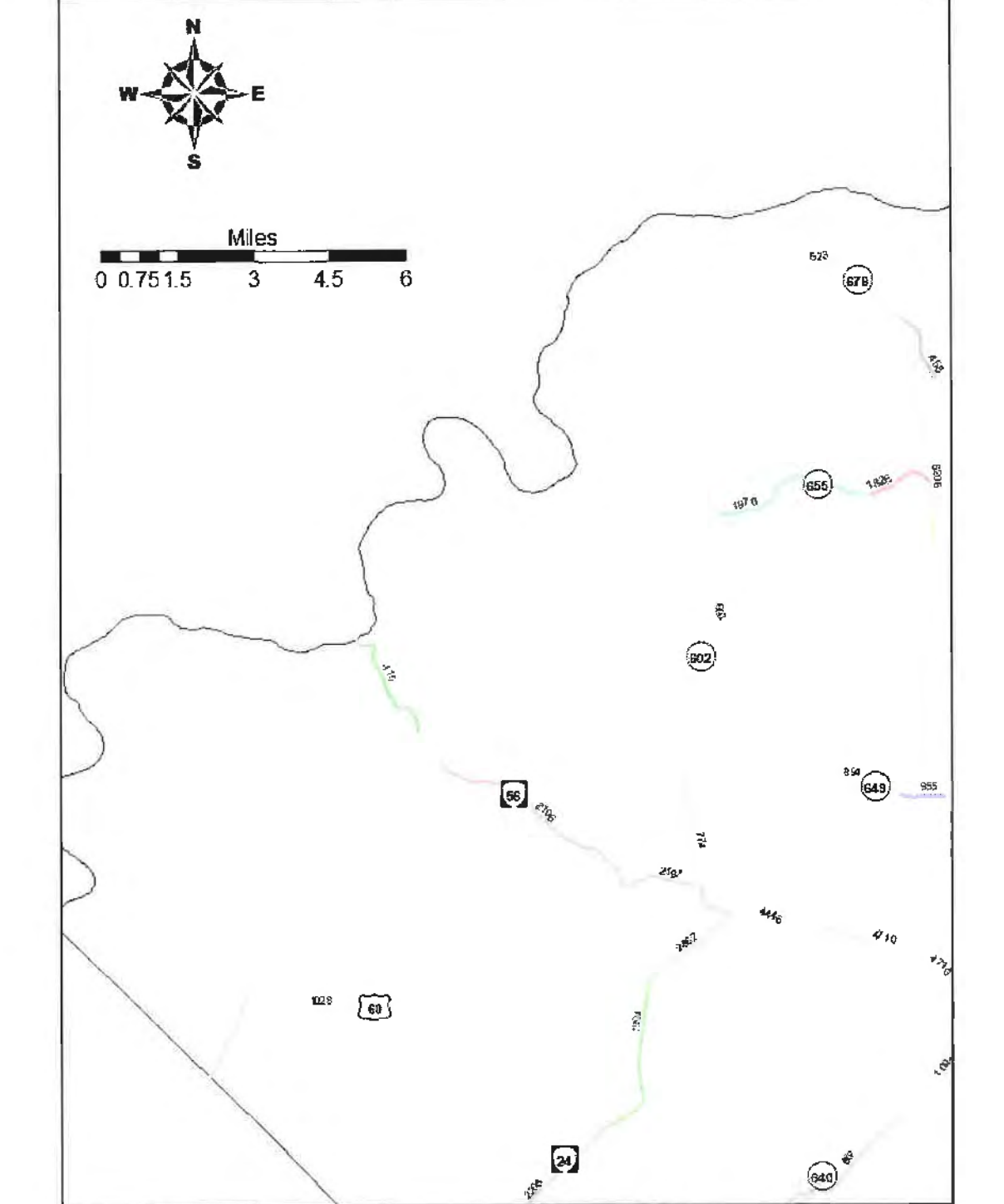
Source: VDOT

Map 24a – Projected Average Annual Daily Traffic Volumes – 2045 (Northeast Quadrant)

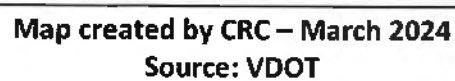


Map created by CRC – March 2024
Source: VDOT

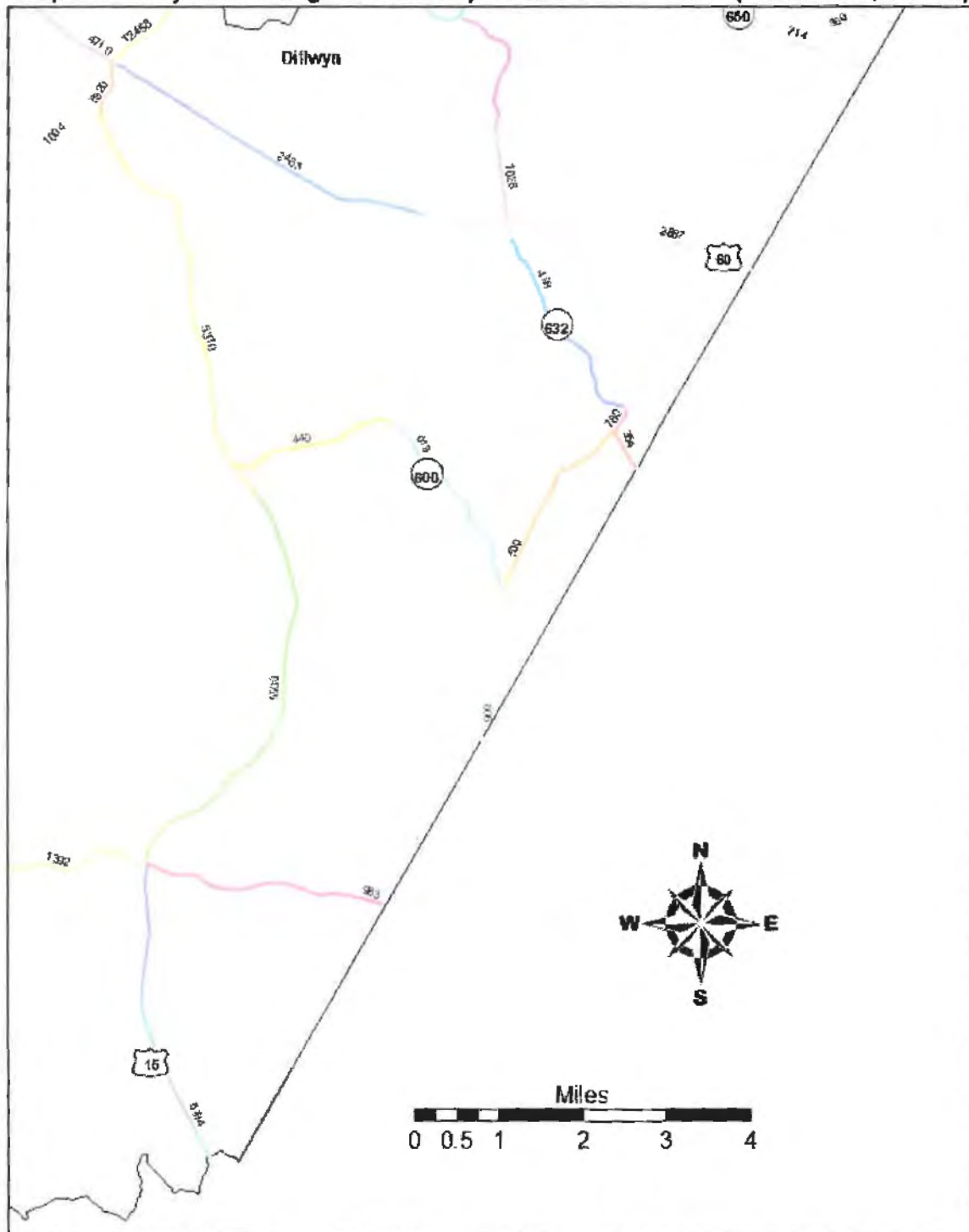
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Map created by CRC – March 2024
Source: VDOT

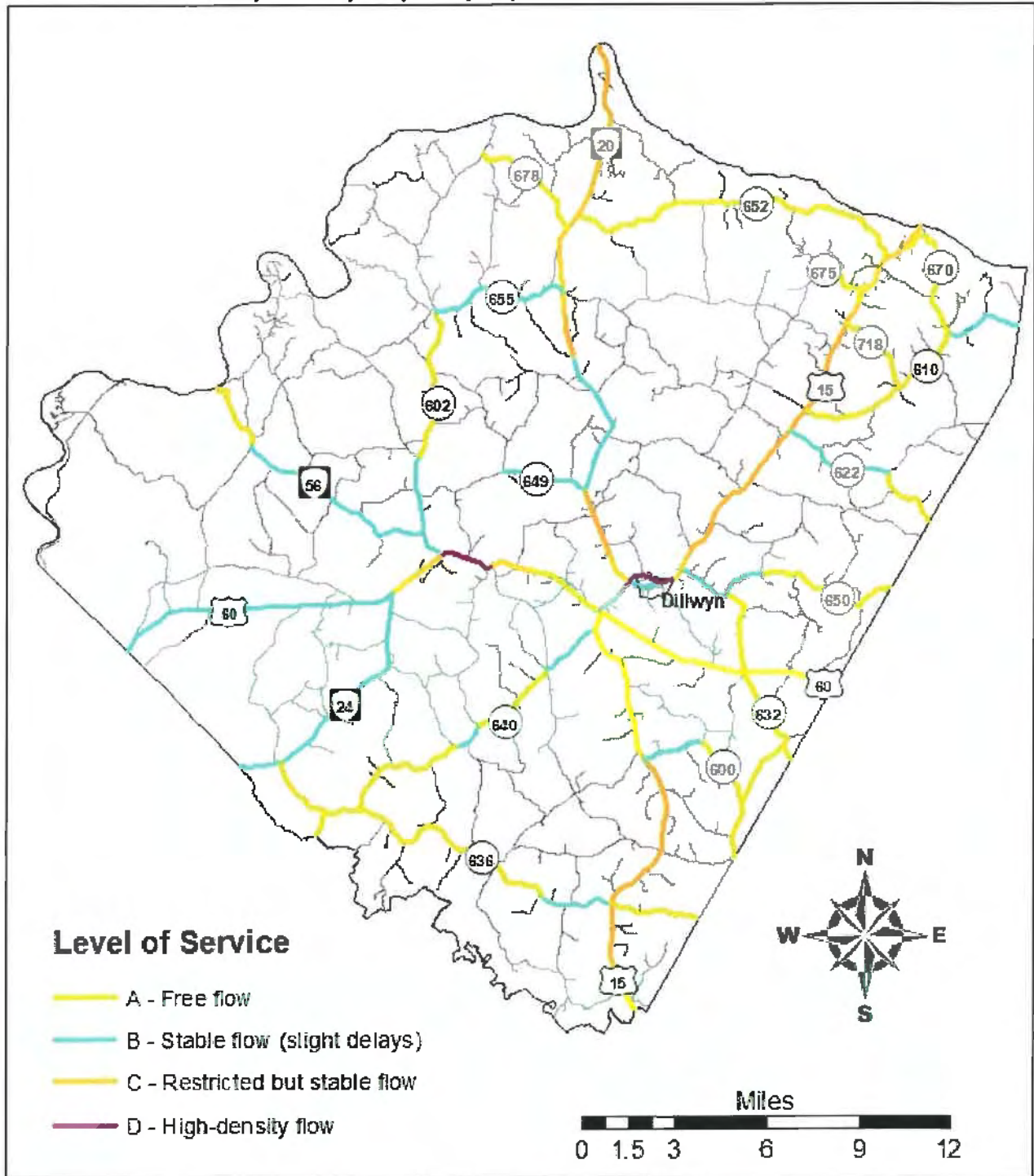


Map 24d – Projected Average Annual Daily Traffic Volumes – 2045 (Southeast Quadrant)



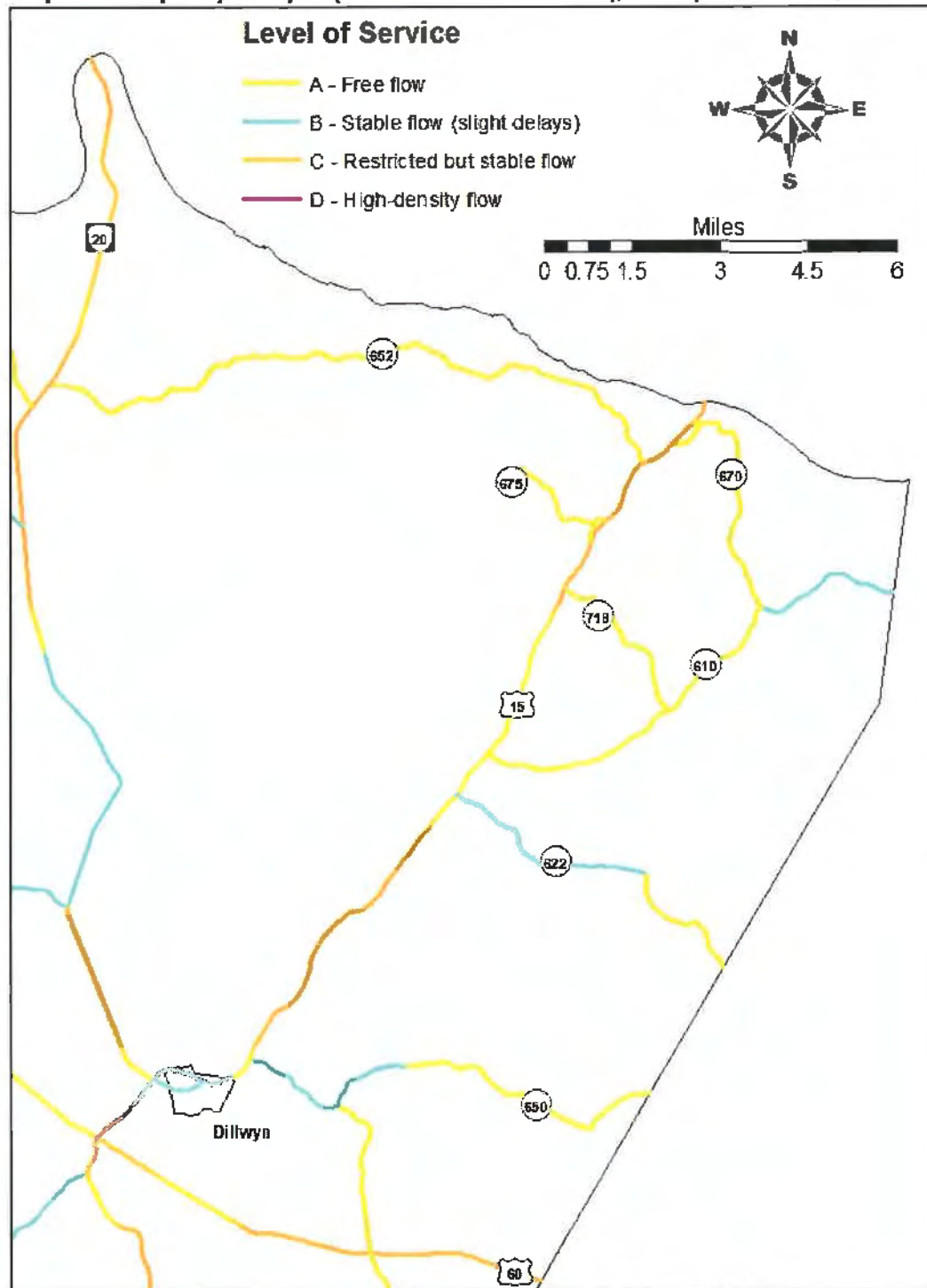
Map created by CRC – March 2024
Source: VDOT

Map 25 – Capacity Analysis (Current Level of Service), 2019



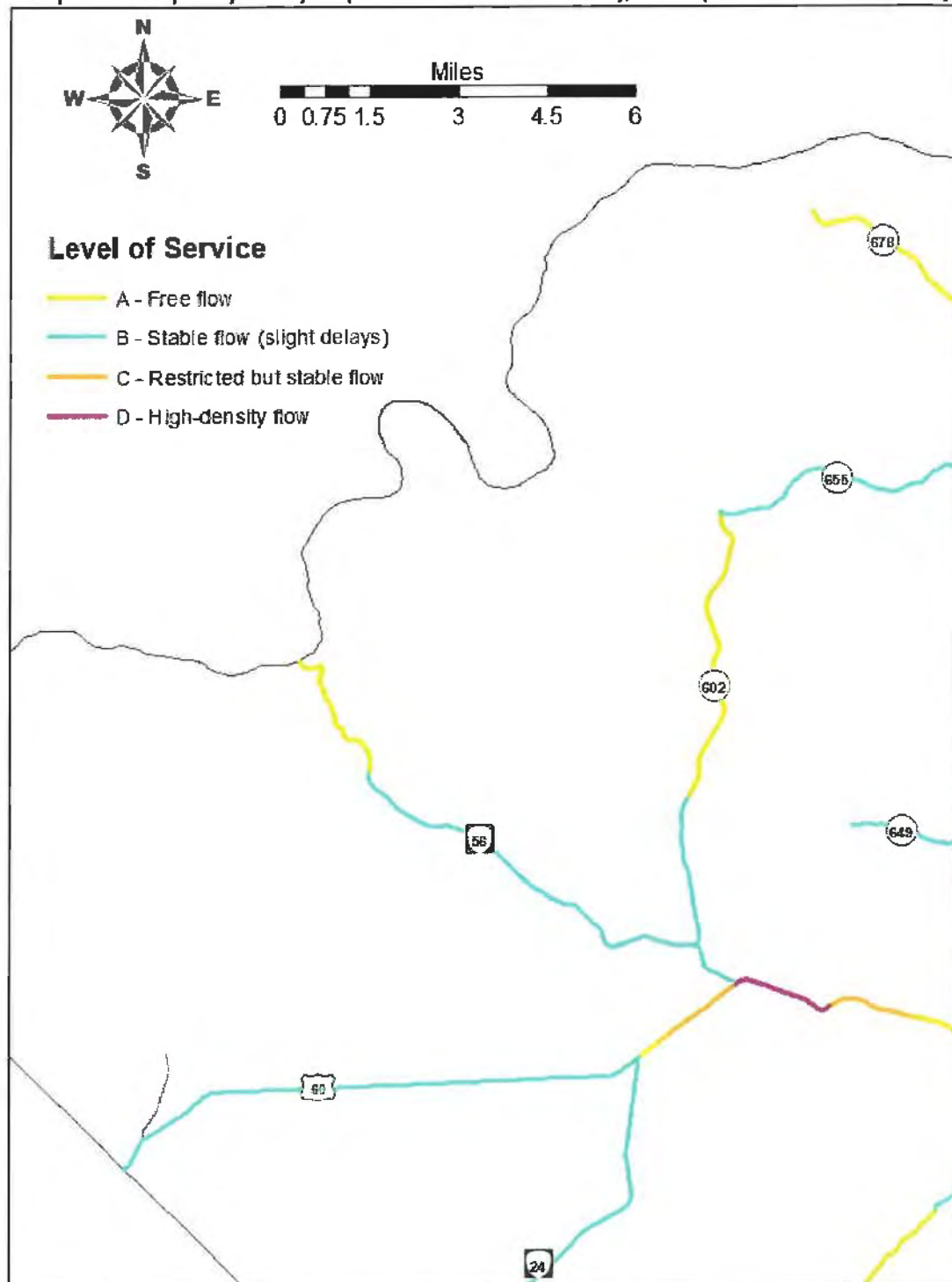
Map created by CRC – March 2024
Source: VDOT

Map 25a – Capacity Analysis (Current Level of Service), 2019 (Northeast Quadrant)



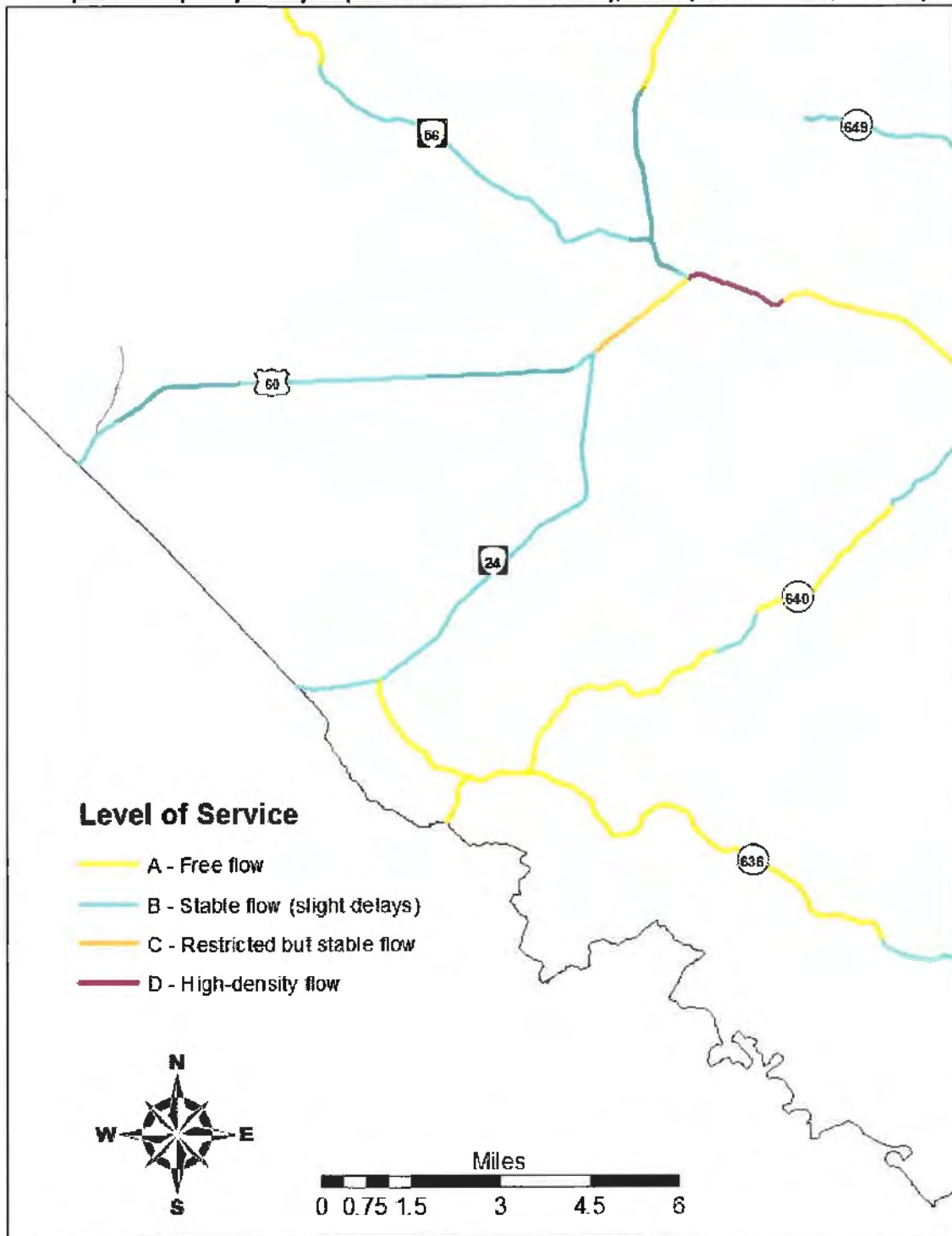
Map created by CRC – March 2024
Source: VDOT

Map 25b – Capacity Analysis (Current Level of Service), 2019 (Northwest Quadrant)



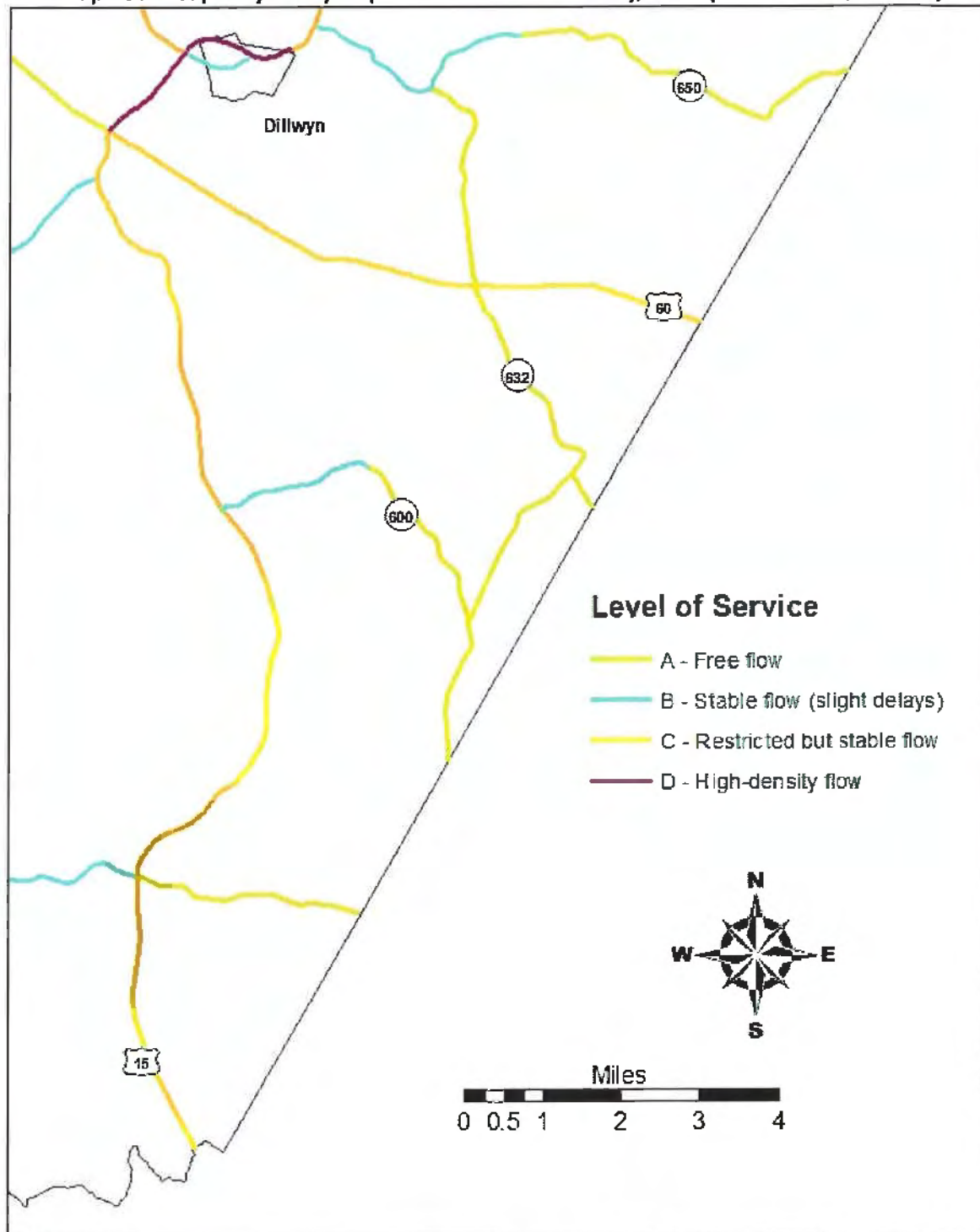
Map created by CRC – March 2024
Source: VDOT

Map 25c – Capacity Analysis (Current Level of Service), 2019 (Southwest Quadrant)

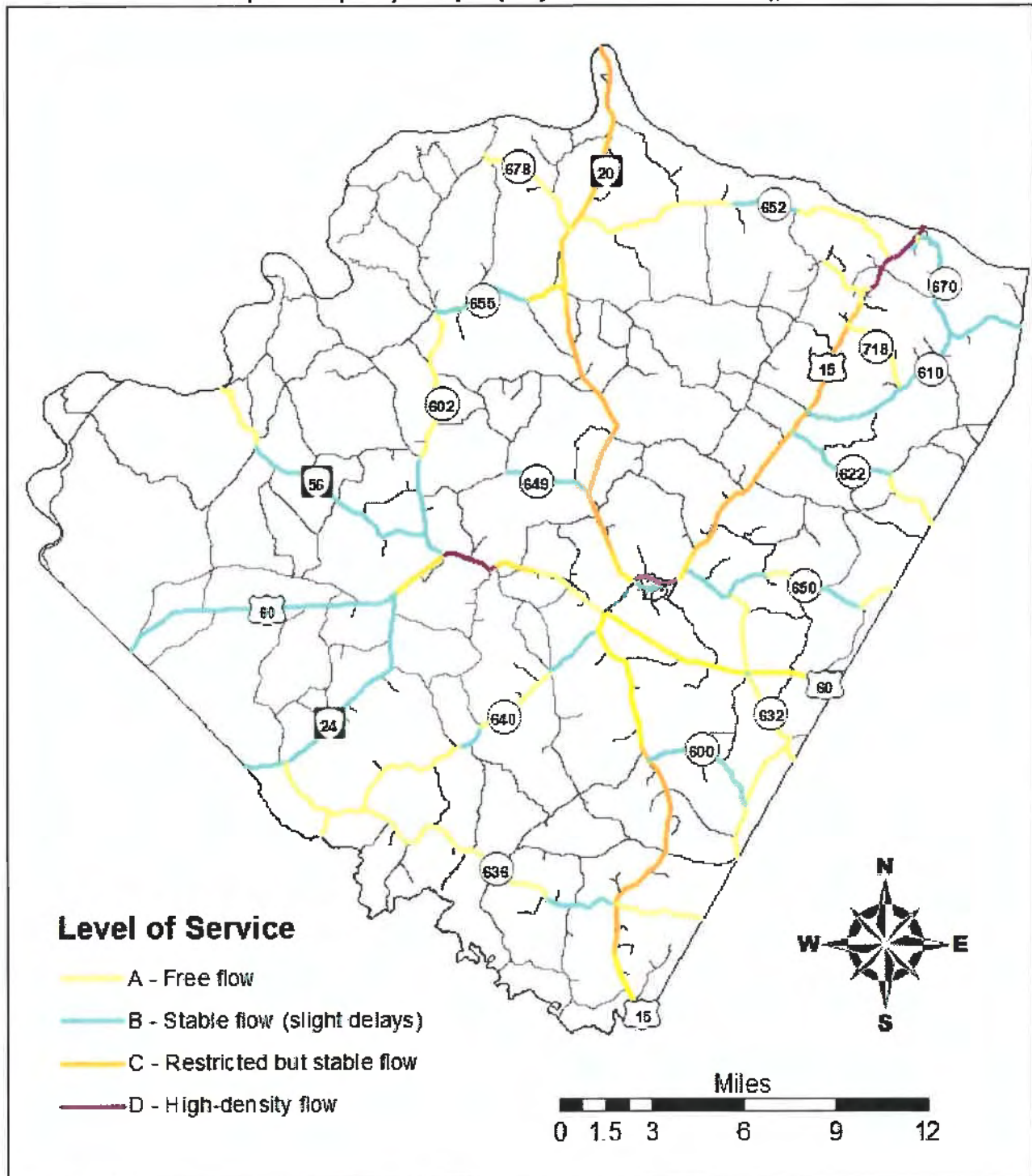


Map created by CRC – March 2024
Source: VDOT

Map 25d – Capacity Analysis (Current Level of Service), 2019 (Southeast Quadrant)



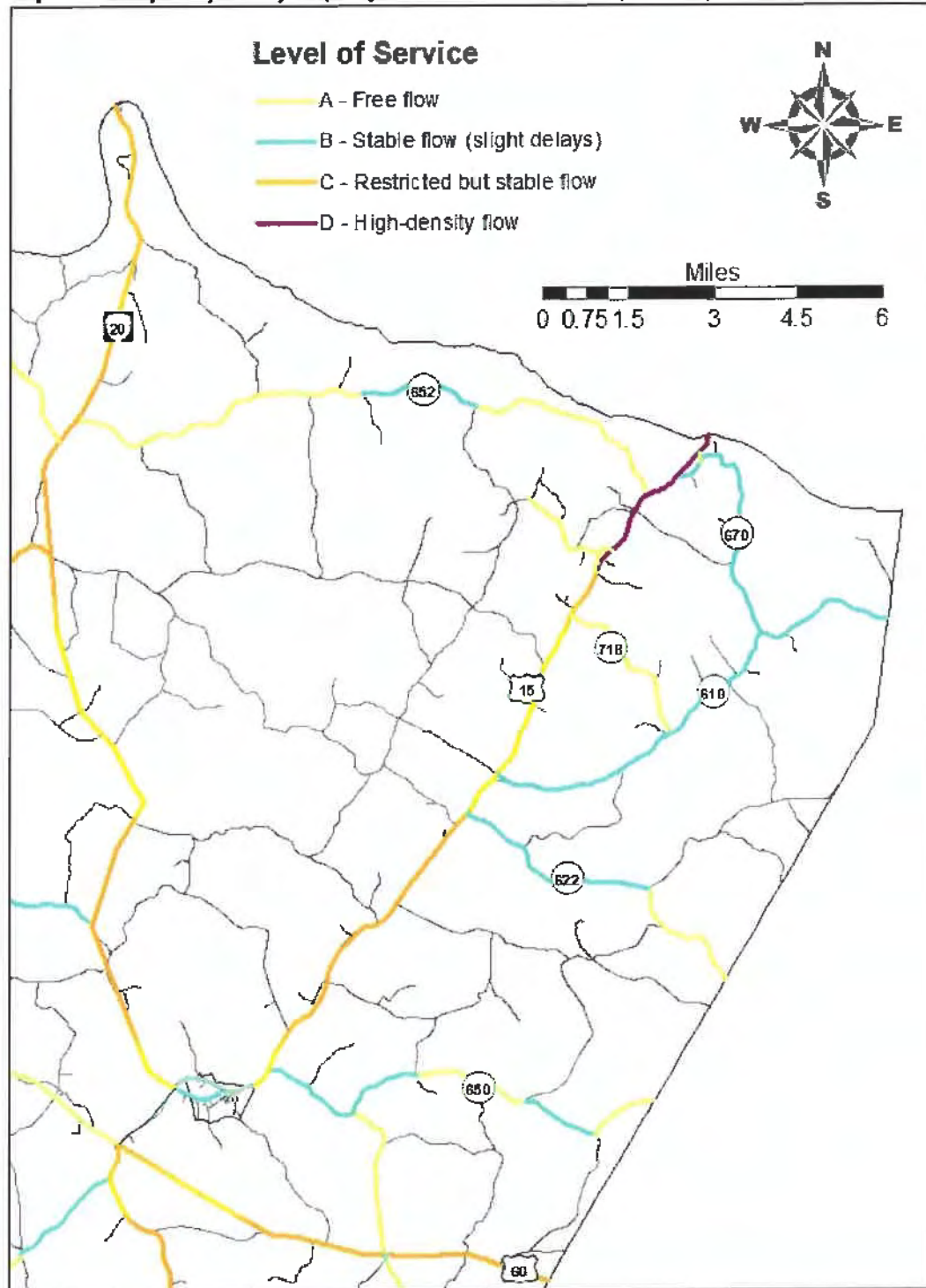
Map 26 – Capacity Analysis (Projected Level of Service), 2045



Map created by CRC – March 2024

Source: VDOT

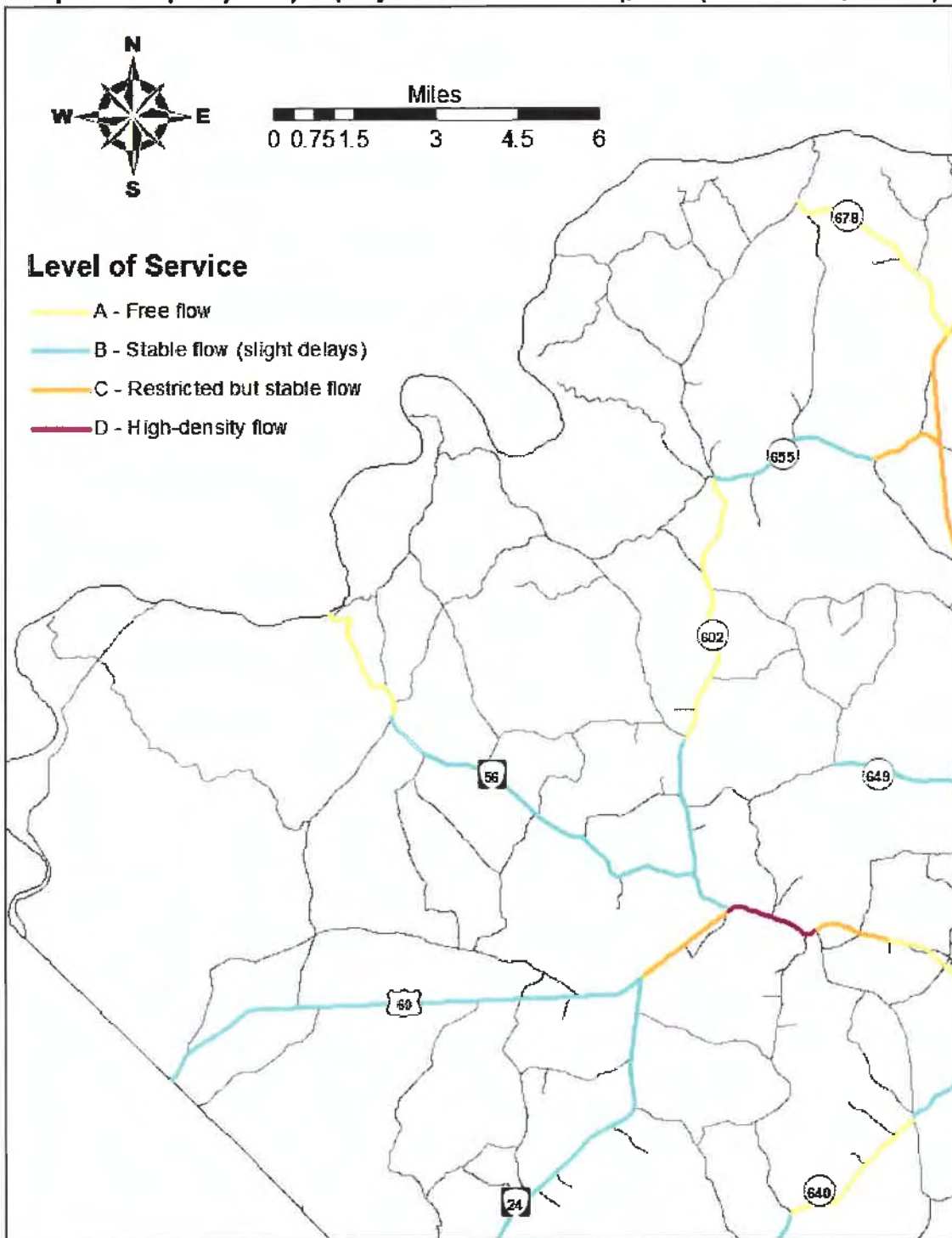
Map 26a – Capacity Analysis (Projected Level of Service), 2045 (Northeast Quadrant)



Map created by CRC – March 2024

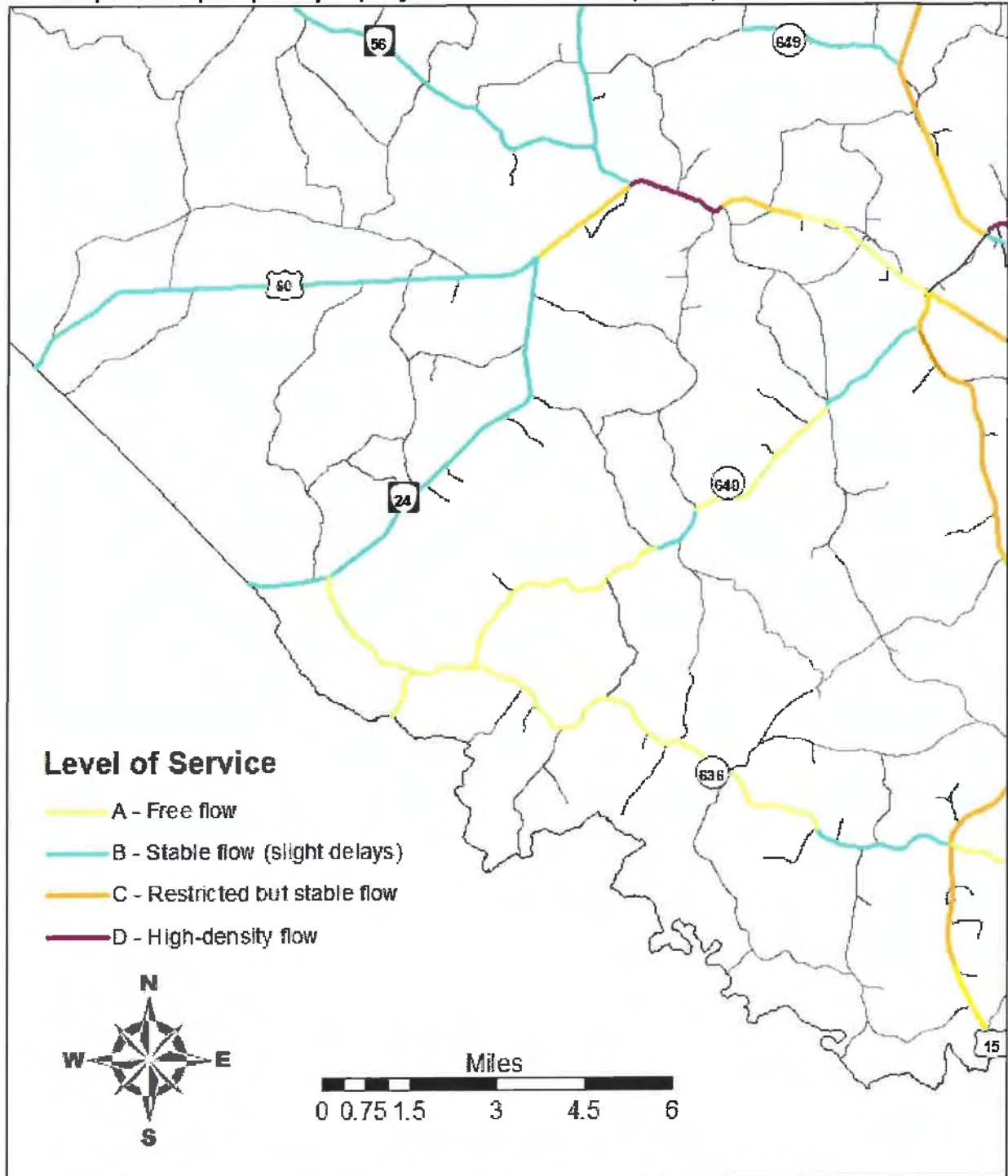
Source: VDOT

Map 26b – Capacity Analysis (Projected Level of Service), 2045 (Northwest Quadrant)



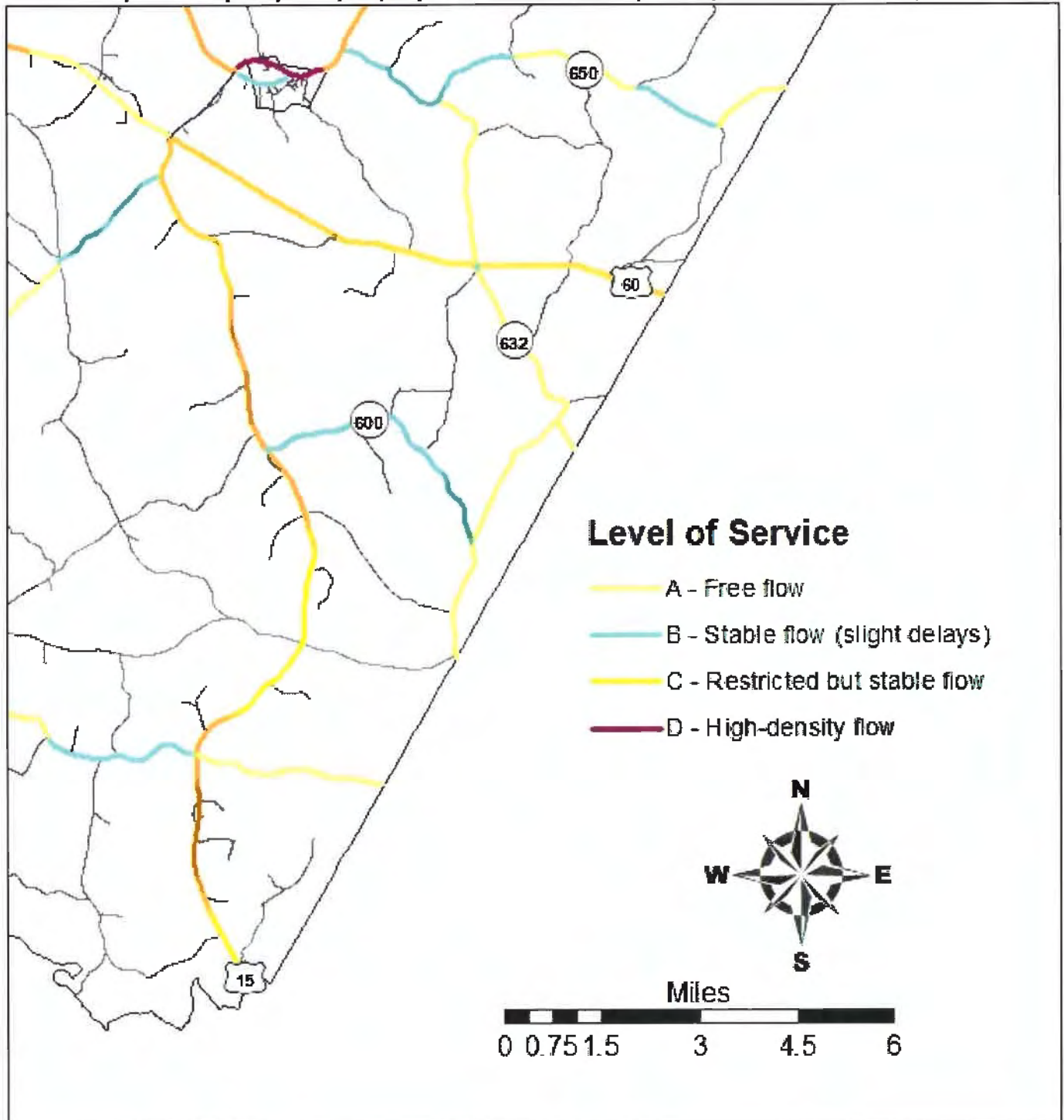
Map created by CRC – March 2024
Source: VDOT

Map 26c – Capacity Analysis (Projected Level of Service), 2045 (Southwest Quadrant)



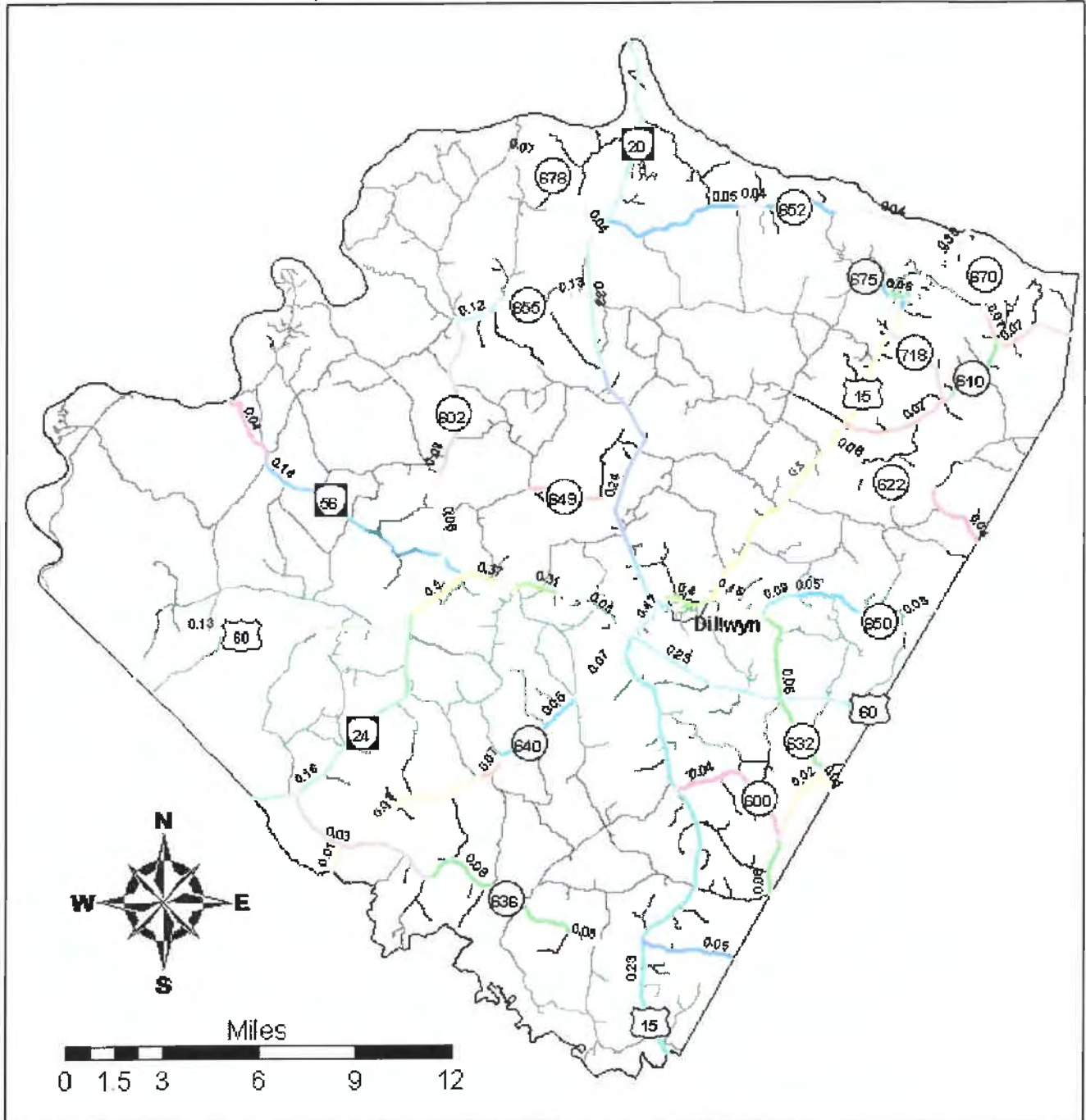
Map created by CRC – March 2024
Source: VDOT

Map 26d – Capacity Analysis (Projected Level of Service), 2045 (Southeast Quadrant)



Map created by CRC – March 2024
Source: VDOT

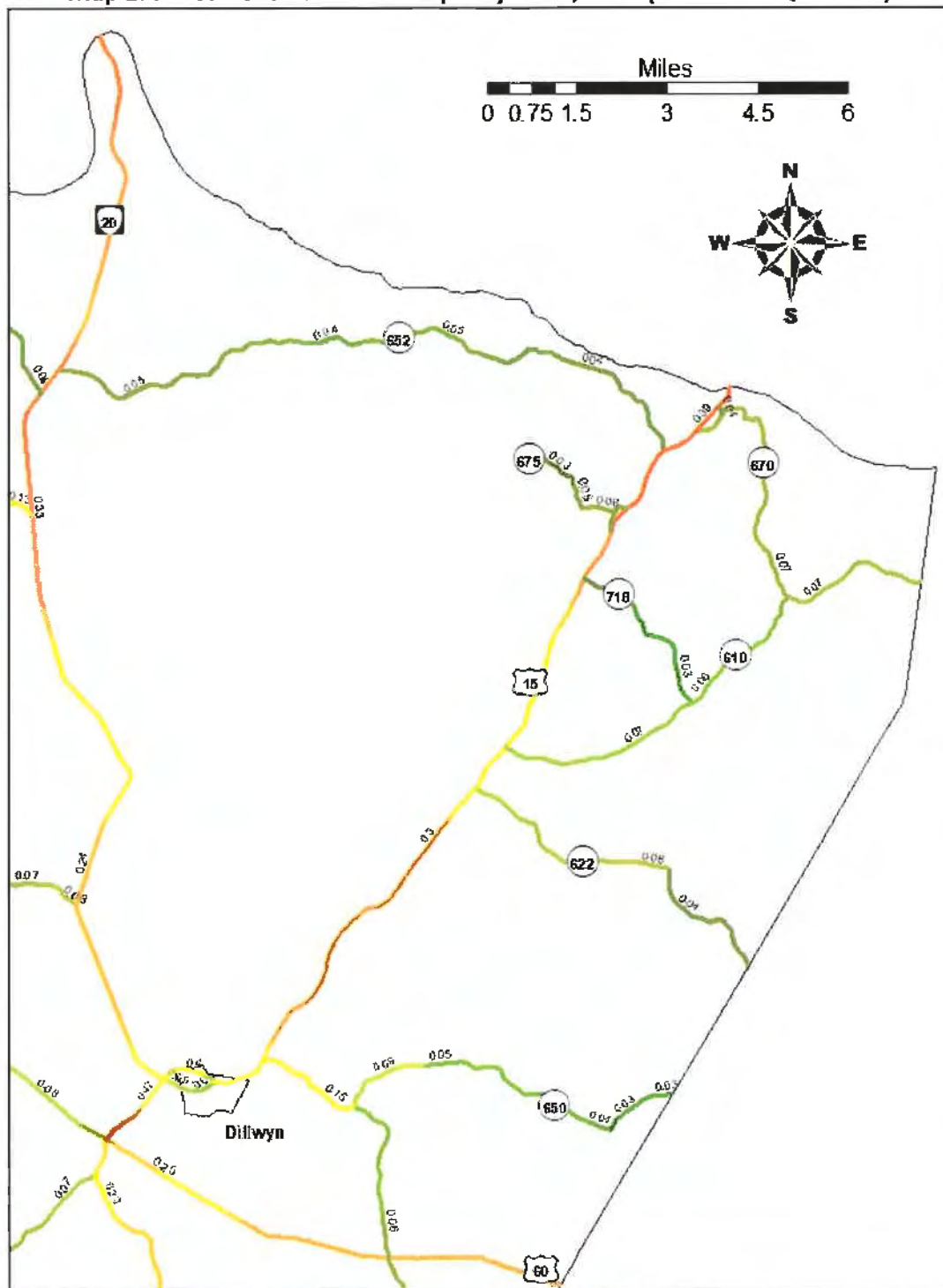
Map 27 – Current Volume-to-Capacity Ratio, 2019



Map created by CRC – March 2024

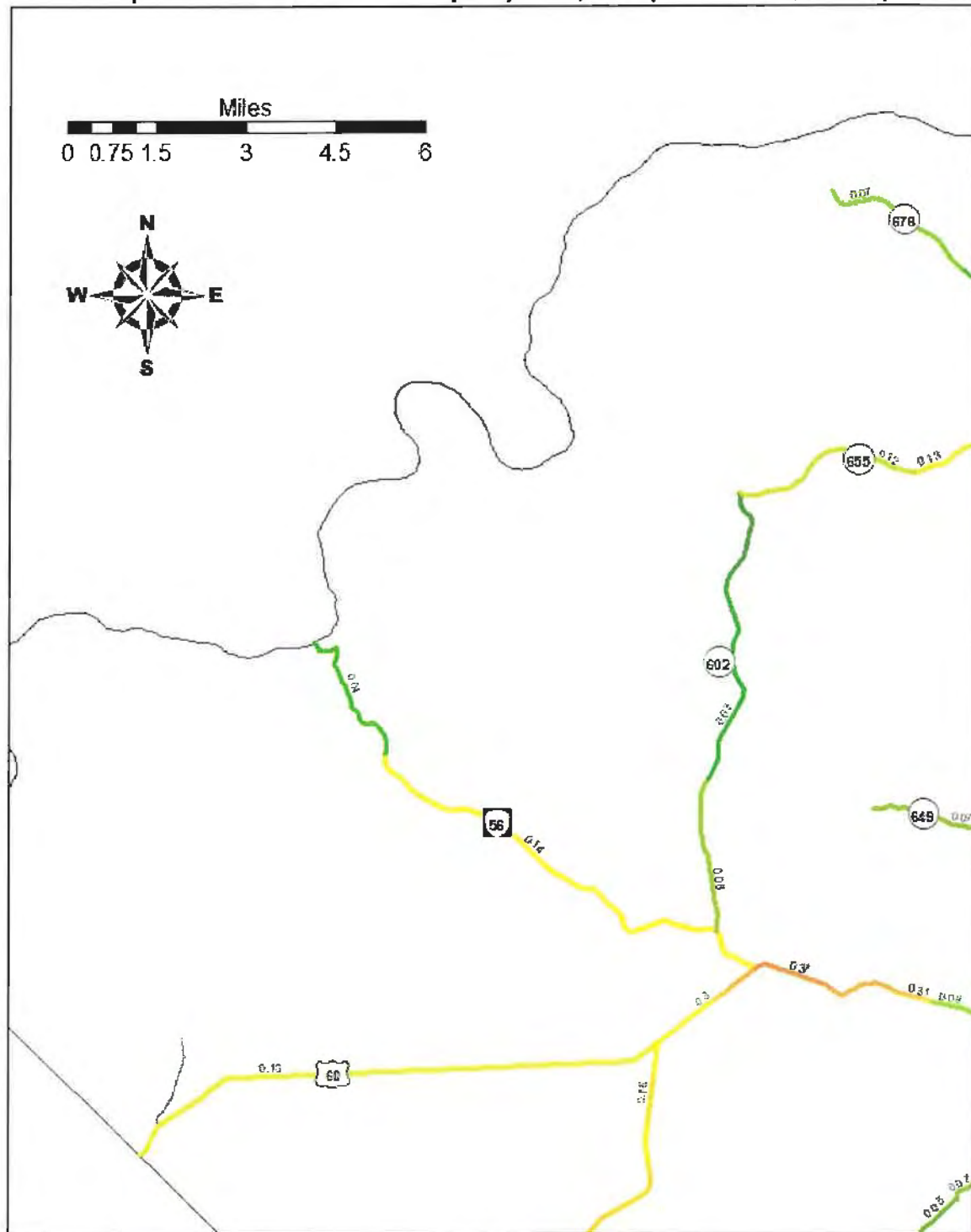
Source: VDOT

Map 27a – Current Volume-to-Capacity Ratio, 2019 (Northeast Quadrant)



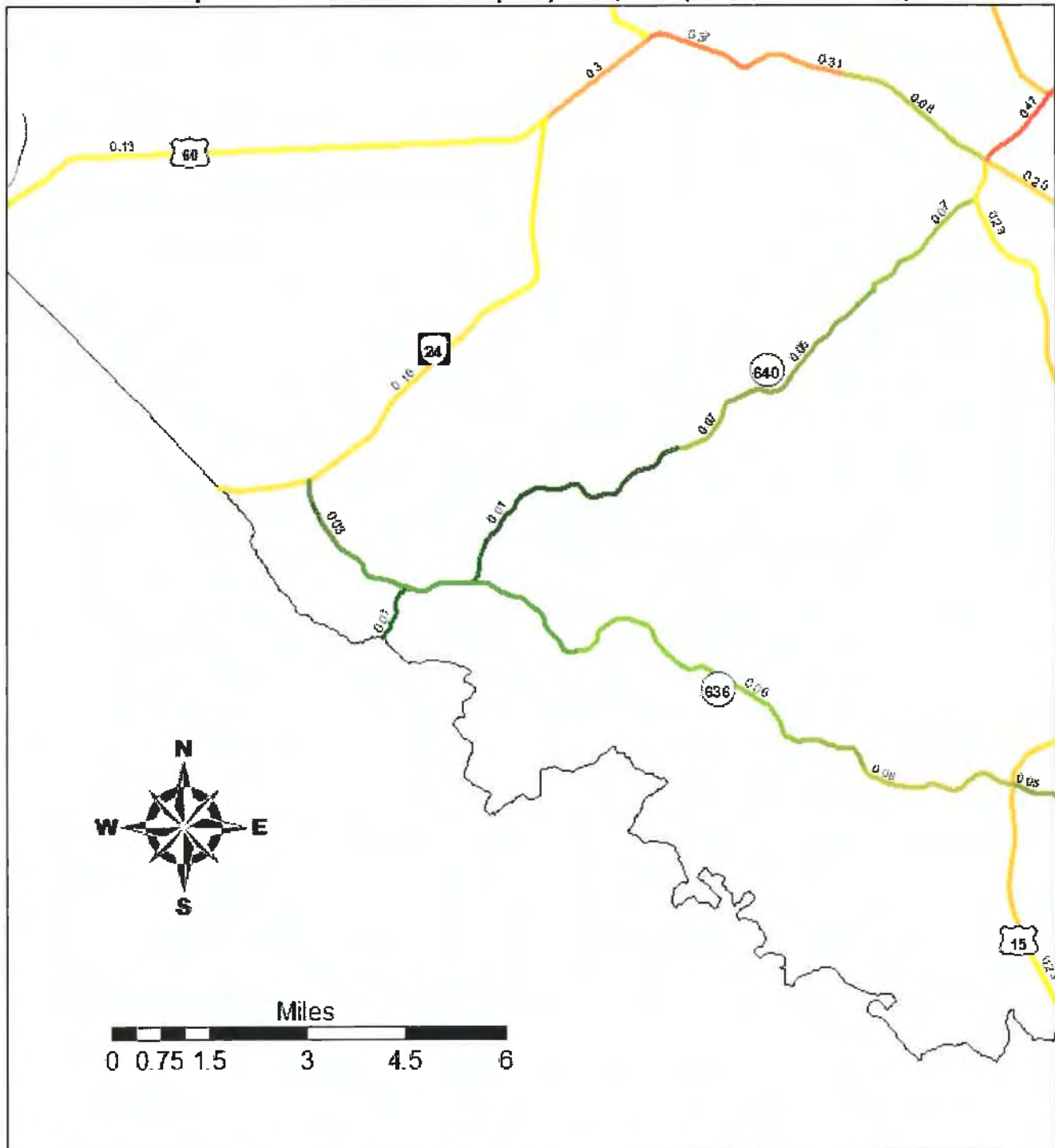
Map created by CRC – March 2024
Source: VDOT

Map 27b – Current Volume-to-Capacity Ratio, 2019 (Northwest Quadrant)



Map created by CRC – March 2024
Source: VDOT

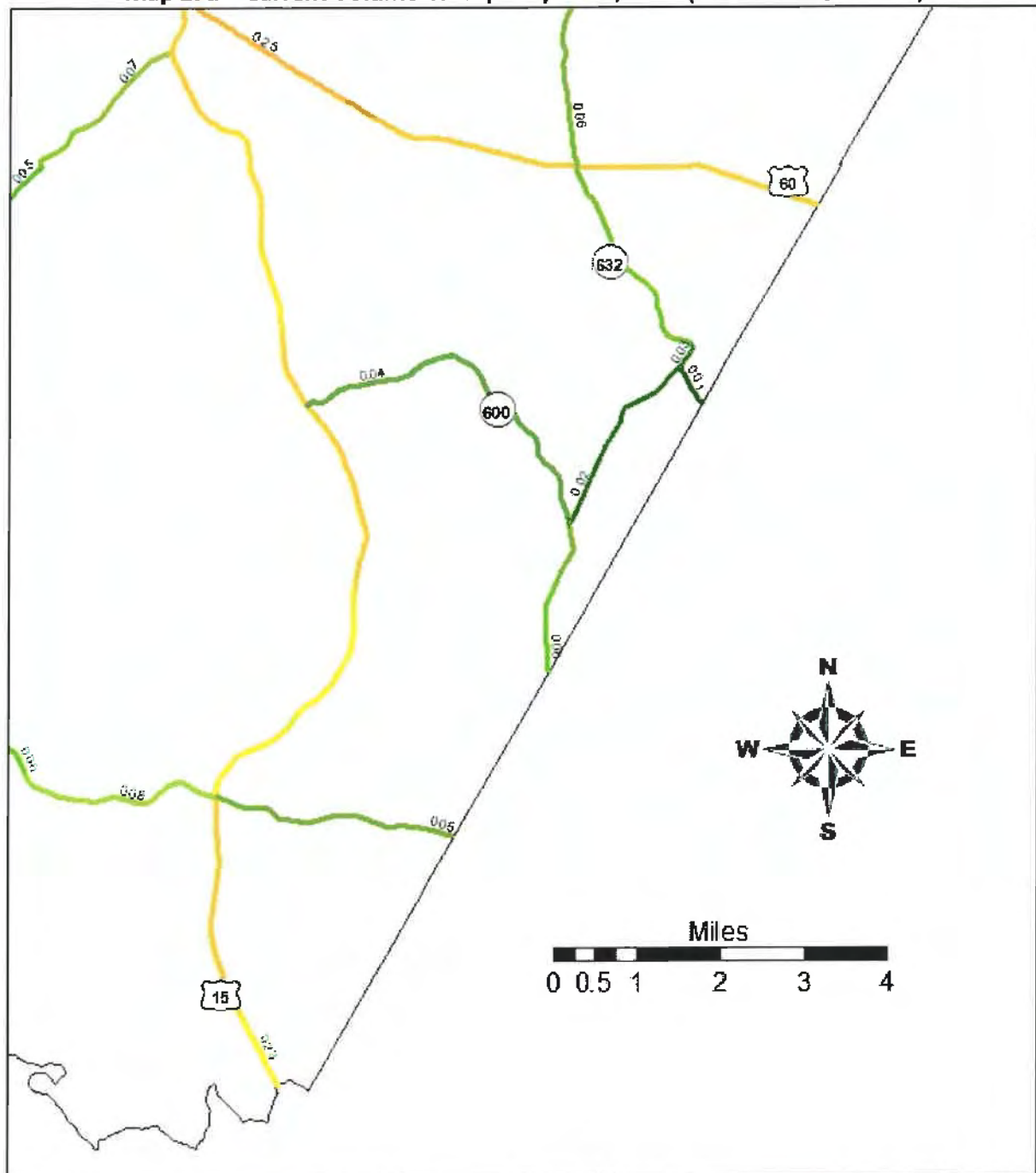
Map 27c – Current Volume-to-Capacity Ratio, 2019 (Southwest Quadrant)



Map created by CRC – March 2024

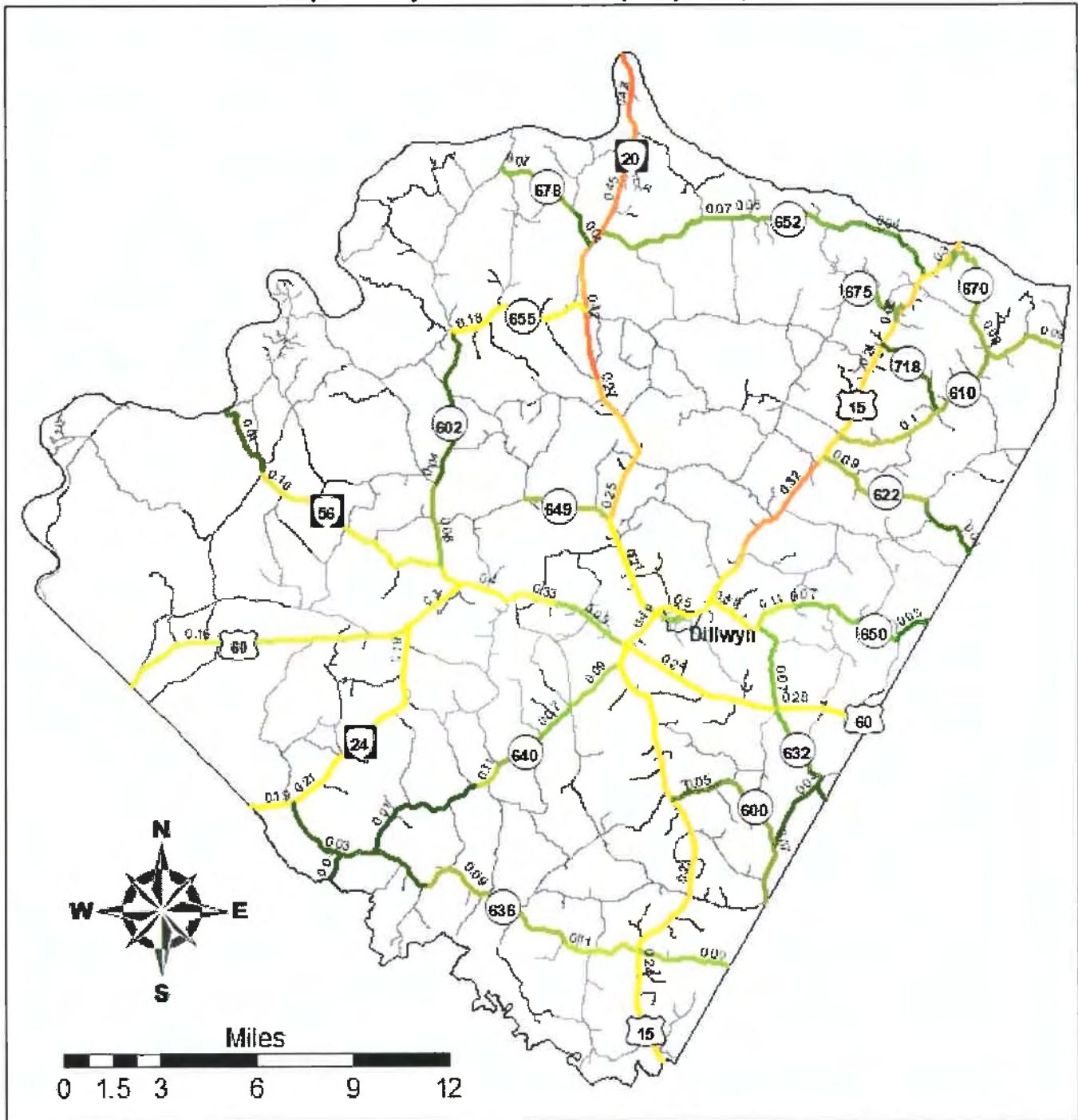
Source: VDOT

Map 27d – Current Volume-to-Capacity Ratio, 2019 (Southeast Quadrant)



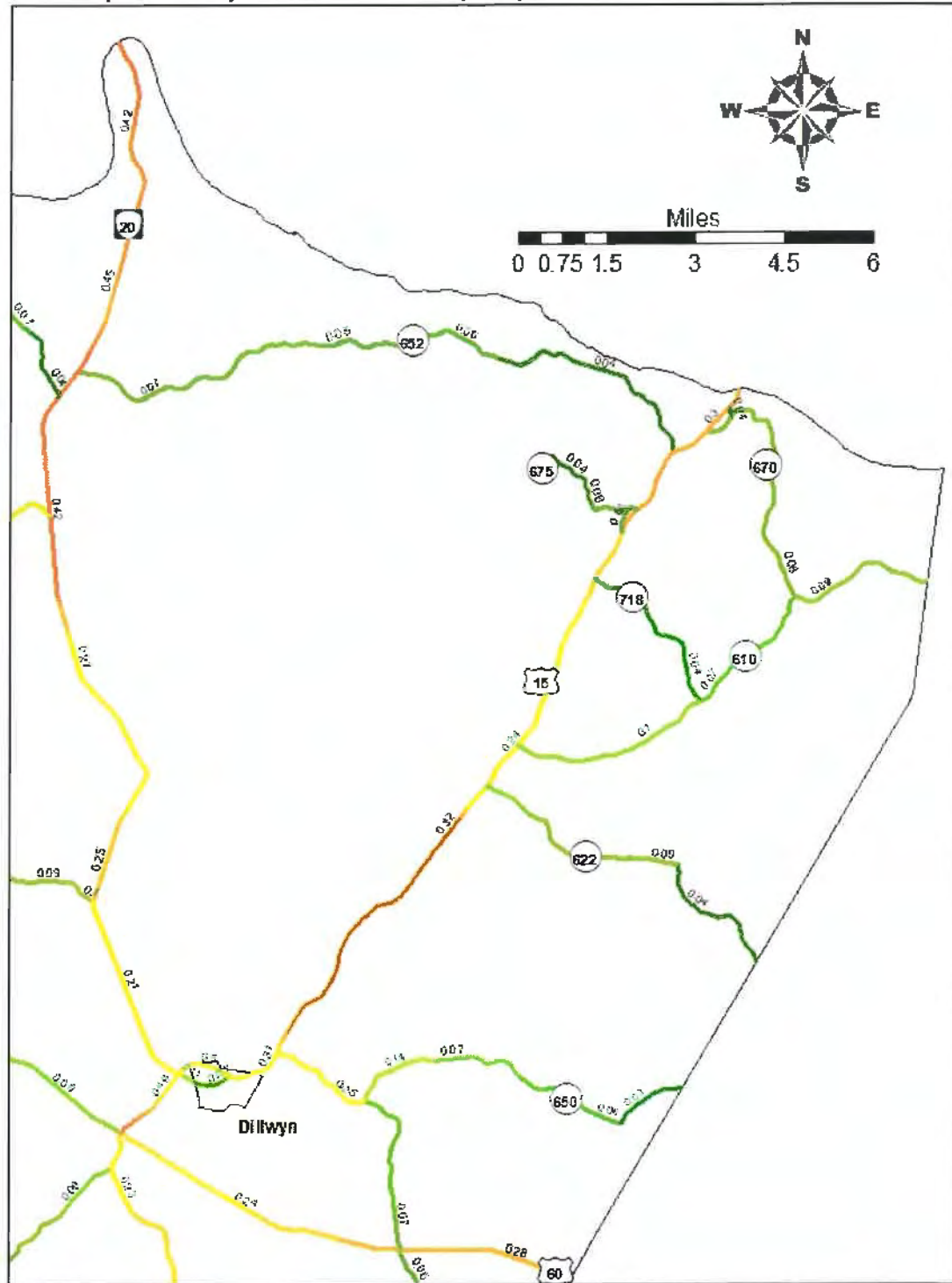
Map created by CRC – March 2024
Source: VDOT

Map 28 – Projected Volume-to-Capacity Ratio, 2045



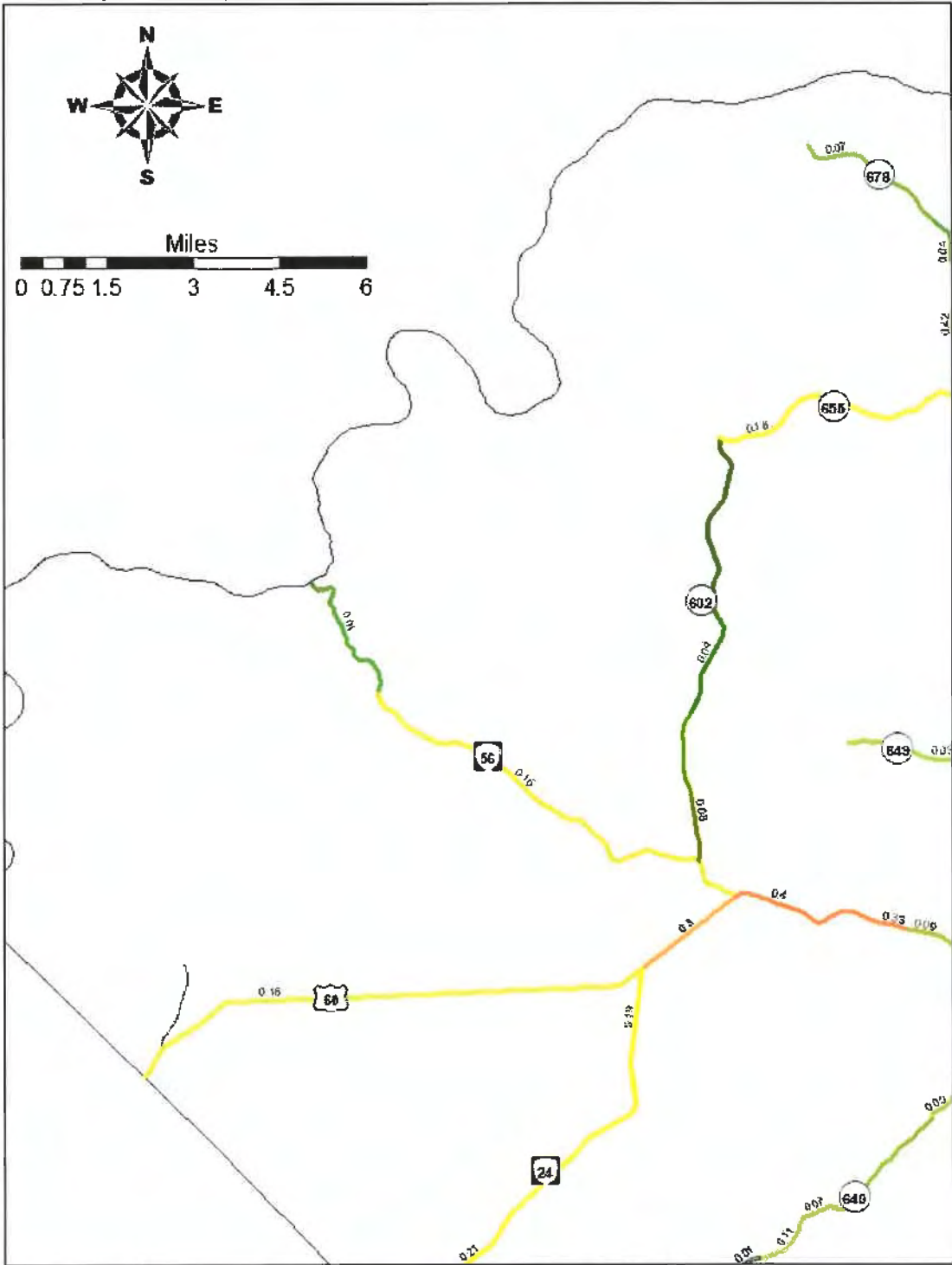
Map created by CRC – March 2024
Source: VDOT

Map 28a – Projected Volume-to-Capacity Ratio, 2045 (Northeast Quadrant)



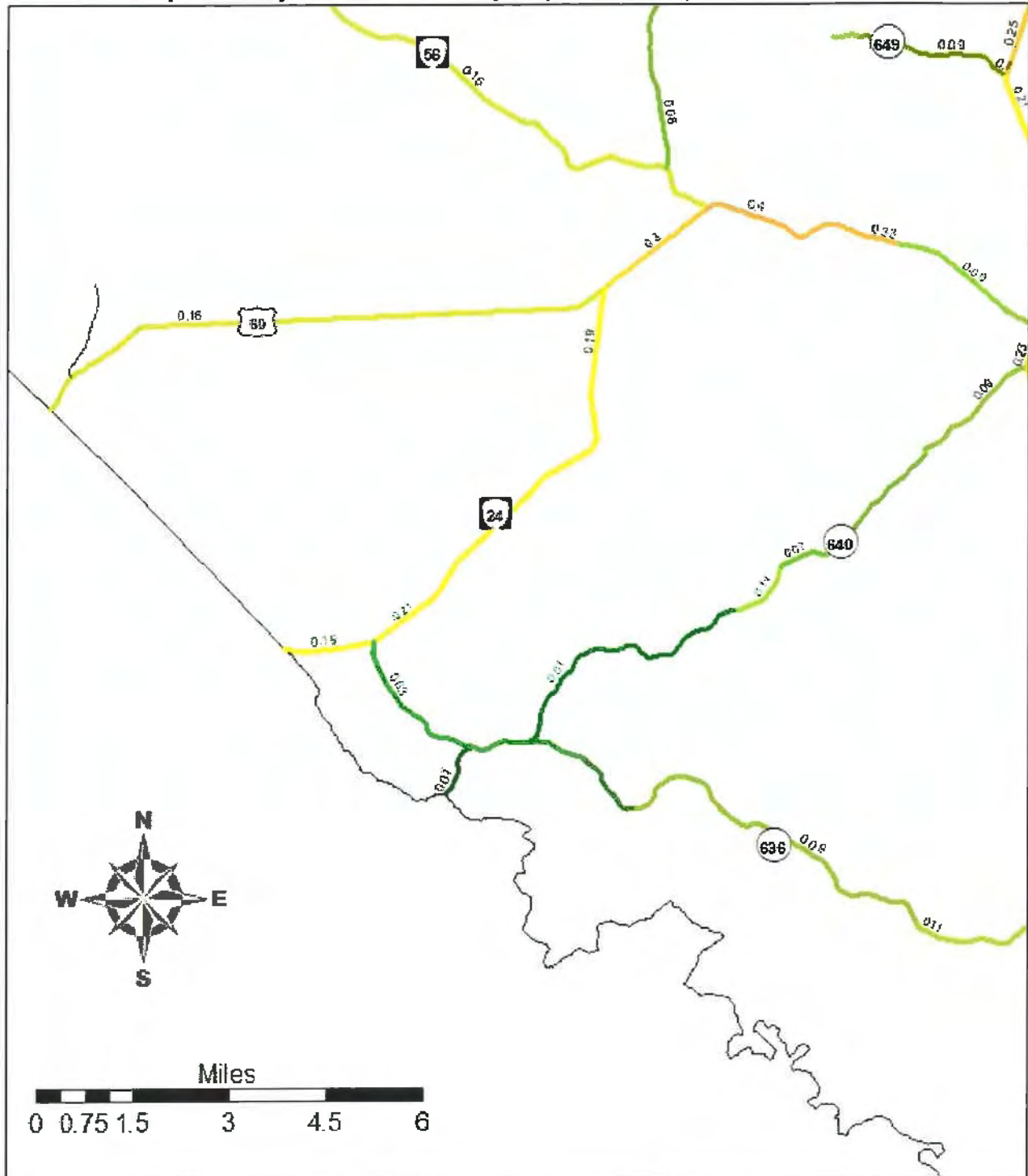
Map created by CRC – March 2024
Source: VDOT

Map 28b – Projected Volume-to-Capacity Ratio, 2045 (Northwest Quadrant)



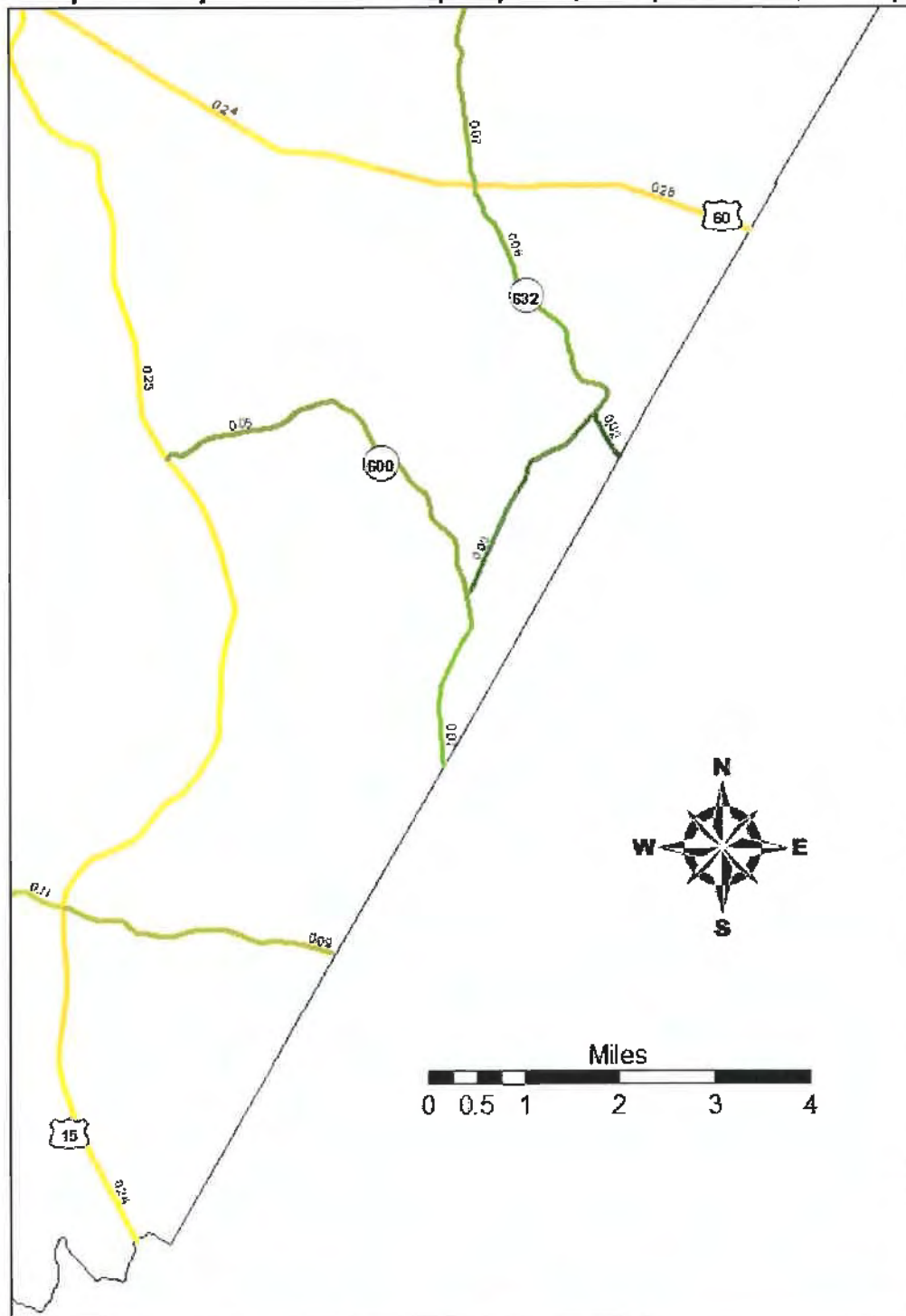
Map created by CRC – March 2024
Source: VDOT

Map 28c – Projected Volume-to-Capacity Ratio, 2045 (Southwest Quadrant)



Map created by CRC – March 2024
Source: VDOT

Map 28d – Projected Volume-to-Capacity Ratio, 2045 (Southeast Quadrant)



Map created by CRC – March 2024
Source: VDOT

Vehicle Crashes

Figure 35 and 35a break out crash data for roads in Buckingham County from 2015 through 2023. Figure 35 breaks out crashes by severity. Figure 35a breaks crashes out by type. There were 1,826 total crashes during this span, which averages just under 203 crashes per year. A large majority of crashes, roughly 84.5 percent, involved either property damage only or non-serious injury. Just over 13 percent involved serious injuries, and just over two percent involved fatalities. Map 29 shows historical locations of vehicular crashes in Buckingham County during that time.

Figure 35 – Vehicular Crash Data for Buckingham County, 2015-2023**Number of Crashes by Severity**

Severity	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Property Damage Only or Non-Serious Injury	189	213	177	233	166	151	148	140	127	1,544
Serious Injury	26	22	28	17	31	29	24	34	29	240
Fatal Injury	2	8	7	4	5	6	6	3	1	42
TOTAL – ALL CLASSES	217	243	212	254	202	186	178	177	157	1,826

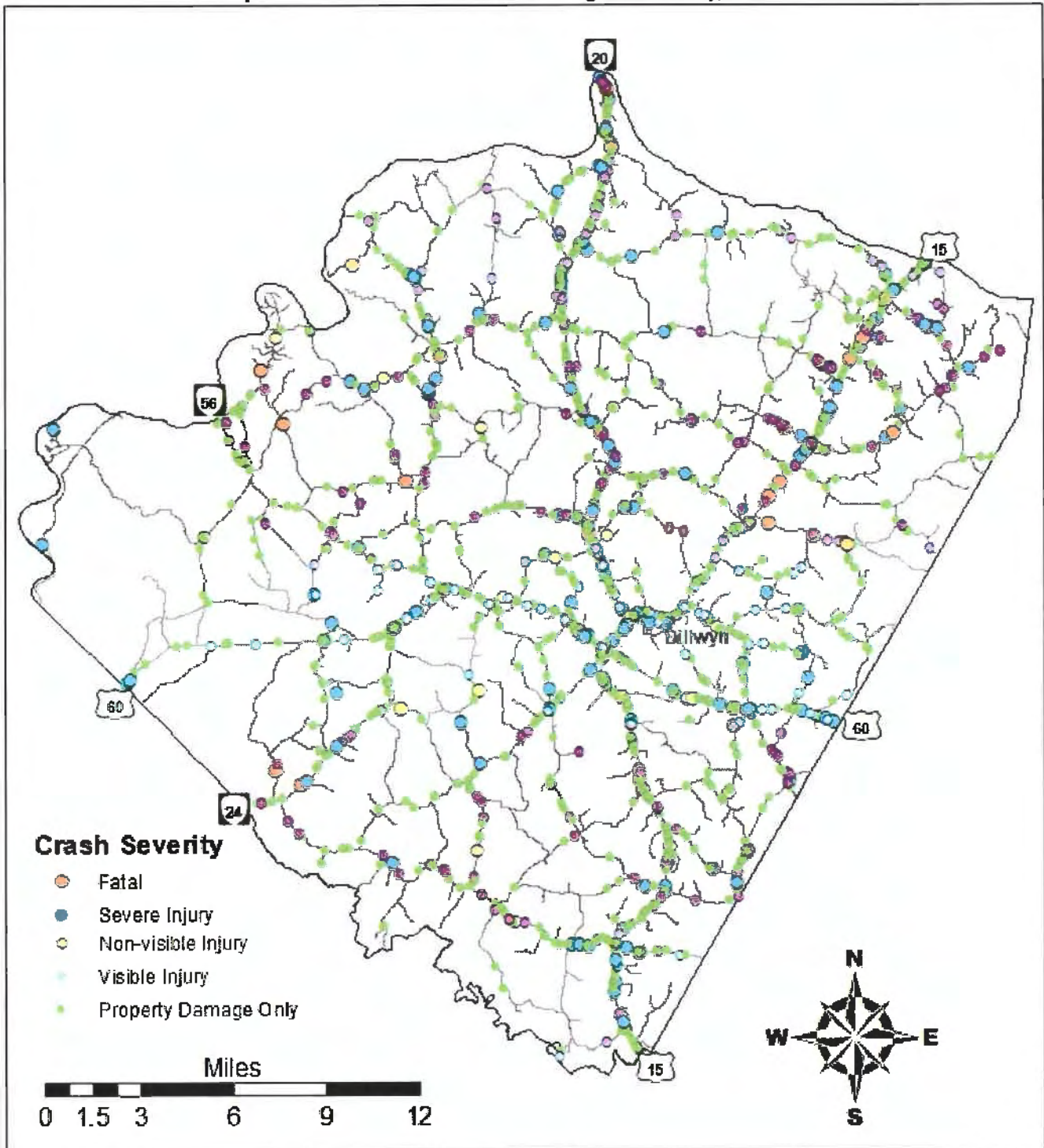
Source: VDOT

Figure 35a – Vehicular Crash Data for Buckingham County, 2015-2023**Number of Crashes by Type**

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Angle	15	18	22	30	31	22	23	27	25	213
Backed Into	0	1	1	0	0	0	0	0	0	2
Deer	37	43	29	54	28	19	17	21	24	272
Fixed Object – Off Road	101	111	91	104	98	106	94	84	61	850
Fixed Object in Road	7	1	3	4	5	2	0	6	1	29
Head on	4	8	5	0	4	5	3	4	3	36
Non-Collision	8	11	12	4	5	5	6	3	5	59
Other	4	4	3	11	7	2	5	6	10	52
Other Animal	10	4	5	11	2	2	4	2	3	43
Pedestrian	2	0	2	0	0	1	0	0	0	5
Rear End	19	37	29	29	18	15	11	2	17	191
Sideswipe – Opposite Direction	7	5	8	5	4	5	8	2	6	50
Sideswipe – Same Direction	3	0	2	2	0	2	7	6	2	24
TOTAL – ALL TYPES	217	243	212	254	202	186	178	177	157	1,826

Source: VDOT

Map 29 – Vehicular Crashes in Buckingham County, 2015-2023



Public Transportation

Residents of Buckingham County have limited access to public transportation. Limited or no access to public transportation is a common characteristic of the entire region. 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. Jaunt, Inc. (based out of Charlottesville) serves Buckingham County as well as Albemarle, Fluvanna, Greene, Louisa, and Nelson Counties plus the City of Charlottesville. Blackstone Area Bus System (based out of Blackstone) has a line that serves Buckingham and Cumberland Counties and has stops in Farmville.

Other (Bike, Waterways, Pedestrian)

Bicycling and walking are fundamental travel modes and integral components of an efficient transportation network. 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).

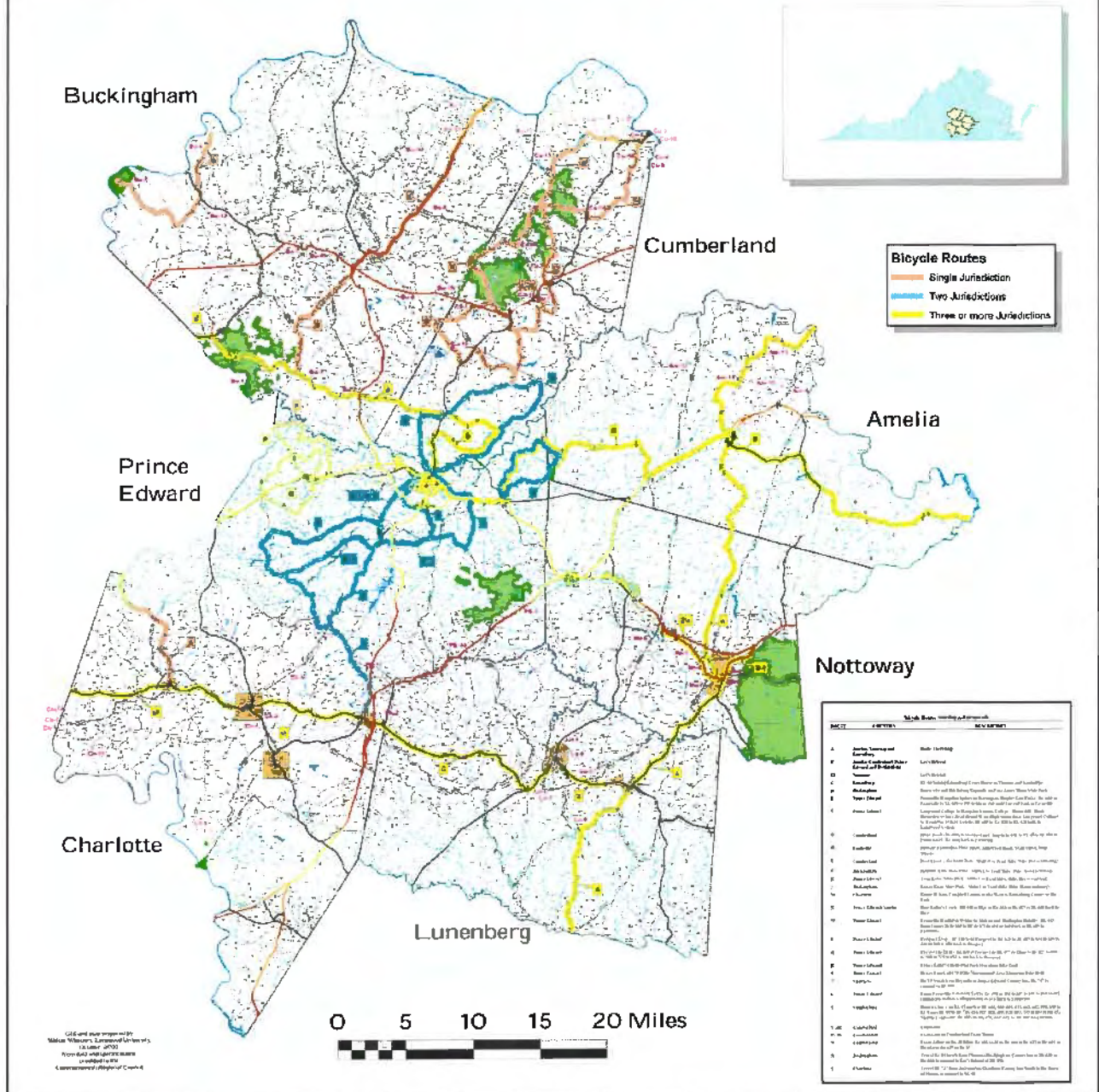
The Town of Dillwyn and the Village of Buckingham Court House have sidewalk systems that are maintained by VDOT.

In June 2000, the Piedmont Planning District Commission (PPDC) 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 2002 Rural Transportation Planning Grant under the Rural Transportation Program funded the project. 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. The Commonwealth Regional Council (formerly the PPDC) completed the CRC Bicycle Plan Update in 2010. The Bicycle Plan identifies four (4) routes that go through Buckingham County (see Maps 30 and 30a): Route B, which runs east to west following Route 636 and part of Route 24; Route D, in the western part of the County, connecting James River State Park with the Yogaville area; Route V, which comes into parts of Buckingham County from Cumberland County; and Route X, which runs roughly north to south along U.S. 15, Route 640, and part of Route 638.

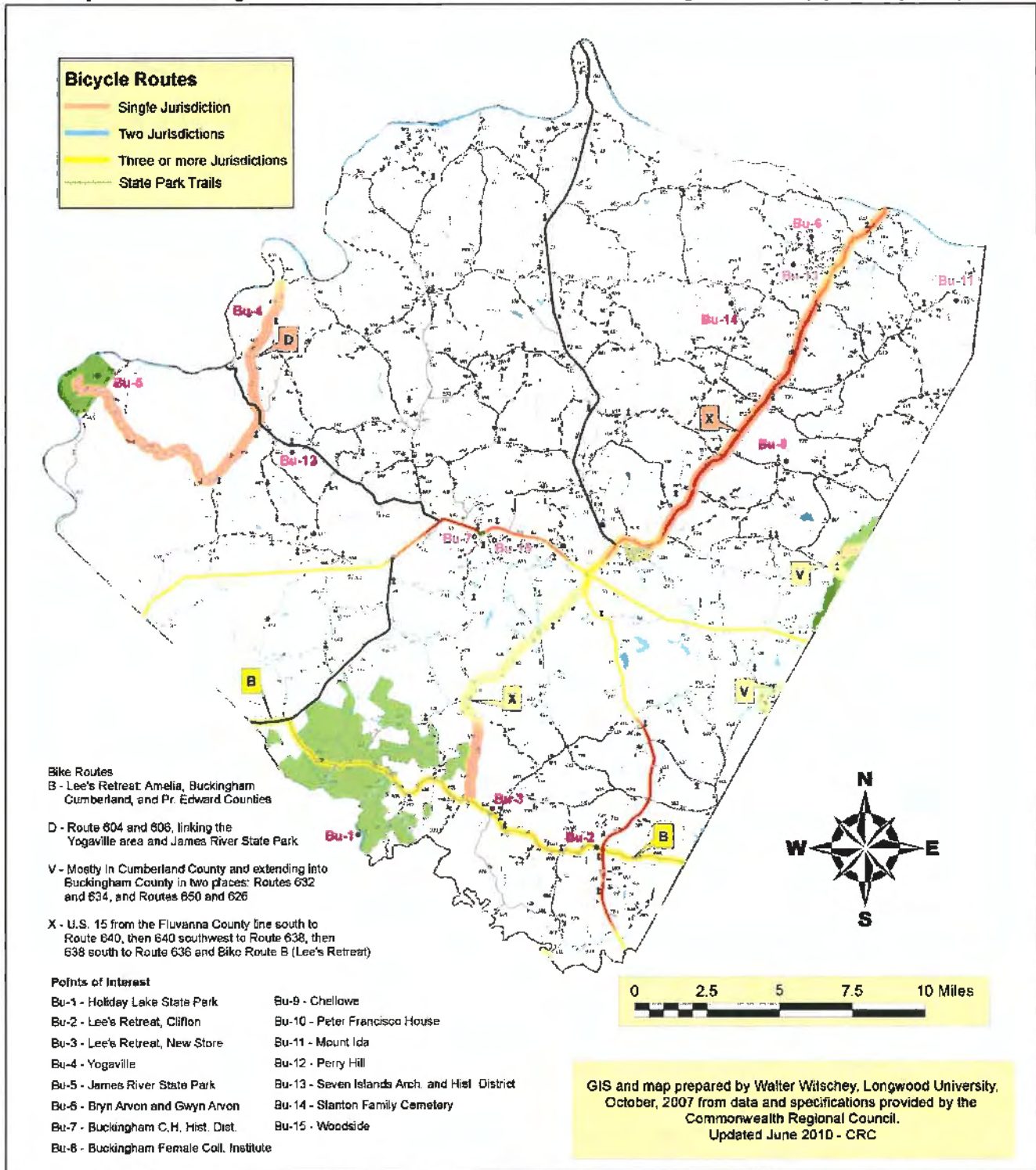
Map 30 – CRC Regional Bike Plan (2010 Update)

Commonwealth Regional Council Bicycle Plan Routes and Points of Interest



Source: CRC Regional Bike Plan, 2010

Map 30a – CRC Regional Bike Plan Routes in and around Buckingham County (2010 Update)



Source: CRC Regional Bike Plan, 2010

Trails

Buckingham County has an abundant scenic natural environment that includes 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 few bike and hiking trails in James River State Park, Appomattox-Buckingham State Forest, Cumberland State Forest, Featherfin Wildlife Management Area, and Horsepen Lake Wildlife Management Area. The County also shares proximity to three state parks with bike/ped trails for riders and walkers/hikers. These scenic routes can be found in Bear Creek State Lake State Park, High Bridge Trail State Park, and Holiday Lake State Park.

- Bear Creek Lake State Park is in Cumberland County and lies within the boundaries of Cumberland State Forest. Between the Park and the State Forest, users have access to over 37 miles of trails for hiking, biking, and horseback riding. Bear Creek Lake State Park also offers boating and fishing, swimming, an archery range, picnic areas, and camping.
- High Bridge Trail is 31 miles long and ideally suited for hiking, bicycling and horseback riding. The western end of the trail is in Pamplin City, which is located in parts of Prince Edward and Appomattox Counties. Once a rail bed, the trail is wide, level and generally flat. Its finely crushed limestone surface and dimensions make it easy to enjoy. The park's centerpiece is the majestic High Bridge, which is more than 2,400 feet long and 125 feet above the Appomattox River. It is the longest recreational bridge in Virginia and among the longest in the United States.
- Holiday Lake State Park is in Appomattox County and lies within the boundaries of Appomattox-Buckingham State Forest. Between the State Park and the Forest, users have access to over 20 miles of trails for hiking, biking, and horseback riding. Holiday Lake State Park also offers swimming and camping.

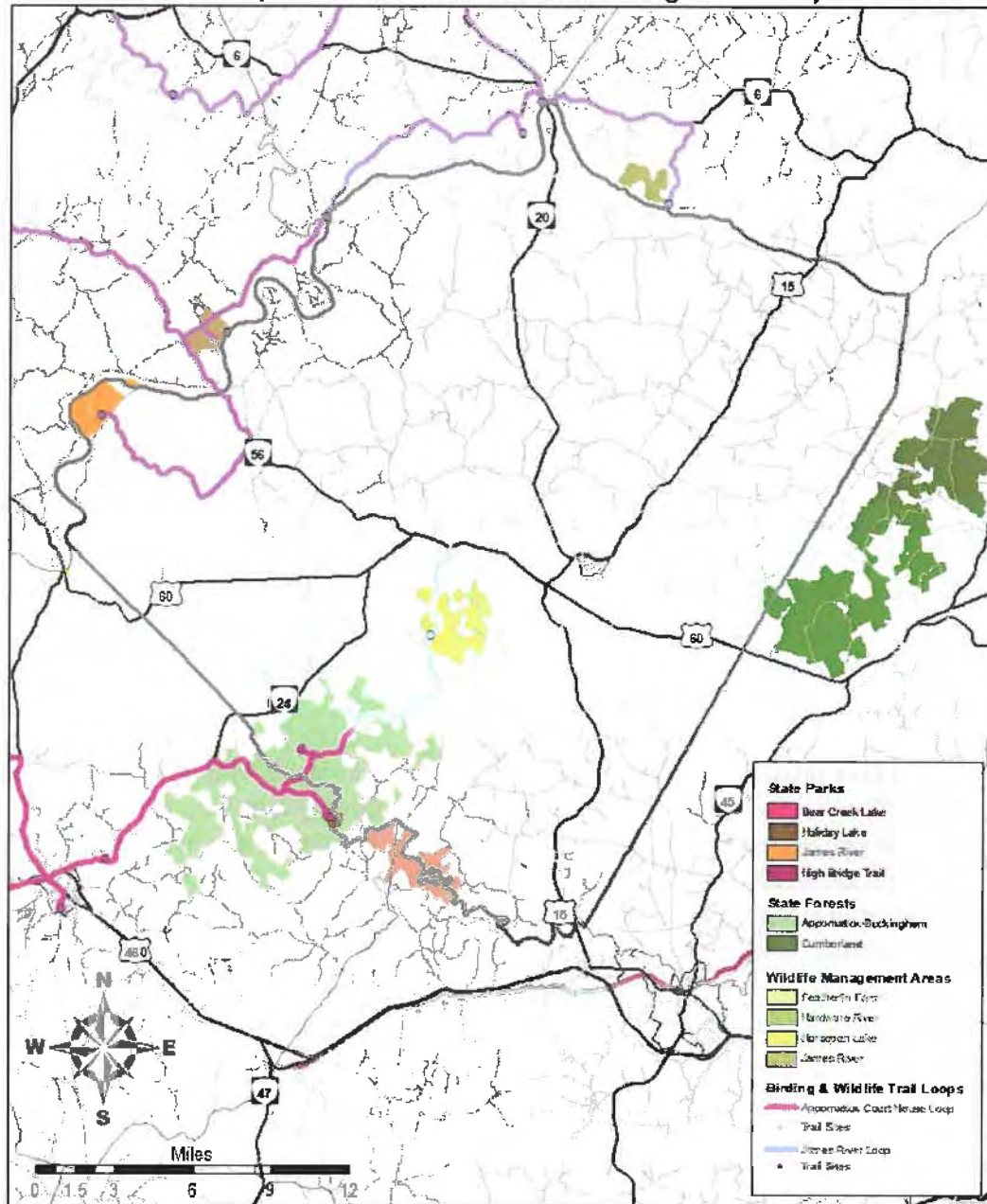
The County also shares proximity to two wildlife management areas (WMA) on the north side of the James River. The Hardware River WMA is in Fluvanna County and provides access to the Hardware and James Rivers. It offers hiking, horseback riding, hunting, trapping, birding, camping and boat ramps. The James River WMA is in Nelson County and occupies land that was once home to large estates located along the river. It offers hiking, horseback riding (with restrictions during hunting season), hunting, trapping, birding, camping and boat ramps.

There are two Virginia Birding and Wildlife Trails that run through Buckingham County. The Appomattox Court House Loop Trail starts in Buckingham Court House on the north end and runs south-southwest toward Appomattox Court House National Historical Park. Sites in Buckingham County on this trail include Horsepen Lake Wildlife Management Area and Appomattox-Buckingham State Forest. The James River Loop Trail covers parts of Buckingham, Nelson, Albemarle, and Fluvanna Counties. James River State Park is a site on this trail.

Map 31 shows locations of trail facilities in and around Buckingham County.

There was an array of responses provided about where pedestrian/bike paths are needed within Buckingham County. The most popular responses from the survey are: On county land; in or near parks; Dillwyn; Yogaville; and around schools.

Map 31 – Trails in and around Buckingham County



Map created by CRC –January 2024
Source: DCR, DWR, VDOF

VDOT Funding Programs

Some programs available through VDOT to fund transportation improvements include the following:



Purpose

SMART SCALE is a statewide program that distributes funding based on a transparent and objective evaluation of projects that will determine how effectively they help the state achieve its transportation goals.

Funding

There are two main pathways to funding within the SMART SCALE process—the Construction District Grant Program (DGP) and the High Priority Projects Program (HPPP). A project applying for funds from the DGP is evaluated against other projects within the same construction district. A project applying for funds from the HPPP is evaluated against projects statewide. The Commonwealth Transportation Board (CTB) then makes a final decision on which projects to fund.

Eligible Projects

Projects must address improvements to a Corridor of Statewide Significance, Regional Network, or Urban Development Area (UDA) that meet a need identified in the statewide multimodal long-range transportation plan, VTrans. Project types can include highway improvements such as widening, operational improvements, access management, intelligent transportation systems, transit and rail capacity expansion, and transportation demand management, including park and ride facilities. Projects may also address a documented safety need.

Eligible Applicants

Applications may be submitted through the SMART Portal by regional entities including Metropolitan Planning Organizations (MPOs) and Planning District Commissions (PDCs), along with public transit agencies, and counties, cities, and towns that maintain their own infrastructure. Projects pertaining to UDAs and safety needs can only be submitted by localities. Applications may be for eligible project types only and sufficiently developed such that benefits can be calculated.

Evaluation Criteria

There are five factors evaluated for all projects: Safety, Congestion Mitigation, Accessibility, Environmental Quality, and Economic Development. Projects in MPOs with a population greater than 200,000 are also evaluated by a land use factor.

Funding Cycle

Beginning with the FY2018-FY2023 SYIP Update, the application cycle began alternating every other year with funding generally applied to projects in the last two years of the SYIP. Applications are generally accepted beginning in the Spring through Fall. Approximately \$500-600 million is expected to be available per cycle. Funding includes both state and federal sources. Projects that can be developed as federal projects will follow the federal process.

Website

<http://www.vasmaryscale.org/>



Purpose

This federal transportation program is structured and funded to identify and improve locations where there is a high concentration, or risk, of vehicle crashes that result in deaths or injuries and to implement strategies to attain Virginia's Towards Zero Deaths vision.

Funding

There are several core safety programs, including Highway Safety, Systemic Safety, Bicycle and Pedestrian Safety, and Highway-Rail Safety.

Eligible Projects

Projects involve the identification of high-crash spots or corridor segments, an analysis of crash trends and existing conditions, and the prioritization and scheduling of improvement projects. Submitted projects must demonstrate a cost benefit and must:

- Be relevant to the program purpose of reducing severe crashes or risk to transportation users.
- Address hazardous situations through good safety planning and identified by safety data driven network screening.
- Demonstrate compliance with the appropriate VDOT design guideline and standards.

Eligible Applicants

The Highway Safety Programs (HSP), Rail-At-Grade-Crossing and the Bicycle Pedestrian Safety Program (BPSP) applications must be submitted through the SMART Portal by local governments, VDOT District and Regional Staff.

Evaluation Criteria

The eligibility criteria and process for the safety programs are different. The Portal automatically scores each application based upon the various factors such as: Benefit/Cost ratio, PSI listing, supporting documents, complete cost estimate/schedule etc. The (HSP) application targets vehicle only crashes and requires a benefit-cost (B/C) ratio analysis, or the Systemic Safety Improvement (SSI) application can utilize a risk assessment methodology that addresses these risks throughout a network of roadways. The Rail Safety and Bicycle and Pedestrian Safety applications require a risk analysis due to the unpredictability of the crash types.

Funding Cycle

The funding cycle for the Highway Safety program will be every year. Approximately \$60 million is available per year. Applications are generally accepted August through October of each year. All funding is federal.

Website

http://www.virginiadot.org/business/ted_app_pro.asp



Purpose

This program is intended to help sponsors fund projects that expand non-motorized travel choices and enhance the transportation experience by improving the cultural, historical, and environmental aspects of transportation infrastructure. It focuses on providing pedestrian and bicycle facilities and other community improvements.

Funding

TAP is not a traditional grant program and funds are only available on a reimbursement basis. The program will reimburse up to a maximum 80% of the eligible project costs and requires a minimum 20% local match. These are federal transportation funds and therefore require strict adherence to federal and state regulations including Americans with Disability Act (ADA) design standards. Funding is allocated statewide and to specific population areas as set forth in federal regulation. Funds are awarded by the CTB and the MPOs in Virginia's Transportation Management Areas (TMAs).

Eligible Projects

- On-road and off-road pedestrian and bicycle facilities such as sidewalks, bike lanes, and shared use paths.
- Infrastructure-related projects and systems that will provide safe routes for non-drivers to access daily needs.
- Conversion and use of abandoned railway corridors for trails for pedestrians, bicyclists, and other non-motorized transportation users.
- Construction of turnouts, overlooks and viewing areas.
- Inventory, control, or removal of outdoor advertising (billboards).
- Preservation and rehabilitation of historic transportation facilities including train depots, lighthouses, and canals.
- Vegetation management practices in transportation rights-of-way.
- Archeological activities relating to impacts from implementation of a transportation project.
- Environmental mitigation activities to address storm water management control and water pollution related to highway runoff.
- Wildlife mortality mitigation activities to decrease negative impacts of roads on wildlife and habitat connectivity.

Eligible Applicants

Applications may be submitted through the SMART Portal by local governments, regional transportation authorities, transit agencies, natural resource or public land agencies, school districts, local educational agencies, schools, tribal governments, and any other local/regional entity with responsibility for oversight of transportation or recreational trails.

Evaluation Criteria

- Project funding.
- Project concept
- How the project improves the existing transportation network
- Sponsor's experience administering federal-aid projects
- Project's readiness to proceed

Funding Cycle

Beginning with the FY2019-2024 SYIP Update, the application cycle began alternating every other year with allocations available in the first and second year of the SYIP. Approximately \$20 million is available per year with a maximum request of \$1M per year (\$2M per application). Applications are generally accepted August through October of every other year. All funding is federal.

Website

<http://www.virginiadot.org/business/prehancegrants.asp>



Purpose

This program provides additional funding for use by a county, city, or town to construct, reconstruct, improve, or maintain the highway systems within such county, city, or town and for eligible rural additions in certain counties of the Commonwealth. Locality funds are matched, dollar for dollar, with state funds, with statutory limitations on the amount of state funds authorized per locality.

Funding

Application for program funding must be made by resolution of the governing body of the jurisdiction requesting funds. Project funding is allocated by resolution of the CTB. The Revenue Sharing program will match, dollar for dollar, eligible project costs up to limitations specified in CTB Policy.

Eligible Projects

- Supplemental funding for projects listed in the adopted in the SYIP
- Construction, reconstruction, or improvement projects not including in the adopted SYIP
- Improvements necessary for the specific subdivision streets otherwise eligible for acceptance into the secondary system for maintenance (rural additions)
- Maintenance projects consistent with the department's operating policies
- New hard surfacing (paving)
- Deficits on completed construction, reconstruction, or improvement projects

Eligible Applicants

Applications may be submitted through the SMART Portal by any county, city, or town in the Commonwealth. Evaluation Criteria:

- Priority 1: Construction projects that have previously received Revenue Sharing funding.
- Priority 2: Construction projects that meet a transportation need identified in the Statewide Transportation Plan or projects that will be accelerated in a locality's capital plan.
- Priority 3: Projects that address deficient pavement resurfacing and bridge rehabilitation.
- Priority 4: All other projects

Funding Cycle

Beginning with the FY2019-2024 SYIP Update, the application cycle began alternating every other year with allocations available in the first and second year of the SYIP. Approximately \$100 million in state funding is available per year. Applications are generally accepted August through October of every other year. All funding is non-federal.

Website

http://www.virginiadot.org/business/local-assistance-accessprograms.asp#Revenue_Sharing



Purpose

SGR provides funding for the Commonwealth of Virginia's pavements and bridges. The funds are used for the reconstruction and rehabilitation of deteriorated pavements on the Interstate and Primary Systems, including Primary Extensions, as well as the replacement and rehabilitation of structurally deficient bridges on all systems.

Funding

Funding is allocated to each district based on needs for VDOT and locality owned bridges and pavements. Allocation of the funding is based on a needs prioritization methodology as approved by the CTB. All nine construction districts will receive funding in a given year, with no district receiving less than 5.5% or more than 17.5% of the funds in a given year.

The Code of Virginia allows for two waivers in the SGR. The first waiver allows the CTB to remove the cap and allocate the SGR funds to a key need or project. The second waiver allows the CTB to allocate 20% of the funds to secondary pavements if the Department does not meet its secondary pavement performance targets.

Eligible Projects

Projects must meet the three tests as depicted in the following chart prior to receiving funding:

Tests	Pavement	Bridge
1	Improves to fair or better status	Removes from structurally deficient status
2	Meets definition of pavement rehabilitation and reconstruction in FHWA's memo dated 9/12/2005	Meets definition of bridge rehabilitation and replacement in FHWA's Bridge Preservation Guide dated August 2011
3	Adds or restores strength	
FHWA Memo Links	FHWA's Memo – September 12, 2005 - Pavement Preservation Definitions FHWA's Memo - February 25, 2016 - Pavement Preservation	FHWA's Bridge Preservation Guide – August 2011 – Maintaining a State of Good Repair Using Cost Effective Investment Strategies

Eligible Applicants

Localities may submit applications for primary extensions and work notification forms for structurally deficient bridges through the SMART Portal. If a locality has multiple structurally deficient bridges, the locality is required to submit work notification forms for all bridges to show what work will be completed to remove the deficiency.

Evaluation Criteria

The SGR Program requires the prioritization process to consider mileage, condition and costs for pavements while considering number, condition, and costs for bridges. For additional detail related to the prioritization process, refer to: <http://www.ctb.virginia.gov/resources/2016/june/reso/Resolution1.pdf>

Funding Cycle

The funding cycle for SGR will be every year. Approximately \$300 million is available per year beginning in FY 2021. Applications are generally accepted November through January. Funding includes both state and federal sources.

Website

http://www.virginiadot.org/business/local_assistance_division_funding_programs.asp



Chapter V

Land Use

V: Land Use

Introduction

The purpose of land use planning is to strategically guide both the development and conservation of Buckingham County's land resources. It encompasses much more than merely dividing land into different zones; it shapes every facet of daily life and the built environment. Effective land use planning determines where residents live, work, and relax, and ensures that the transportation networks seamlessly connect these areas. This planning is crucial for deciding the optimal locations for new businesses, the concentration of housing, and the necessary infrastructure to support the community's evolving needs.

Land use planning is essential for Buckingham County's residents and its approximately 373,401 acres, especially as the area begins to experience residential and community growth. This plan serves as a guide for making informed decisions about land use policies, procedures, and ordinance revisions by both elected officials and county staff. The intent of the land use plan is not to hinder growth and development but to manage it effectively, ensuring the conservation of natural resources like farmland and forests and the prudent use of taxpayer dollars. It provides a proactive framework to anticipate and address future challenges, preventing issues from arising.

Historical Context and Community Input

Historically, Buckingham County has been predominantly rural with a strong agricultural base. The county's economy has traditionally relied on farming, forestry, and related industries. This rural character is a cherished aspect of the community's identity. However, in recent years, the county has begun to experience pressures from residential and commercial development, particularly as nearby urban areas expand.

Community input has been a cornerstone of this planning process. Through a series of community meetings and a comprehensive citizen survey, residents have shared their insights, concerns, and aspirations for Buckingham County's future. This feedback has been invaluable in shaping a land use plan that reflects the collective vision of the community. Residents expressed a desire to balance growth with the preservation of the county's rural character, protect natural resources, and enhance the quality of life for all.

Community Input Highlights

1. **Preservation of Rural Character:** Residents emphasized the importance of Buckingham's rural character, agricultural land, and natural resources.
2. **Economic Development:** Respondents highlighted the need for more local job opportunities, attracting and supporting new and small businesses.
3. **Infrastructure Improvement:** Improved infrastructure, including better roads, high-speed internet, and public services, was a common priority.
4. **Community Amenities:** Residents expressed a desire for more recreational facilities, community centers, and cultural activities.
5. **Housing:** There is a strong demand for diverse housing options, including affordable housing, to accommodate the growing population.

Residents also highlighted their favorite aspects of living in Buckingham County, including the rural lifestyle, peace and quiet, and the small-town feel. Major concerns include the lack of job opportunities, businesses, and inadequate access to medical care.

A. Current Land Use

Buckingham County is a rural county with a strong background in agriculture and forestry, evident in the large parcels dedicated to these activities. The rural nature of the county is an important aspect of the county's economy and community. Rich natural resources, a powerful sense of community, and proximity to major transportation routes make Buckingham County an attractive location for potential growth, drawing interest from new residents and businesses seeking opportunities to establish roots. The scenic beauty, quality of life, and strategic location of Buckingham County make it a desirable destination for future growth.

Land Use Framework

The Zoning and Planning Administrator oversees land use in Buckingham County, following the guidelines of the Comprehensive Plan. The Plan outlines strategies for land use, transportation, and community facilities, ensuring sustainable development aligns with the community's vision.

Existing Zoning Districts

The county's Zoning Ordinance regulates land use within the county through various districts, each with specific purposes, permitted uses, and regulations. Below is a summary of the existing zoning districts:

Figure 36 – Existing Zoning Districts in Buckingham County

District	Purpose	Permitted Uses	Special Use Permits
Agricultural District (A-1)	Preserves rural land uses, including farming and forestry, with provisions for low-density residential development.	Single-family dwellings, manufactured and mobile homes, agricultural uses, cemeteries, churches, home-based businesses, public parks.	Airports, bed & breakfasts, commercial garages, mining, quarrying, shooting ranges, veterinary clinics.
Agricultural-Comprehensive District (A-C)	Promotes intensive agricultural, forestal, and rural activities with additional regulations for intensive livestock and poultry operations.	Agricultural uses, intensive dairy, livestock, poultry, and swine facilities, lumberyards, private hunting preserves, veterinary clinics.	Daycare facilities, correctional facilities, airports, sawmills, sewage treatment plants.

District	Purpose	Permitted Uses	Special Use Permits
Rural Small Farm District (RSA-1)	Maintains rural character and open space, allowing limited low-density residential and small-scale agricultural uses.	Single-family dwellings, manufactured homes, agricultural operations, home-based businesses, public parks.	Assisted living facilities, commercial equine facilities, golf courses, hospitals, rural small businesses.
Residential District (R-1)	Provides for residential uses with varying densities, including single-family homes, townhouses, and multi-family dwellings.	Single-family dwellings, churches, conservation areas, home-based businesses, public parks.	Community centers, convenience stores, public utilities, rural small businesses.
Residential District (R-2)	Provides for medium to high concentration of residential uses, promoting a suitable environment for family life.	Single-family dwellings, multi-family housing, community playgrounds, public and private schools.	Multi-family housing, private schools.
Neighborhood Commercial (NC- 1)	Encourages cluster development of residential, commercial, and public uses, supporting neighborhood-scale businesses.	Antique shops, convenience stores, daycares, drug stores, emergency service facilities, financial institutions, greenhouses.	Automotive wash operations, dog businesses, flea markets, residential housing, telecommunication towers.
Business District (B-1)	Supports general business uses requiring frequent public access while minimizing nuisances.	Art and hobby stores, barber and beauty shops, churches, convenience stores, drug stores, medical clinics, offices, restaurants, retail stores.	Amusement centers, community centers, dog businesses, parking facilities, public utilities, schools.
Industrial District (M-1)	Encourages light manufacturing and wholesale business establishments with minimal nuisances.	Assembly plants, data processing centers, furniture manufacturing, professional offices, warehousing.	Brick manufacturing, butcher shops, flour milling, quarrying, vegetable oil processing.

District	Purpose	Permitted Uses	Special Use Permits
Industrial District (M-2)	Accommodates larger scale manufacturing, processing, and warehousing with potential public nuisances.	All M-1 permitted uses plus block manufacturing, mining, quarrying, soap manufacturing.	Abattoirs, industrial gas manufacturing, incineration, oil, and gas transmission facilities.
Watershed District (WS-1)	Protects public drinking water sources by minimizing pollution and sediment deposition.	Low-impact agricultural and residential uses that comply with stringent environmental regulations.	Required for any use that could potentially impact water quality.
Recreational Access District (RA-1)	Promotes recreational activities and access to natural resources.	Public parks, recreational fields, private hunting preserves.	Required for commercial recreational facilities and other intensive uses.
Landfill and Waste Disposal District (L-1)	Regulates land use related to waste disposal and management.	Publicly owned solid waste facilities, recycling centers.	Required for private waste disposal facilities and other significant waste management operations.
Residential Planned Unit Development (RPUD-1)	Allows for innovative and flexible design of residential communities with mixed uses and open space.	A mix of residential types, including single- family homes, townhouses, and multi- family dwellings, along with associated commercial and public uses.	Required for specific developments that may include unique design or use characteristics.
Village Center District (VC-1)	Focuses on creating vibrant, mixed-use community centers with residential, commercial, and public uses.	Retail stores, restaurants, offices, public facilities, and residential units.	Required for uses that may have a significant impact on the community center's character or infrastructure.

B. Future Land Use Planning and Growth Strategies

Buckingham County envisions a future where growth is balanced with the preservation of its rural character and natural resources. The county aims to foster vibrant communities, promote economic development, and enhance the quality of life for all residents. The strategies outlined in this section will guide future land use decisions, ensuring sustainable and orderly development.

Village Centers

The vision for village centers in Buckingham County considers each area's unique natural characteristics and existing developments. These centers are designed to concentrate growth in specific areas, thereby preserving the rural character and natural resources of the surrounding landscape. The development of village centers focuses on creating vibrant community hubs that integrate mixed-use development.

The identified village centers and their general locations include:

- **Arvonias-New Canton**: Located near the James River in the northeastern part of the county, along Route 15.
- **Buckingham Court House**: Centered around the historic courthouse in the central part of the county, along Route 60.
- **Gold Hill**: Situated slightly further south on Route 15 than Arvonias-New Canton, in the northeastern part of the county.
- **Yogaville**: Found in the northwestern part of the county, near the border with the James River and just north of Route 56.
- **Centenary**: Located along Route 20, approximately 5 to 6 miles south of Scottsville, this area extends northward to the James River.
- **Glenmore**: Positioned in the northwestern part of the county, centered at the intersection of Routes 602 and 655, covering an area within approximately a 1-mile radius around this intersection.

Future development in these village centers may prioritize:

- ***Enhancing Local Infrastructure***: Improving essential services and facilities to support community needs.
- ***Maintaining Rural Character***: Ensuring that new developments are compatible with the rural charm and identity of the county.
- ***Supporting Local Businesses***: Creating opportunities for small businesses and local enterprises to thrive within these community hubs.

By focusing on these principles, Buckingham County aims to develop village centers that enhance the quality of life for residents while preserving the natural beauty and rural character of the county.

Growth Corridors

Major highways such as Route 60, Route 15, Route 20, Route 56, and Route 24 are designated as key transportation corridors where development is encouraged. These corridors are intended to support a mix of residential, commercial, and industrial development with minimal restrictions to attract businesses and industries. The goal is to ensure orderly growth while maintaining the capacity and safety of the transportation network. Best practices for corridor development include:

- *Access Management*: Consider policies to minimize direct access points to major highways, consolidating driveways, and promoting shared access to reduce traffic conflicts and enhance safety.
- *Buffer Zones*: Establishing buffers and guidelines to maintain the visual quality of the corridors and mitigate the impact of new developments on existing land uses.
- *Mixed-Use Development*: Encouraging developments that combine residential, commercial, and industrial uses to create vibrant and sustainable communities along these corridors.

High Growth Areas

High Growth Areas in Buckingham County are designated to encourage diverse types of development with minimal restrictions. These areas aim to attract businesses and industries by providing flexible zoning and streamlined permitting processes. Strategies for managing high growth areas may include:

- *Infrastructure Investments*: Prioritizing infrastructure improvements such as roads, utilities, and broadband to support new developments and make the county more attractive to businesses.
- *Economic Incentives*: Offering tax breaks, grants, and expedited permitting processes to encourage investment in high growth areas.
- *Quality of Life Enhancements*: Developing facilities and services that improve the quality of life for residents, such as parks, recreational facilities, and healthcare services.

Mining

The area around Willis Mountain, known for its kyanite mining operations, along with other significant quarrying operations such as those of Boxley and the Vermont Structural Slate Company, contribute to Buckingham County's economy. Future land use planning should consider the environmental impact of mining and quarrying activities and ensure adherence to federal and state guidelines.

In areas where mining or industrial activities are present or may expand, it is important to minimize potential land-use conflicts, such as those arising from noise and dust. When these activities are adjacent to or within identified Village Centers, envisioning compatible higher

intensity land uses could be beneficial. To reduce potential conflicts, the use of buffers could be considered when planning residential uses near these areas. Some other key considerations to consider include:

- *Environmental Protection:* Maintaining regulations to protect water quality and minimize land degradation in line with federal and state guidelines.
- *Safety Standards:* Ensuring that mining operations meet federal and state safety standards to protect workers and nearby communities.
- *Economic Integration:* Encouraging the integration of mining with other economic activities, such as manufacturing, to diversify the local economy.

Recreation, Parks, and Wildlife

Buckingham County is committed to preserving and enhancing its natural resources and recreational opportunities. Areas designated for recreation, parks, and wildlife conservation are vital for maintaining the county's ecological balance and providing residents with outdoor activities. Strategies could include:

- *Protected Areas:* Designating significant natural areas as protected zones to conserve wildlife habitats and biodiversity.
- *Recreational Facilities:* Developing public parks, trails, and recreational facilities to promote outdoor activities and improve residents' quality of life.
- *Environmental Education:* Creating programs and facilities that educate the public about local wildlife, conservation efforts, and sustainable practices.

Rural, Agricultural, and Forestry Areas

The preservation of rural, agricultural, and forestry areas is crucial for maintaining Buckingham County's economy and character. These areas could be supported through:

- *Agricultural Preservation:* Implementing programs such as conservation easements
- *Best Practices:* Encouraging farming and forestry practices that protect natural resources and enhance productivity.
- *Support Programs:* Directing local farmers and foresters to available resources, including extension services.

Watershed Overlay District

The Watershed Overlay District is designed to protect public drinking water sources by minimizing pollution and sediment deposition. This district will have stringent regulations to ensure the safety and quality of the water supply. Key policies may include:

- *Buffer Zones:* Establishing buffer zones around water bodies to filter runoff and reduce sedimentation.
- *Regulated Activities:* Limiting activities that can negatively impact water quality, such as certain types of development and industrial operations.

- *Development Management:* Using incentives and regulations to limit development in these areas or direct it toward more suitable locations.

Town of Dillwyn

As a central hub within Buckingham County, the Town of Dillwyn will play a critical role in the county's future development. The vision for Dillwyn includes:

- *Downtown Revitalization:* Enhancing the downtown area to create a vibrant community center with a mix of residential, commercial, and public spaces.
- *Economic Development:* Attracting new businesses and industries to diversify the local economy and create job opportunities.
- *Infrastructure Improvements:* Investing in infrastructure projects such as roads, utilities, and public facilities to support growth and improve the quality of life for residents.

Sustainable Growth Principles

Buckingham County may consider adopting sustainable growth principles that promote long-term economic, environmental, and social health. These principles could guide future development to balance maintaining the county's rural character with accommodating growth. The focus could be on enhancing land use efficiency, protecting natural resources, and supporting the local economy. Thoughtful agricultural practices, exploring diverse transportation options, and improving infrastructure are potential strategies to achieve these goals. By integrating sustainable growth principles, Buckingham County can work towards a balanced and resilient future for its residents and environment.

By incorporating these strategies and principles, Buckingham County can strive to balance growth with the preservation of its rural character, support economic development, and improve the quality of life for its residents. This comprehensive approach will help the county navigate future challenges and opportunities, ensuring a resilient and vibrant community for generations to come.



Chapter VI

Special Policy Areas

VI: 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 areas were identified through multiple activities including the Buckingham County Planning Commission Work Sessions, community meetings, and citizen survey results.

The goal of the Buckingham Planning Commission in developing these special policy areas is to assist the County in planning for its future growth and development. In addition, the Comprehensive Plan aims to contain specific information to better guide month-to-month decision-making on issues such as zoning, rezoning, and conditional use permits.

Each policy area includes a brief discussion followed by specific recommendations to help guide the County's decisions regarding the timing, location, and character of future development. The information in this chapter forms the basis for many of the goals, objectives, and strategies contained in Section VII.

The special policy areas covered in this section are:

1. Maintaining the County's Rural Character
2. General Zoning and Subdivision Ordinance Revisions
3. Corridor and High Growth Area Development
4. Village Center Areas
5. Affordable Housing
6. Solar Energy Development
7. Economic Development

By addressing these areas, Buckingham County aims to balance the preservation of its rural charm with sustainable growth and economic resilience, ensuring a vibrant future for all its residents.

Policy Area #1: Maintaining the County's Rural Character

Background

Buckingham County's rural landscape, characterized by its expansive open spaces, agricultural lands, and forested areas, plays a pivotal role in defining the community's identity and quality of life. These areas are essential not only for their environmental and recreational benefits but also for their contribution to the local economy through agriculture and forestry industries. The preservation of these lands helps maintain the County's rural charm, which is a significant factor in attracting new residents and businesses. Preserving Buckingham County's rural character is not just about maintaining aesthetics but also about ensuring long-term resilience against environmental changes, supporting local economies, and fostering sustainable growth.

Several key elements contribute to the rural character of Buckingham County. Agricultural lands are the backbone of the local economy, supporting farming activities that produce a variety of crops and livestock. They provide a scenic rural landscape that is an essential part of the county's identity. Extensive forests offer economic benefits through timber production and recreational opportunities such as hunting, hiking, and wildlife observation. They also play a crucial role in maintaining environmental health by providing habitat for wildlife, protecting water quality, and sequestering carbon.

Open spaces, including meadows, wetlands, and natural preserves, enhance the scenic beauty of the county, provide recreational spaces for residents, and support biodiversity. The county's small, close-knit communities and villages contribute to its rural charm. These areas often serve as social and economic hubs for residents, offering local businesses, schools, and community centers. The spread-out nature of the population, with large tracts of undeveloped land between communities, helps maintain the rural feel of the county.

As Buckingham County experiences growth, pressures mount on these open spaces and agricultural areas. Factors such as population growth and rising land values contribute to the conversion of agricultural lands to residential and commercial uses. In addition, the high suitability of these lands for development, due to their favorable terrain and soil conditions, further exacerbates this trend. Buckingham County has established development regulations and enforcement mechanisms, and the County can continue to enhance these tools to address emerging challenges and ensure that the rural character and valuable lands are fully protected.

Historically, Buckingham County's land has been predominantly used for farming and forestry, reflecting a deep connection between the community and the land. These traditional uses have shaped not only the landscape but also the cultural identity of the County.

Recommendations

To address the potential loss of agricultural land and open space while maintaining the county's rural character, Buckingham County may consider accommodating future growth in a manner that conserves vital resources by encouraging development in areas with adequate public services. Integrating significant open spaces into development projects in rural, agricultural, and forestry areas could help minimize environmental impacts. In addition, land use planning using smart growth principles can help balance the need for development with the preservation of rural character. This could include focusing development in designated growth areas, promoting mixed-use developments, and encouraging higher densities only where appropriate. The Future Land Use Map could serve as a guide for development patterns to ensure balanced growth.

Amendments to County ordinances may be considered to provide both requirements and incentives for land conservation. Strategic planning could help develop long-term plans that

align land use with infrastructure investments to support sustainable growth. Adjusting zoning ordinances to limit high-density development in agricultural zones and promoting conservation design practices might be beneficial. Implementing regulations that encourage new subdivisions to set aside a percentage of land as open space or for agricultural use may help preserve valuable open spaces.

Strategic planning might involve developing comprehensive plans that align land use with infrastructure investments to support sustainable growth. Zoning adjustments could limit high-density development in agricultural zones and promote conservation design practices. Subdivision regulations might encourage new subdivisions to set aside a percentage of land as open space or for agricultural use. Identifying and promoting specific areas for growth, supported by necessary infrastructure, might help concentrate development and reduce pressure on agricultural lands. Land use value assessments could offer tax incentives for land remaining in agricultural use, making it financially viable for landowners to continue farming. Public facility and utility decisions may support the concentration of development in designated areas, preserving open spaces elsewhere.

Programs available to rural property owners might aid them in preserving their land holdings while obtaining a desired rate of return on their equity. These programs include:

- *Agricultural and Forestal Districts*: rural zones designated for agricultural and forestry production and open space preservation. Landowners in these districts agree not to convert their land to more intense uses for a set term. In return, they receive benefits such as land use taxation and protection from certain ordinances and infrastructure developments that could pressure them to sell their land for development.
- *Conservation easements*: legal agreements between landowners and conservation organizations that permanently restrict certain types of development to protect conservation values. Easements are flexible and can be tailored to meet the landowner's needs while preserving the land's natural, scenic, or historical attributes.
- *Purchase of Development Rights (PDR) programs*: allow localities or other entities to purchase the development rights from landowners, ensuring the land remains in agricultural or open space use. The landowner receives financial compensation while retaining ownership and use of the land.
- *Transfer of Development Rights (TDR) programs*: enable landowners to sell the development potential of their property to developers who wish to increase density in designated receiving areas. This market-based tool preserves open space and agricultural land while directing growth to areas better suited for higher density development.

By considering these flexible strategies and programs, Buckingham County may manage growth while preserving its valuable agricultural lands and open spaces, ensuring a sustainable and balanced approach to development.

Policy Area #2: General Zoning and Subdivision Ordinance Revisions

Background

Buckingham County's existing zoning and subdivision ordinances serve as fundamental tools for guiding the location and nature of future land use within the county. During the comprehensive planning process, several priorities have emerged, including the preservation of open and agricultural spaces, the protection of surface and groundwater resources, and the diversification of the economy through increased business development and shopping options. These ordinances are critical for maintaining the county's rural character and natural resources, which are fundamental to the local economy and the overall quality of life in Buckingham County. Effective management of land use and development is necessary for balancing growth with the preservation of these vital assets.

Recommendations

As the Planning Commission and Board of Supervisors review and amend the County's ordinances, several key focus areas should be considered. It may be beneficial for Buckingham County to conduct a comprehensive review of its zoning districts to ensure they align with current and anticipated land use needs. This review might include considering changes to lot size and setback requirements to reflect the community's evolving priorities and development patterns. Any revisions should aim to support sustainable growth and maintain the county's rural character.

To promote the preservation of open and agricultural spaces, the Planning Commission may consider developing specific standards for properties in agricultural or conservation zones. These standards should focus on minimizing the impact of traffic generated by proposed developments, protecting the natural environment, and ensuring compliance with all relevant environmental protection laws and regulations.

Establishing groundwater protection districts could be crucial for protecting Buckingham County's water resources. Within these districts, it may be advisable to limit activities that pose risks of contamination to surface and groundwater sources. An alternative approach could involve implementing performance standards that encourage protective measures to prevent water contamination while allowing for necessary and responsible agricultural and forestry management.

Maintaining and possibly enhancing buffer zones along water bodies could be an effective strategy to filter runoff and reduce pollutants entering water systems. Improved stormwater management techniques, such as the use of rain gardens, permeable pavements, and vegetated swales, could be considered to reduce runoff and improve water infiltration.

To encourage economic diversification and promote new business development and shopping options, the Planning Commission and Board of Supervisors might consider enhancing existing zoning regulations and incentives to attract diverse industries and support small businesses. Strengthening partnerships among government, citizens, property owners, and developers

could help ensure long-term economic resilience, create local job opportunities, and enhance the overall quality of life in Buckingham County.

By focusing on these areas, Buckingham County can update its zoning and subdivision ordinances in a way that supports balanced growth, protects valuable resources, and preserves the county's unique character and quality of life for future generations.

Policy Area #3: Corridor and High Growth Area Development

Background

The transportation network in Buckingham County, consisting of U.S. Highway 60, U.S. Highway 15, and several Virginia Primary Highways, serves as the backbone for economic activity and growth. These corridors are vital for access and connectivity, supporting economic activities and linking communities. The county's rural character, with its scenic beauty and open spaces, is a significant asset that attracts residents and businesses. However, with anticipated growth, careful management of development along these corridors is necessary to ensure that the transportation network maintains its capacity, safety, and visual quality.

The interaction between land use and transportation is critical. By promoting mixed-use developments and strategically locating retail and employment opportunities along these corridors, Buckingham County can enhance the efficiency of land use and reduce the overall impact on transportation systems. Integrated planning will be essential to balancing growth with the preservation of the county's rural character and ensuring that development does not overwhelm existing infrastructure.

High-growth areas present both opportunities and challenges. These areas, designated for diverse types of development, are where a mix of industrial, commercial, and residential uses are planned to cluster. Public water and sewer services support higher-density development in these areas, but strategic planning is necessary to mitigate impacts on transportation, water/sewer usage, and surrounding land uses.

Recommendations

To ensure sustainable development along transportation corridors and within high growth areas, Buckingham County could adopt a multifaceted approach. First, encouraging the creation of strategic development corridors that align with existing infrastructure could be beneficial. These corridors would concentrate growth in specific areas along major highways, where development can be supported by existing services and infrastructure. By focusing development in these corridors, Buckingham County can efficiently utilize its resources, protect rural landscapes, and maintain the capacity and safety of the transportation network. Another effective strategy is promoting cluster zoning around major intersections within the corridors to prevent strip development. This approach integrates commercial, office, residential, and retail uses in designated nodes, enhancing the vibrancy and functionality of

these areas.

In addition, implementing access management policies is crucial for reducing traffic conflicts and enhancing safety along the major transportation corridors. This can involve limiting direct access points, consolidating driveways, and promoting shared access points. This will preserve the visual quality and aesthetic appeal of the corridors. Another access management policy that can be considered is establishing buffer zones along transportation routes can help reduce noise and separate developments from transportation infrastructure. These corridors serve as gateways into the county, and maintaining their visual integrity is important for economic development and marketing efforts.

Encouraging mixed-use developments that combine residential, commercial, and industrial uses within high growth areas and along corridors can support the creation of vibrant communities, reduce the need for long commutes, and enhance economic diversity. Detailed mapping and planning for high growth areas to identify specific growth nodes within the corridors is vital. This includes assessing the suitability of various land uses, infrastructure needs, and environmental considerations to guide future development effectively.

Prioritizing infrastructure investments, such as road improvements, public utilities, and community facilities, is essential to support growth in designated high growth areas and along major corridors. Ensuring that development is well-supported by necessary services will help manage growth sustainably. Incorporating environmental protection measures into the planning process is also crucial. These measures can safeguard water resources, minimize land degradation, and reduce potential conflicts between development and conservation goals.

By integrating these strategies, Buckingham County can effectively manage growth along its transportation corridors and within high growth areas, ensuring that development is well-planned and sustainable while preserving the county's rural character and valuable environmental resources. This comprehensive approach will help ensure that the county remains a desirable place to live, work, and invest, fostering a sustainable and prosperous future for its residents.

Policy Area #4: Village Center Areas

Background

Village centers play a pivotal role in concentrating growth and preserving Buckingham County's rural character. These centers are not just focal points for community life and local commerce; they also represent strategic areas for sustainable development and economic vitality. Village centers combine residential, commercial, and public uses, creating vibrant, mixed-use environments that reflect the county's rural identity while supporting local economies. By focusing growth in these areas, the county can preserve open spaces and agricultural lands, thereby maintaining the scenic beauty and rural charm that define Buckingham County.

Investing in village centers enhances infrastructure, supports local businesses, and fosters community engagement. These areas become hubs of activity where residents can live, work, and play without needing to travel long distances. Effective development in village centers can attract new businesses, create job opportunities, and provide essential services, all of which contribute to the county's economic development and long-term sustainability. The identified village centers in Buckingham County include: Arvonias-New Canton, Buckingham Court House, Gold Hill, Centenary, Glenmore, and Yogaville. Each of these centers has unique characteristics and potential for growth.

Identified Village Centers

- **Arvonias-New Canton:** This village center surrounds U.S. Route 15 near its entrance into the county from Fluvanna County. It comprises several neighborhood businesses such as convenience stores, restaurants, and banks. The area includes slate mining, aggregate manufacturing, and trucking industries. Various housing types are present, but public water and sewer services are not yet available. Key infrastructure assets include railroad access and a water intake on the James River, which could be piped to serve the U.S. Route 15 corridor for future growth. The James River presents opportunities for recreation and open space development, potentially attracting visitors and enhancing the quality of life for residents. Churches of various denominations are scattered throughout the area, serving as important gathering places that bring the community together. Residents have emphasized the need for better infrastructure and recreational facilities to enhance community life.
- **Buckingham Court House:** Located along U.S. Route 60, this village center is home to the Buckingham County Courthouse and other public buildings. It includes government buildings, local shops, and community spaces. The focus here is on fostering community engagement and supporting new developments that align with the community's needs. Current and future developments aim to enhance infrastructure, support local businesses, and provide community spaces that serve the residents' needs and aspirations. Residents have highlighted the need for improved roadways and public utilities to support both existing and new businesses.
- **Gold Hill:** Situated northeast of the Town of Dillwyn, Gold Hill features a mix of small businesses, residential areas, and community facilities. The village center includes a medical clinic, automotive businesses, convenience stores, and a low-to-moderate income apartment complex. The area is currently not served by public water and sewer services. Enhancing local infrastructure and providing essential services can support existing businesses and attract new ones, fostering economic growth and community well-being. The community has expressed a desire for more recreational facilities and public spaces.
- **Centenary:** Located on Route 20, approximately 5-6 miles from Scottsville, this village

center includes a mix of commercial and residential uses. The area has convenience stores, an antique shop, and various housing types but lacks public water and sewer services. The proximity to Scottsville presents opportunities for enhanced connectivity and collaboration, promoting shared services and community activities. Residents have emphasized the need for better connectivity and essential services.

- **Glenmore:** Glenmore is characterized by its rural setting and small community feel. It is located near the northeastern part of the county. The village center includes residential homes, small businesses, and community spaces, reflecting the county's rural charm. Enhancing infrastructure and community facilities can support local enterprises and attract new small businesses, ensuring that new developments maintain the village's rural character. The community has expressed a desire for more local businesses and improved public spaces.
- **Yogaville:** This unique village center is centered around the Satchidananda Ashram-Yogaville community, located near Route 604 (Woodland Church Road). The area includes residential lots, the LOTUS shrine, an Integral Yoga Retreat Center, and various community-oriented businesses and services. Approximately 75% of the area is subdivided into individual lots served by private water and wastewater systems. The remaining 25% is owned by Satchidananda Ashram-Yogaville, which includes infrastructure such as a private road system, central water and sewer facilities, and various community facilities. The spiritual and wellness focus of this area attracts visitors from far and wide, presenting opportunities for sustainable tourism and local economic development. The community has emphasized the importance of maintaining the unique character and spiritual significance of the area while supporting sustainable growth.

Recommendations

To ensure sustainable and balanced development in village centers, Buckingham County may consider several strategies, including but not limited to:

- Enhancing local infrastructure to support community needs is essential. This includes investing in road improvements, public utilities, and community facilities to support growth and enhance the quality of life.
- Supporting local businesses through grants, low-interest loans, and marketing assistance can help these enterprises thrive.
- Encouraging local sourcing and business networks can strengthen the local economy.
- Encouraging the development of public spaces such as parks, squares, and community centers within village centers should be created and maintained to provide venues for social interaction, community events, and recreational activities.
- Promoting mixed-use developments that integrate residential, commercial, and civic uses within village centers can foster vibrant community life and reduce the need for

residents to travel long distances for services and amenities.

- Encourage improved connectivity and accessibility through transportation enhancements. These enhancements can drive economic growth, increase property values, and make these centers more attractive for residents and businesses. Ensuring that transportation infrastructure supports these village centers is crucial for balanced development and maintaining the county's rural charm. Enhancing transportation options within and between village centers, including pedestrian paths and bicycle lanes can improve connectivity and ensure residents can easily access services and amenities without relying solely on personal vehicles for short trips.

By implementing these strategies, Buckingham County can support the development of vibrant village centers that enhance the quality of life for residents, support local businesses, and maintain the county's rural character for future generations.

Policy Area #5: Affordable Housing

Background

Affordable housing is essential for maintaining a diverse and thriving community. It ensures that residents of all income levels can live in safe, decent, and reliable homes. In Buckingham County, affordable housing is increasingly important as the area experiences population growth and rising housing costs. Ensuring access to affordable housing supports the county's economic health, social stability, and overall quality of life.

Affordable housing is generally defined as housing costs that do not exceed 30-35% of a household's gross income, including taxes, insurance, and sometimes utility costs. In Buckingham County, the rising demand for housing due to population growth and increasing construction costs has led to a significant affordability issue. As new residents, often from nearby urban areas, move into the county, they drive up housing prices, making it difficult for low and moderate-income families to find affordable housing. This trend is further compounded by inflation and economic factors.

Buckingham County is experiencing the effects of becoming a "bedroom community," where many newcomers can afford higher-priced homes, reducing the availability of affordable housing for existing residents. The county's housing market is under pressure, with land values increasing faster than incomes, limiting the supply of affordable housing.

In response to these challenges, Virginia requires localities to consider strategies to promote manufactured housing as a source of affordable housing. Manufactured homes, including those produced by companies like Cardinal Homes, offer a viable solution to the housing crisis. Collaborations with organizations such as Piedmont Habitat for Humanity have also been effective in increasing affordable housing availability.

Recommendations

To address the affordable housing challenge in Buckingham County, several strategies can be considered. First, the county may evaluate and amend its zoning and subdivision ordinances to ensure they do not impose unnecessary restrictions on new housing developments. Allowing for higher density residential development in areas with adequate infrastructure, such as public water and sewer, can support the creation of affordable housing. Reviewing and updating ordinances to support a mix of residential types will provide more affordable options.

Encouraging the development of affordable housing through partnerships with private developers and non-governmental organizations can be beneficial. The county might explore state and federal funding programs to support the construction of affordable housing. Programs offering grants or low-interest loans to developers who agree to build affordable units can help increase the housing supply. Seeking funds to rehabilitate existing housing can also provide more affordable options for residents.

Promoting mixed-use developments that integrate commercial and civic components with residential areas can create vibrant, livable communities while providing affordable housing options. These developments reduce the need for long commutes and support local businesses, contributing to the overall economic health of the county.

Implementing policies such as bonus densities for affordable housing can incentivize developers to include more affordable units in their projects. This approach allows developers to build additional units beyond the standard zoning limits in exchange for providing affordable housing.

Engaging the community in discussions about affordable housing and educating residents about available programs and resources can foster support for affordable housing initiatives. This can include workshops, public meetings, and informational campaigns to raise awareness about the importance of affordable housing for the community's well-being.

Promoting manufactured housing as a viable and affordable option can address the housing shortage. This could include preserving existing manufactured housing communities, improving zoning regulations to allow for more flexibility in where manufactured homes can be placed, and providing incentives for their development. Partnerships with manufacturers like Cardinal Homes and organizations like Piedmont Habitat for Humanity can facilitate this process and ensure access to financing options for residents.

Exploring the potential for medium-term rentals and RV parks could offer flexible housing solutions for temporary workers and those needing short-term accommodation. Evaluating and possibly revising zoning ordinances to accommodate campgrounds and RV parks might help address this demand if deemed appropriate.

By implementing these strategies, Buckingham County can work towards ensuring that all

residents have access to affordable housing, supporting the county's growth while maintaining its rural character and quality of life.

Policy Area #6: Solar Energy Development

Background

Solar energy development presents a significant opportunity for Buckingham County to enhance its renewable energy portfolio, reduce carbon emissions, and stimulate economic growth. The county's abundant sunlight and available land make it ideal for solar projects. However, balancing these projects with the preservation of agricultural land, natural resources, and the rural character of the county is crucial. Solar energy development must also consider local community benefits, such as job creation, lower energy costs, and public revenue.

Recent projects in Buckingham County, such as the 100 MW utility-scale solar facility by Blue Rock Solar LLC and the 80 MW project by Hodson Energy, underscore the growing interest in solar energy within the region. These projects are expected to generate significant tax revenue and provide economic benefits, but they also highlight the need for careful planning to address community concerns about property values, wildlife, and water quality.

The growth of renewable energy, including solar power, aligns with global and national efforts to combat climate change and reduce reliance on fossil fuels. Solar projects can generate numerous benefits for Buckingham County, including job creation, lease income for landowners, and increased tax revenue. In addition, solar energy can help stabilize energy prices and reduce the county's carbon footprint.

Virginia legislation, including the Virginia Clean Economy Act and House Bill 206, provides a framework for solar development, emphasizing the need for environmental safeguards and comprehensive impact assessments. Local governments have the authority to regulate solar projects through planning, ordinances, and siting agreements to ensure alignment with community goals and environmental standards.

Recommendations

To effectively manage solar energy development in Buckingham County, several strategies could be considered. First, the county could review and amend zoning ordinances to facilitate solar projects while protecting valuable agricultural and forested lands. Designating suitable areas, including previously disturbed lands like brownfields and abandoned mines, could help balance development with land conservation. Comprehensive environmental impact assessments should be required for all proposed projects, addressing potential effects on water resources, soil quality, and local ecosystems, and include mitigation plans for identified impacts.

Community engagement is essential to ensure solar projects provide tangible benefits, such as

job creation, reduced energy rates, and investments in local infrastructure and public services. Encouraging partnerships between solar developers and local businesses could further enhance economic impact. Exploring state and federal funding opportunities, as well as collaborating with private developers and non-governmental organizations, may provide additional resources and expertise for solar projects.

Adhering to existing state and federal standards for the construction and maintenance of solar installations could prevent issues like soil erosion and stormwater runoff, with regular monitoring and enforcement to ensure compliance. Developing decommissioning plans that outline processes for dismantling installations and restoring sites to their original condition at the end of their operational life is also crucial, including financial assurances to cover decommissioning costs.

Promoting distributed solar energy systems, such as rooftop solar panels and solar parking canopies, could diversify the county's energy sources and increase resilience. Solar canopies over parking lots provide an innovative solution by utilizing existing infrastructure to generate power while offering additional benefits such as shaded parking and protection from the elements. Providing incentives for residential and commercial property owners to install solar panels could encourage adoption. In addition, educational programs should be implemented to inform the community about the benefits and challenges of solar energy, fostering public support and promoting solar technology adoption.

By considering these strategies, Buckingham County could ensure that solar energy development contributes positively to the local economy, environment, and community well-being, aligning with broader state and national renewable energy goals.

Policy Area #7: Economic Development

Background

Economic development is a critical focus for Buckingham County, aiming to enhance the local economy, create jobs, and improve the quality of life for residents. The county's strategic location, abundant natural resources, and proximity to major transportation routes provide significant opportunities for economic growth. Leveraging these assets, along with the input from the community, is essential for crafting a comprehensive economic development strategy.

According to the citizen survey results and community meeting feedback, key areas of concern include the need for more local job opportunities, support for small businesses, and the development of infrastructure to attract new businesses. Residents emphasized the importance of maintaining the rural character of the county while promoting sustainable growth. Moreover, there is a strong desire for educational opportunities and workforce development to equip residents with the skills needed for emerging industries.

Buckingham County benefits from its strategic location among several key cities, including Charlottesville (approximately 45 miles), Lynchburg (approximately 50 miles), Richmond (approximately 70 miles), and Washington, D.C. (approximately 150 miles), making it an attractive area for businesses seeking access to regional markets. The county's proximity to higher education institutions, such as Longwood University and Hampden-Sydney College, provides a skilled workforce and opportunities for research and development partnerships. In addition, Buckingham's rich natural resources, including its agricultural and forestry sectors, offer significant opportunities for value-added processing and agribusiness development. Furthermore, the availability of broadband and the expansion of technology infrastructure are crucial for attracting businesses and supporting remote work.

Recommendations

To foster sustainable economic development in Buckingham County, several recommendations should be considered. Encouraging the growth of local businesses is vital for economic resilience. This involves providing resources and support for small businesses through grants, low-interest loans, and business development services. Creating a supportive network for local entrepreneurs can help them thrive and contribute to the local economy. Investing in workforce development programs is also essential to ensure residents have the skills needed for future jobs. This can be achieved by partnering with local educational institutions to offer training and certification programs in high-demand fields, enhancing vocational education, and creating apprenticeship opportunities to bridge the skills gap.

Improving infrastructure is another crucial element for attracting new businesses and supporting existing ones. Enhancements should include transportation networks, expanding broadband access, and upgrading public utilities. Reliable infrastructure can make Buckingham County more attractive to potential investors and businesses. Moreover, promoting the development of recreational facilities and local events can enhance the quality of life for residents and attract visitors. This includes creating parks, trails, and sports facilities, as well as hosting community events and festivals, which support local businesses and create a vibrant community atmosphere.

Supporting the development of renewable energy projects, such as solar energy, can provide economic benefits and promote sustainability. Encouraging the use of renewable energy can create jobs, generate lease income for landowners, and increase tax revenue. Developing guidelines and incentives for renewable energy projects can help attract investment in this sector. Furthermore, preserving and enhancing the county's agricultural and forestry sectors is crucial for economic stability. This includes supporting the agricultural sector by exploring value-added opportunities and encouraging diversification to enhance economic resilience. Strengthening the forestry industry through sustainable practices and exploring new markets can also contribute to economic growth.

Building strong partnerships with regional and state economic development organizations can help leverage additional resources and expertise. Collaborating with neighboring counties, local chambers of commerce, and economic development agencies can enhance Buckingham

County's economic development efforts. Furthermore, developing a comprehensive marketing strategy to promote Buckingham County as a desirable place to live, work, and invest can attract new businesses and residents. This includes highlighting the county's strengths, such as its natural beauty, quality of life, and economic opportunities.

By considering these recommendations, Buckingham County can create a robust and diverse economy that supports the well-being of its residents and ensures sustainable growth. The county's approach to economic development should reflect its commitment to maintaining its rural character while providing opportunities for economic prosperity.



Chapter VII

Goals, Objectives, and Strategies

VII: Goals, Objectives, and Strategies

Introduction

This section of Buckingham County's Comprehensive Plan outlines the Goals, Objectives, and Strategies that will guide the county's growth and development in the coming years. These elements are rooted in the shared vision and mission of the community, developed through an extensive planning process that included input from community meetings, a citizen survey, and work sessions with the Planning Commission.

At the foundation of this section is the county's vision statement, which articulates Buckingham's long-term aspirations for preserving its rural character while fostering responsible development. This vision aligns with the land use goals in Section V, which emphasize sustainable growth patterns that protect natural landscapes while enabling appropriate development in designated growth areas. The mission statement, which follows the vision, outlines the county's role in achieving these aspirations. Together, the vision and mission provide a guiding framework for decision-making and planning.

The goals set out in this section reflect broad outcomes the county seeks to achieve over the next 10 to 15 years, with regular updates and adjustments made every five years to ensure alignment with evolving community needs. These goals are supported by objectives, which are shorter-term, measurable targets that provide clear direction within a 5-year timeframe. The strategies offer detailed actions that will help meet these objectives, moving the county closer to its long-term vision.

What is a Vision Statement?

A vision statement defines the long-term aspirations of a community, serving as a compass that guides decision-making and growth. It expresses the values and goals that the community seeks to achieve, providing a unified direction that influences policies, planning, and development.

For Buckingham County, the vision statement captures the balance between growth and preservation. In accordance with Section VI: Special Policy Areas, this vision supports the preservation of scenic landscapes and agricultural areas, reflecting Buckingham County's commitment to maintaining its rural identity. It emphasizes the importance of maintaining the county's character and natural beauty, while fostering progress that benefits all residents. A successful vision statement serves as a foundation for both current and future initiatives, ensuring that every decision moves the community closer to realizing its collective hopes for the future.

A. Vision Statement for Buckingham County

Buckingham County will be a thriving and connected community that preserves its rural charm and natural landscapes while fostering responsible development. Families will grow, agriculture will flourish, local businesses will prosper, and new opportunities will be cultivated.

Tagline: Growing Together, Preserving Our Roots

This vision provides a comprehensive picture of Buckingham County's future, outlining how the community can achieve balanced growth while preserving its unique character:

- **Thriving and Connected Community:** The county envisions a future where all residents are part of a supportive, interconnected community, where both economic and social opportunities are accessible. As described in Section III: Community Resources, a thriving community also depends on expanded healthcare, educational, and recreational opportunities that align with the needs of Buckingham County's residents. "Connected" reflects not just infrastructure improvements, but also the desire to maintain close-knit community ties and enhance the quality of life for all.
- **Preserving Rural Charm and Natural Landscapes:** A central part of the vision is protecting Buckingham's natural beauty and rural atmosphere. This action is directly supported by Section V's emphasis on land use practices that prioritize conservation in rural and agricultural zones. The county is committed to preserving scenic landscapes, agricultural lands, and historic sites while carefully managing development to ensure that growth does not erode the county's character.
- **Fostering Responsible Development:** Responsible development means growth that respects the land, the people, and the county's values. Buckingham County seeks to promote land use and building practices that protect natural resources while ensuring that new developments contribute positively to the community. This objective is reinforced in Section VI, which highlights zoning practices and conservation strategies designed to promote responsible growth while preserving rural character. Growth will be guided by a commitment to balance progress with preservation.
- **Families Will Grow:** Buckingham County strives to be a place where families—of all backgrounds—can thrive. The vision includes providing access to good schools, healthcare, recreational opportunities, and economic prosperity, ensuring that the county is a welcoming and supportive environment for families to grow. This objective is supported in Section VI, which references finding new grants for our schools, affordable housing where our families can grow and prosper.
- **Agriculture Will Flourish:** Agriculture has always been central to Buckingham County's economy and identity. The vision emphasizes the importance of promoting sustainable agricultural practices and supporting farmers, ensuring that agriculture remains a vital part of the community's future. In Section VI, it states, "Agricultural lands are the backbone of the local economy, supporting farming activities that produce a variety of crops and livestock." Which is in alignment with this statement.

- **Local Businesses Will Prosper:** The county envisions a vibrant local economy driven by small businesses and local entrepreneurs. Supporting these businesses will help maintain Buckingham County's rural identity and contribute to the prosperity of the community as a whole. As detailed in Section VI, Buckingham County aims to attract businesses that align with the community's rural values, focusing on those that contribute positively without overburdening local resources.
- **New Opportunities Will Be Cultivated:** Buckingham County is committed to cultivating new opportunities—whether in education, business, or cultural engagement.

What is a Mission Statement?

A mission statement outlines the practical steps a community will take to achieve its vision. It serves as a guide for decision-making and establishes the community's approach to realizing its long-term goals. While the vision statement describes what the community aspires to become, the mission statement defines how those aspirations will be achieved through concrete actions and strategies.

For Buckingham County, the mission statement focuses on implementing responsible development, preserving natural and cultural resources, and enhancing the quality of life for all residents. This mission aligns with the strategic goals in Sections III and VI, which emphasize the protection of natural and historic resources as foundational to Buckingham's identity and community well-being. It serves as a guide for policy creation and community planning, ensuring that every action is aligned with the county's broader vision.

B. Mission Statement for Buckingham County

Buckingham County's mission is to foster responsible growth while preserving our rural charm and natural landscapes. We are committed to supporting local businesses, promoting fiscal responsibility, and attracting new industries that align with our values. Through community engagement and sound planning, we aim to create a thriving, inclusive future where families, businesses, and new opportunities flourish.

Tagline: *Growing Responsibly, Preserving Our Rural Character, and Cultivating New Opportunities*

Key actions to achieve this mission include:

- **Foster Responsible Growth:** Ensure that all development respects the environment, infrastructure, and community values, contributing to the long-term well-being of residents and natural resources. This action is further supported by Sections IV, V, and VI which recommend targeted infrastructure upgrades in growth areas to support sustainable development while preserving rural land.
- **Preserve Rural Charm and Natural Landscapes:** Protect the agricultural heritage, cultural history, and small-town atmosphere that define Buckingham County, while

accommodating new development in a balanced, thoughtful way. This is a starting point for this entire plan, every section elaborates on preserving the charm of Buckingham.

- **Support Local Businesses and Promote Fiscal Responsibility:** Strengthen local businesses while using resources wisely to ensure that infrastructure, services, and development are sustainable and provide long-term benefits. Again, this is highlighted in sections IV, V, and VI.
- **Attract New Industries that Align with Our Values:** Focus on attracting industries that contribute positively to the community, respecting Buckingham County's rural character and values. This idea is accentuated in Section VI, Village Areas, by investing in village centers it enhances infrastructure, supports local businesses, and fosters community engagement which leads to new businesses with the same values.
- **Engage the Community in Planning:** Strengthen connections with residents through open, transparent planning processes and community involvement. In keeping with the principles outlined in Section I: Plan Development Process, Buckingham County is committed to regular community forums and feedback opportunities to ensure that planning reflects community values.
- **Create a Thriving, Inclusive Future:** Build a future where families, businesses, and opportunities flourish together, promoting economic development and a high quality of life. As supported by Section III, this action includes prioritizing healthcare access, educational services, and recreational spaces to enhance the overall quality of life in Buckingham County.

Attainment of the Vision and Mission Will Be Supported by the Following Planning Principles:

- **Preserve and Enhance Rural Character:** Designate specific growth areas for residential, agricultural, and business development to ensure growth is balanced and does not compromise the county's natural landscapes or community identity. This principle is consistent with the Future Land Use Map in Section V, which identifies designated growth areas to support managed expansion while preserving open spaces.
- **Promote Balanced Economic Growth:** Attract businesses and industries that align with the county's long-term goals and values, while supporting local businesses and agriculture. As discussed in Section VI, economic development should focus on industries that contribute positively to the local economy and respect Buckingham's rural character.
- **Encourage Responsible Development:** Ensure new development is environmentally sound, including the use of renewable energy where appropriate, and that it aligns with Buckingham's values of sustainability and preservation. This is highlighted in section VI when talking about solar power projects such as 100 MW utility-scale solar facility by Blue Rock Solar LLC and the 80 MW project by Hodson Energy, underscore the growing interest in solar energy within the region.
- **Support Diverse Housing Opportunities:** Promote residential development that meets the needs of all income levels while preserving the county's rural atmosphere.
- **Foster Community Engagement:** Engage residents in decision-making to ensure development reflects their needs and desires.

- **Ensure Adequate Infrastructure and Public Services:** Ensure that infrastructure, schools, transportation, and public services are upgraded to meet the needs of a growing population and economy.
- **Attract Industries that Align with Community Values:** Focus on attracting industries that respect the county's values of responsibility, innovation, and ethical business practices.
- **Protect Historic and Natural Resources:** Preserve historic landmarks, agricultural heritage, and natural resources as integral parts of Buckingham County's identity. This is further supported by Sections III and VI, which emphasize conservation of historic sites and natural landscapes to maintain Buckingham County's unique heritage and identity.
- **Monitor Development Trends:** Stay informed on trends that may affect Buckingham County and adjust policies as needed to ensure long-term success.

Goals, Objectives, and Strategies:

The Goals, Objectives, and Strategies section translates Buckingham County's vision and mission into actionable steps that will guide its future growth and development. This framework ensures that all planning efforts remain aligned with the county's long-term aspirations and core values.

- *Goals* represent the broad outcomes that the county seeks to achieve. Each goal reflects a specific aspect of the vision and mission, outlining the county's overarching priorities, such as preserving rural character or promoting balanced economic growth.
- *Objectives* break each goal into more specific and measurable actions. These objectives define what needs to be accomplished to meet each goal, providing clear direction for county initiatives.
- *Strategies* detail the concrete steps and approaches that will be taken to achieve each objective. They outline the actions that the county should consider implementing to move closer to its goals, serving as a roadmap for decision-making and resource allocation.

Together, the goals, objectives, and strategies provide a structured approach to planning, ensuring that every effort contributes to the attainment of Buckingham County's vision and mission. By clearly defining the path forward, this section establishes a foundation for responsible growth and thoughtful development that honors the county's unique identity and future aspirations.

Goal I. Foster Continuous and Adaptive Planning Processes

Establish a proactive and flexible planning program that encourages ongoing assessment of development trends and community needs, ensuring that the county can effectively respond to changing conditions while maintaining its long-term vision.

- a. **Objective 1: Develop and Regularly Update Plans for Land Use, Transportation, and Public Facilities**
 - i. **Strategy 1.1:** Establish a task force comprised of residents, businesses, and landowners to assess needs and suggest updates for land use, transportation, and public facilities plans. As encouraged by Section III: Community Resources, this task force would provide a representative platform for input on essential services and facilities, ensuring alignment with local priorities.
 - ii. **Strategy 1.2:** Incorporate updated plans into the county's Comprehensive Plan and revise zoning/subdivision ordinances to ensure alignment with Buckingham County's vision for responsible and balanced growth. This strategy reflects recommendations in Section VI, which outlines the importance of zoning and subdivision ordinance updates to support balanced land use and resource management, safeguarding both growth and conservation goals.
 - iii. **Strategy 1.3:** Develop a monitoring and evaluation framework to track progress, assess the effectiveness of plans, and adjust based on performance indicators and community feedback. Aligned with Section V: Land Use, this framework ensures that land use and development plans remain relevant and are adjusted according to emerging trends and community feedback, particularly in high-growth or conservation areas.
- b. **Objective 2: Strengthen Data Collection and Analysis to Inform Planning Decisions**
 - i. **Strategy 2.1:** Maintain and Enhance the Countywide Geographic Information System (GIS) to ensure that it continues to provide up-to-date and comprehensive mapping of land uses, natural resources, public infrastructure, and demographic data. Regularly update the system to improve decision-making and public accessibility. As supported by Section IV: Transportation and Infrastructure, a robust GIS system aids in mapping transportation and infrastructure needs alongside environmental resources, enabling integrated, data-driven decision-making.
 - ii. **Strategy 2.2:** Collaborate with state and regional agencies to access updated data on population growth, public services, and land use. By using these established sources, Buckingham County can conduct periodic assessments to adjust planning strategies based on reliable data. This strategy corresponds with partnerships outlined in Section III: Community Resources, which encourage the use of regional data to guide population and public service planning, supporting accurate growth projections.

- iii. **Strategy 2.3:** Use existing communication tools, such as the county website, public meetings, and social media, to share key planning data and updates with residents and stakeholders. Ensure that planning documents, maps, and data are easily accessible and use public engagement opportunities to gather feedback and improve planning decisions. As reinforced in Section I: Plan Development Process, accessible data sharing enhances transparency and allows residents to engage with planning efforts, fostering informed community participation.
- c. **Objective 3:** Enhance Community Engagement and Cross-Departmental Collaboration in Planning Efforts
 - i. **Strategy 3.1:** Encourage regular community forums, surveys, and other public engagement opportunities to gather input on planning initiatives and ensure that planning efforts reflect the needs and values of Buckingham County residents. Adjust the frequency of engagement based on the scope and timing of planning activities. This aligns with Section I's emphasis on community feedback and inclusivity, ensuring that planning reflects diverse resident perspectives, and that engagement is tailored to the scope of each planning activity.
 - ii. **Strategy 3.2:** Enhance existing interdepartmental communication channels and meetings to ensure that land use, transportation, public services, and environmental sustainability initiatives are aligned with the county's comprehensive planning efforts. Focus on improving coordination and information-sharing across departments to enhance the effectiveness of planning activities. Reflecting goals in Section V: Land Use and Section VI: Special Policy Areas, this strategy prioritizes coordinated efforts among departments to unify plans for land use, transportation, and environmental protection.
 - iii. **Strategy 3.3:** Strengthen partnerships with local schools, businesses, and community organizations to increase awareness of planning initiatives and encourage greater involvement in decision-making processes. Focus on enhancing communication and collaboration with these stakeholders to ensure planning efforts are inclusive and reflective of community needs. This reflects the emphasis on community engagement in Section III, which highlights partnerships with educational and business sectors to foster broad-based support for county initiatives.
- d. **Objective 4:** Build Capacity for Future Growth and Development

- i. **Strategy 4.1:** Ensure that critical infrastructure, including water, sewer, and broadband, is expanded and upgraded in line with future population and economic growth projections. In alignment with infrastructure priorities in Section IV, this strategy supports targeted improvements in growth areas to ensure that infrastructure upgrades are cost-effective and resource efficient.
- ii. **Strategy 4.2:** Build internal capacity within county departments by investing in training, staffing, and technology to support efficient planning processes. This is consistent with recommendations in Section V, which advocate for investing in internal capacity to effectively implement land use and environmental management practices.
- iii. **Strategy 4.3:** Establish partnerships with regional, state, and federal agencies to secure funding and resources for long-term infrastructure and community development projects. Aligned with funding mechanisms mentioned in Section III: Community Resources, these partnerships will support sustainable growth through collaboration on funding opportunities for infrastructure and community services.

Goal II. Guide Development to Preserve Rural Character and Promote Responsible Development

Ensure that future development is thoughtfully planned to enhance Buckingham County's rural charm and natural landscapes while fostering responsible building practices and balanced land use. Development should protect environmentally sensitive areas and maintain the county's agricultural characteristics and natural beauty.

a. **Objective 1:** Encourage Responsible Development Practices

- i. **Strategy 1.1:** Evaluate the feasibility of using existing tools such as conservation easements, agricultural and forestal districts, and transfer of development rights (TDR) programs to conserve prime farmland, environmentally sensitive areas, and forestlands. Collaborate with regional and state organizations to promote these tools. As highlighted in Section VI, which outlines conservation-focused zoning practices, this strategy encourages the use of easements and agricultural districts to help Buckingham County protect high-value natural areas and farmlands while managing development impacts.
- ii. **Strategy 1.2:** Encourage development within designated Village Center areas, focusing on managing growth in a way that protects agricultural land and rural landscapes while directing new developments to designated areas. Aligned with the Village Center and growth area principles outlined in Section V, this strategy

supports clustering development in pre-identified zones to preserve rural areas and prevent sprawl.

- iii. **Strategy 1.3:** Explore amending the Zoning and Subdivision Ordinances to promote open space standards for all types of development, ensuring that rural landscapes and natural areas are preserved in both growth areas like Village Centers and rural regions of the county.

b. **Objective 2:** Protect Environmentally Sensitive Areas and Natural Landscapes

- i. **Strategy 2.1:** Continue to identify and map environmentally sensitive areas (e.g., wetlands, floodplains) to ensure development does not encroach on or degrade these areas, preserving the county's natural beauty and ecological balance. As encouraged by Section V, this strategy enables Buckingham County to systematically track and protect sensitive ecological zones, using GIS and land-use planning to guide responsible development.
- ii. **Strategy 2.2:** Explore amending zoning regulations to encourage the use of buffer zones around environmentally sensitive areas, including wetlands, forests, and waterways, to ensure that development aligns with Buckingham County's rural preservation goals and maintains its natural landscapes. This aligns with recommendations in Section VI, which advocates for buffer zones and performance standards around ecological areas to protect Buckingham's natural resources while accommodating controlled growth.
- iii. **Strategy 2.3:** Work with state and federal environmental agencies to monitor compliance with development standards and ensure Buckingham County's natural resources, such as waterways and forests, are protected.

c. **Objective 3:** Enhance the Viability and Sustainability of Local Agriculture

- i. **Strategy 3.1:** Encourage investment in agricultural infrastructure, such as water access, farm equipment, and transportation services, to support the sustainability and efficiency of local farms. Collaborate with regional organizations to provide farmers with resources and services that enhance productivity while protecting rural landscapes. Reflecting the goals of Section III: Community Resources, this strategy seeks to ensure that agricultural investment supports Buckingham's rural economy, safeguarding farm viability while protecting surrounding landscapes.
- ii. **Strategy 3.2:** Collaborate with local schools, agricultural extension services, and community organizations to provide educational programs for farmers on sustainable practices, crop diversification,

and soil conservation techniques. These initiatives will help ensure the long-term viability of Buckingham County's agricultural sector while protecting rural lands.

- iii. **Strategy 3.3:** Facilitate stronger connections between Buckingham County's farmers and local or regional markets by supporting farmers' markets, community-supported agriculture (CSA) programs, and farm-to-table initiatives. By creating demand for local agricultural products, the county can help sustain the viability of farming and rural landscapes. This strategy, aligned with economic goals in Section V, encourages agricultural sustainability by fostering a local market demand that supports Buckingham County's agricultural identity and the economic resilience of its farming community.

d. **Objective 4:** Implement Growth Management Strategies to Preserve Buckingham County's Rural Character

- i. **Strategy 4.1:** Coordinate infrastructure improvements—such as roads, utilities, and broadband access—with long-term growth management plans to direct development toward designated growth areas. Ensure that growth is supported by existing infrastructure capacity, while rural areas and agricultural lands are preserved. Consistent with Section IV's infrastructure priorities, this approach ensures that upgrades are aligned with growth management, directing resources to areas with the highest potential for sustainable development.
- ii. **Strategy 4.2:** Collaborate with regional and state agencies to develop growth management strategies that align with Buckingham County's preservation goals. Focus on balancing development with the need to protect rural landscapes, ensuring long-term sustainability and quality of life for residents.
- iii. **Strategy 4.3:** Create and implement long-term growth management plans that address future development needs while safeguarding agricultural lands, forests, and rural landscapes. Ensure these plans are revisited periodically to reflect future growth trends and infrastructure demands. This strategy is reinforced by Section V: Land Use, which provides a framework for directing growth while preserving rural character through clear zoning and land-use designations.

Goal III. Support Managed Population Growth to Enhance Quality of Life

Accommodate population growth in a way that supports economic vitality while enhancing infrastructure, services, and the quality of life for all residents. Growth should be balanced with the county's capacity to maintain a high quality of life for all citizens.

a. **Objective 1:** Align Growth with Infrastructure and Service Capacity

- i. **Strategy 1.1:** Perform regular assessments of Buckingham County's existing infrastructure and services, identifying where capacity is nearing its limit, and planning upgrades or expansions accordingly. Ensure that future development aligns with the ability of infrastructure to accommodate new growth. In Section IV, VDOT compiles data continuously to determine if new projects are necessary for growth.
- ii. **Strategy 1.2:** Encourage population growth and development in areas where there is already sufficient infrastructure, such as designated High Growth Areas and Village Centers, ensuring that growth does not outpace the county's ability to provide services. This strategy is highlighted in Section VI under the recommendations of the Village Centers.
- iii. **Strategy 1.3:** Identify areas where infrastructure and public services (e.g., roads, water systems, broadband, healthcare) are currently lacking or under strain. Prioritize improvements in these areas to enhance the quality of life for current residents and ensure that infrastructure is prepared for future growth. Section IV on Transportation addresses these issues and tells of grants to help solve some of these problems.

b. **Objective 2:** Enhance and Protect Quality of Life for Existing Residents

- i. **Strategy 2.1:** Encourage growth in designated areas where infrastructure can support higher-density development, ensuring that rural and agricultural areas remain protected, and the community's rural character is enhanced. In Section VI, which is Special Policy Areas tells of plan of growth for the Village Centers and other areas with business with like rural characteristics.
- ii. **Strategy 2.2:** Encourage active community engagement in growth and development decisions, ensuring that planning reflects residents' desires and promotes improvements that benefit everyone. Section VI states that businesses new and old will be supported through the encouragement of community engagement.
- iii. **Strategy 2.3:** Regularly monitor key quality-of-life indicators, such as traffic flow, school capacity, and public safety, to identify opportunities for proactive improvements. Adjust growth management strategies to ensure that positive trends are sustained and that residents continue to experience high-quality living conditions. This is mentioned in Sections IV and VI.

- c. **Objective 3: Promote Affordable Housing Options for New and Existing Residents**
 - i. **Strategy 3.1:** Promote mixed-use development in Village Centers and High Growth Areas that combine residential, commercial, and public spaces. This will support affordable housing options while concentrating growth in areas that can handle increased population density. This is covered in Section VI Special in the portion on Village Centers.
 - ii. **Strategy 3.2:** Promote the development of housing that meets the needs of the local workforce, ensuring that Buckingham County's workers can afford to live in the county while preserving its rural character and without putting undue pressure on services or infrastructure. Section VI also covers Affordable Housing data that relates to this strategy.
 - iii. **Strategy 3.3:** Investigate public-private partnerships to support the development of affordable housing projects, ensuring that Buckingham County's population growth is accompanied by housing options for residents at all income levels. Section VI also covers Affordable Housing data that relates to this strategy.

- d. **Objective 4: Enhance Public Health and Well-Being by Expanding Access to Healthcare and Recreation**
 - i. **Strategy 4.1:** Work with healthcare providers, regional health systems, and state agencies to explore options for assessing Buckingham County's healthcare needs, particularly in underserved rural areas. Consider developing plans to improve access to essential services, including primary care, mental health support, and specialized medical services. This strategy is incorporated in Section IV Land Use in the High Growth Areas piece about Quality of Life Enhancements.
 - ii. **Strategy 4.2:** Explore opportunities to enhance public recreational areas, such as parks, community centers, and sports facilities, to promote active lifestyles and social connections among residents of all ages. Consider how recreational opportunities can be made more accessible, especially in underserved areas of the county. This strategy is incorporated in Section IV Land Use in Recreation, Parks, and Wildlife.
 - iii. **Strategy 4.3:** Leverage public-private partnerships to expand healthcare services, including preventative care, mental health support, specialist care, and senior care, ensuring all residents have access to the services they need to live healthy and fulfilling lives. Consider focusing on innovative solutions, such as mobile clinics,

regional healthcare hubs, or rotating specialist services, to provide care for rural and hard-to-reach populations. This strategy is incorporated in Section IV Land Use in the High Growth Areas piece about Quality of Life Enhancements.

Goal IV. Promote Long-term Economic Opportunities for All Residents

Promote the creation of economic opportunities that support both current and future citizens by fostering local business growth, attracting new industries aligned with the county's values, and ensuring that economic development is sustainable and socially responsible.

a. **Objective 1: Support the Growth of Local Businesses and Entrepreneurship**

- i. **Strategy 1.1:** Work with regional economic development agencies to provide resources such as mentorship programs, business incubators, and funding opportunities for local entrepreneurs, ensuring they have the support needed to grow and thrive in Buckingham County. Pieces of this strategy can be found in Section V under Sustainable Growth as well as Section VI in the Economic Development category.
- ii. **Strategy 1.2:** Support initiatives that highlight and promote locally produced goods and services. Identify high-quality sites for local businesses and encourage residents and visitors to support local businesses and contribute to Buckingham County's local economy. Also found in Section VI under the Economic Development Recommendations.
- iii. **Strategy 1.3:** Ensure that all local businesses have access to critical infrastructure, such as high-speed internet, modern utilities, roads, and telecommunications, enabling them to operate efficiently and compete in today's digital economy. Also found in Section VI under the Economic Development Recommendations.

b. **Objective 2: Attract New Industries Aligned with Buckingham County's Values**

- i. **Strategy 2.1:** Develop guidelines for attracting industries that reflect Buckingham County's values of responsibility, community well-being, and rural preservation. Ensure that new industries align with these values, prioritize community and workforce development, and contribute positively to the county's long-term vision while preserving its rural character. Section VI in the Economic Development Recommendations talks about this strategy.
- ii. **Strategy 2.2:** Build partnerships with socially responsible businesses, regional economic development organizations, and state agencies to attract industries that contribute positively to Buckingham County's economic goals. Focus on industries that integrate well with the local

economy and preserve the county's rural character while supporting job creation and community well-being. As part of these efforts, prioritize the enhancement of existing business parks by improving infrastructure, utilities, and site readiness to make them more attractive to potential industries. Section VI mentions several places, but in the Solar Development section there is a notable example of new possibilities.

- iii. **Strategy 2.3:** Develop marketing and outreach campaigns that showcase Buckingham County's economic strengths, including its agricultural resources, skilled workforce, and available infrastructure. Highlight opportunities for new industries to thrive within the county's supportive business environment and promote the readiness of existing business parks for immediate development, including available infrastructure and shovel-ready sites. Explore the potential of designating enterprise zones to incentivize business growth while respecting the county's rural character. Section VI's Economic Development Recommendations suggest marketing to enhance knowledge of the availability of existing infrastructure to enhance new jobs and attract a skilled workforce.

c. **Objective 3:** Foster a Skilled and Adaptable Workforce

- i. **Strategy 3.1:** Collaborate with local educational institutions, vocational schools, and workforce development programs, including Southside Virginia Community College and Longwood University, to provide training opportunities that meet the evolving needs of Buckingham County's industries. Focus on developing skills in sectors aligned with the county's economic goals, ensuring residents are prepared for emerging job opportunities. Section III the Inventory and Analysis talks about all the Community Facilities and Services that need to be taken advantage of their workforce development programs to grow new skilled workers and entice new business to this area.
- ii. **Strategy 3.2:** Engage local businesses and industries to identify skill gaps and workforce needs and collaborate on creating targeted training programs. Encourage partnerships between businesses, educational institutions, and workforce agencies to ensure that training aligns with real-world job opportunities in Buckingham County. Section III the Inventory and Analysis talks about all the Community Facilities and Services that need to be taken advantage of their workforce development programs to grow new skilled workers and entice new business to this area.
- iii. **Strategy 3.3:** Explore opportunities to attract workforce development grants and other funding sources that can be used to enhance

vocational training programs and career readiness initiatives. Prioritize programs that support long-term job growth and adaptability to future economic changes. Section III the Inventory and Analysis talks about all the Community Facilities and Services that need to be taken advantage of their workforce development programs to grow new skilled workers and entice new business to this area.

d. **Objective 4: Expand Access to Economic Resources for Underserved Communities**

- i. **Strategy 4.1:** Work with regional and state partners to ensure that all areas of Buckingham County have access to high-speed internet, which is essential for economic development, online businesses, and educational opportunities in underserved communities. Section III under Telecommunications and Internet Access states that there are still downfalls in getting every person internet access, so this strategic objective is crucial.
- ii. **Strategy 4.2:** Partner with regional and state agencies to promote existing grant and loan programs that can help small businesses in underserved areas access the capital they need to grow. Act as a conduit to connect local entrepreneurs with resources and support that contribute to Buckingham County's economic growth. There are many grant opportunities discussed in Section III such as Tobacco Commission, Economic Development, and Housing that can help our businesses grow and prosper.
- iii. **Strategy 4.3:** Work with regional organizations, local businesses, and community groups to provide workshops, mentorship programs, and workforce development opportunities. Focus on enhancing communication channels to ensure underserved communities are aware of available resources, and foster public-private partnerships that support small business growth and economic resilience in Buckingham County. In Section III, Community Facilities and Services talks about public resources so this strategy is crucial to make sure that the public is aware of any existing resources and has a valid pipeline for untapped resources.

Goal V. Develop an Efficient, Safe, and Accessible Transportation Network

Create and maintain a transportation system that allows residents, visitors, and commuters to move safely and efficiently within and through Buckingham County. Prioritize improvements to road infrastructure and explore opportunities for expanding alternative transportation options that serve all residents.

- a. **Objective 1:** Improve the Quality, Efficiency, and Safety of Buckingham County's Transportation Network Section IV is the Transportation portion of this plan, and this solidifies its main goal.
 - i. **Strategy 1.1:** Collaborate with VDOT and regional partners to identify priority roadways for safety improvements, including high-traffic and high-risk areas. Focus on addressing current transportation needs while planning for future population growth and increased traffic. Section IV suggests this over and over.
 - ii. **Strategy 1.2:** Explore grant funding opportunities and public-private partnerships to support transportation infrastructure improvements, including road maintenance, upgrades, and safety enhancements for vehicles, cyclists, and pedestrians. Section IV suggests this as well.
 - iii. **Strategy 1.3:** Identify and preserve rural scenic routes by working with VDOT to implement safety improvements without compromising the county's natural beauty. Consider adopting guidelines for scenic highway designation and rural rustic road preservation, including the installation of educational signage and the creation of low-speed zones for improved safety. Section IV suggests this as well.
- b. **Objective 2:** Enhance Connectivity and Access through Multimodal Transportation Options to Key Regional and Local Destinations
 - i. **Strategy 2.1:** Develop a comprehensive transportation plan that integrates multimodal options, focusing on improving regional connectivity to employment centers in Farmville, Charlottesville, Richmond, and Lynchburg. Encourage transportation infrastructure that supports efficient travel between Buckingham County and these regional hubs, while engaging community stakeholders to ensure the plan reflects local needs and priorities. This is an excellent strategy based on most of Section IV.
 - ii. **Strategy 2.2:** Work with VDOT and regional planning organizations to implement access management standards that minimize congestion, improve traffic flow, and reduce strip development along major transportation corridors (e.g., U.S. Route 60, U.S. Route 15). Ensure that these corridors maintain access to critical destinations such as schools, healthcare, recreational areas, and commercial hubs, supporting safe and efficient movement across the county. This is an excellent strategy based on most of Section IV.
 - iii. **Strategy 2.3:** Encourage the development and expansion of bicycle, pedestrian, and last-mile transportation solutions, such as shuttle services and shared mobility options, to connect residential areas, Village Centers, remote parts of Buckingham County, and key local destinations (schools, parks, recreational areas, commercial hubs, and

healthcare facilities). Leverage innovative mobility technologies (e.g., real-time transit apps) and consider community-run shuttles or ridesharing partnerships to improve transit efficiency and ensure remote communities have reliable access to essential services. Prioritize safe routes for students and residents traveling to these destinations. In Section IV, Public Transportation Other describes how bicycling and other forms of transportation lead people in to the area and create other tourism opportunities.

c. **Objective 3: Ensure Efficient Movement of Goods and Services**

- i. **Strategy 3.1:** Collaborate with local businesses, agricultural producers, and logistics providers to streamline supply chain logistics within Buckingham County. Work together to identify transportation needs related to shipping, receiving goods, and distribution, as well as bottlenecks in the existing infrastructure. Implement solutions such as expanding access to warehousing facilities, improving loading/unloading zones, or creating more efficient connections between rural production areas and regional transportation hubs. Prioritize infrastructure improvements that reduce travel time and shipping costs for local businesses. Section IV talks about this infrastructure, however there is not much talk about transportation hubs and even the use of unused warehouses in Section III, so this may need to be added if this is something that exists.
- ii. **Strategy 3.2:** Coordinate with state transportation agencies and freight providers to integrate Buckingham County into existing regional and state freight networks. Work with the Virginia Department of Transportation (VDOT) and other relevant stakeholders to improve connections to major highways, rail lines, and airports, ensuring the efficient movement of goods across regional, state, and national markets. Identify and prioritize upgrades to key commercial transportation routes, such as U.S. Route 60 and U.S. Route 15, ensuring they can accommodate large vehicles and support future economic growth, while maintaining access to industrial sites and distribution centers. This strategy is covered in Section IV Transportation.
- iii. **Strategy 3.3:** Encourage the expansion of rail and multimodal freight capabilities by exploring opportunities to develop or improve rail spurs, logistics centers, and multimodal hubs that connect Buckingham County's road and rail networks. Support local supply chains by improving transportation infrastructure between farms, manufacturers, and distribution centers, ensuring smooth transport of agricultural products and other locally produced goods. These improvements will help strengthen the local logistics sector and

facilitate the efficient movement of goods within and beyond the county. Section IV also speaks of Buckingham Branch and partnerships with that agency.

d. **Objective 4:** Prioritize Transportation and Pedestrian Safety in School Zones and Residential Areas

- i. **Strategy 4.1:** Implement traffic calming measures, such as speed bumps, roundabouts, and reduced speed limits in school zones and rural residential areas with concentrated pedestrian activity. Focus on reducing vehicle speeds near schools, playgrounds, and clusters of homes to ensure the safety of pedestrians, cyclists, and drivers. There are eighteen times that various safety measures are mentioned in Section IV throughout the entire Transportation section.
- ii. **Strategy 4.2:** Enhance pedestrian infrastructure by installing and improving crosswalks, sidewalks, and pedestrian bridges in school zones and areas with significant pedestrian movement. Prioritize pedestrian routes that connect homes to schools, parks, and community centers, ensuring safe and convenient access for families in dispersed rural communities. There are eighteen times that various safety measures are mentioned in Section IV throughout the entire Transportation section.
- iii. **Strategy 4.3:** Improve lighting, signage, and visibility in school zones and residential areas with notable pedestrian activity, especially during early morning and evening hours. Collaborate with local law enforcement and community organizations to monitor pedestrian safety and enforce traffic regulations, protecting vulnerable road users in rural settings. There are eighteen times that various safety measures are mentioned in Section IV throughout the entire Transportation section.

Goal VI. Ensure Adequate Community Facilities and Services for All Residents

Expand and improve community facilities and services, such as schools, healthcare, utilities, and recreational facilities, to meet the needs of current and future residents. Ensure that public services keep pace with development and population growth, with funding allocated in a fiscally responsible manner.

a. **Objective 1:** Improve Access to Quality Healthcare, Social, and Recreational Services

- i. **Strategy 1.1:** Work with regional healthcare providers, state agencies, schools, and community partners to expand access to primary care, mental health services, and specialist care, particularly in rural and

underserved areas. Promote telemedicine and mobile health units to reach remote parts of the county and collaborate with local schools to provide practical information on preventive care, wellness, and virtual health services that benefit children, families, and the broader community. The Telecommunications and Internet Access portion of Section III talks about getting more connectivity to be able to give the citizens better access.

- ii. Strategy 1.2: Partner with state and federal agencies to secure funding for expanding healthcare infrastructure, including clinics, hospitals, and mobile health services. Focus on preventive care, mental health, and wellness programs that serve the unique needs of Buckingham County's residents. Work with schools and community organizations to provide accessible information to families on available health services. This could be a great strategy, however the only mention is in Section III with mental health in nursing homes, so there may be more need to work on this type of funding.
- iii. Strategy 1.3: Collaborate with local and regional agencies to improve parks, sports fields, and community centers, ensuring that residents across Buckingham County have access to safe and enjoyable spaces for physical activity and social gatherings. Prioritize opportunities for shared use of facilities between schools, local organizations, and community groups to strengthen community ties. Seek funding through grants and partnerships. Section VI when discussing Maintaining the County's Rural Character has much about recreational ideas that accentuate this idea.

b. Objective 2: Ensure Reliable and Long-Lasting Utility Services

- i. Strategy 2.1: Collaborate with state agencies, utility providers, and regional partners to upgrade and expand water, sewer, and electricity infrastructure in Buckingham County. Prioritize connecting new users to existing systems, particularly in growth areas and Village Centers, to maximize efficiency. Address aging infrastructure and plan upgrades to accommodate future development, ensuring that all utility systems remain reliable and sustainable. In Section V, it talks about the expansion of sewage treatment plants as a special permit.
- ii. Strategy 2.2: Develop and regularly update a long-term master plan for water and sewer systems that accounts for population growth and future development needs over the next 10 to 20 years. Incorporate resilience measures to protect critical infrastructure from natural and man-made hazards, with a focus on rural and remote areas prone to extreme weather. Coordinate with regional partners to explore joint utility projects that improve service delivery and reduce costs. Section

VI when discussing Maintaining the County's Rural Character has a piece on maintaining the water quality of Buckingham.

- iii. Strategy 2.3: Explore alternative financing options, such as impact fees, special assessment districts, and public-private partnerships, to fund the expansion of utility services to underserved areas. Ensure utility capacity aligns with Buckingham County's growth projections through regular assessments and capital improvements planning. Prioritize service expansions in designated high-growth areas to manage development sustainably while maintaining service reliability. Section VI under Corridor and High Growth Area Development talks about prioritizing infrastructure investments in things such as public utilities.

c. Objective 3: Develop a Long-Term Plan for Public Facility Investment

- i. Strategy 3.1: Develop and regularly update a long-term master plan for public facilities, such as government buildings, schools, healthcare centers, and recreational facilities. Ensure the plan is flexible enough to accommodate shifting population dynamics and evolving community needs. Explore opportunities for joint facility development with neighboring counties to achieve economies of scale and address regional needs, ensuring efficient and cost-effective solutions. Section VI under Corridor and High Growth Area Development talks about prioritizing infrastructure investments in things such as public utilities.
- ii. Strategy 3.2: Work with local and regional partners to assess community needs and prioritize capital improvement projects accordingly. Develop a five-year capital improvement program (CIP) that identifies public facility needs, anticipated costs, and funding strategies. Incorporate alternative financing methods, such as impact fees, special assessment districts, and state or federal grants, to ensure projects are fiscally sustainable and aligned with the county's long-term financial goals. Section IV talks about capital improvements of the roadways and other projects.
- iii. Strategy 3.3: Investigate public-private partnerships (PPPs) to fund, build, and maintain critical public facilities, including healthcare centers, schools, and recreational areas. Collaborate with regional partners to enhance the viability of these projects. Focus on leveraging PPPs and alternative financing solutions to provide flexible and sustainable funding for essential public facilities. In the recommendations of the Corridor and High Growth Area Development of Section VI this is deemed as necessary.

d. **Objective 4: Foster Public-Private Partnerships for Community Facility Development**

- i. **Strategy 4.1:** Collaborate with private sector entities, nonprofit organizations, and state agencies to identify opportunities for developing and maintaining community facilities such as healthcare centers, recreational spaces, and educational facilities. Leverage partnerships to expand services efficiently and share maintenance responsibilities. In the recommendations of the Corridor and High Growth Area Development of Section VI this is deemed as necessary.
- ii. **Strategy 4.2:** Negotiate joint-use agreements with private companies, nonprofits, and neighboring jurisdictions to share access to facilities such as recreation centers, sports fields, and emergency services. These partnerships can reduce costs, improve service delivery, and foster regional cooperation, while also ensuring more efficient use of community spaces. There is really not much mention of this, however it does talk about partnering with private developers for affordable housing, central water, and sewage in Section VI.
- iii. **Strategy 4.3:** Work with private developers, schools, and local businesses to create multi-use facilities that serve both public and private purposes, ensuring these spaces meet various community needs and support economic development. These facilities could host public events, business activities, and educational programs, ensuring they are cost-effective and benefit a wide range of residents. There is really not much mention of this, however it does talk about partnering with private developers for affordable housing, central water, and sewage in Section VI.

Goal VII. Preserve and Share Buckingham County's Historic Resources and Shared History

Recognize and preserve Buckingham County's historic landmarks and resources, acknowledging their significance for all members of the community. Promote education and responsible tourism efforts that tell a complete and accurate story of the county's past while fostering economic growth and unity for future generations.

a. **Objective 1: Promote Public Education and Awareness of Local History**

- i. **Strategy 1.1:** Collaborate with local schools and the Buckingham County Historical Society to integrate the county's history into school curriculum, connecting it to key events in Virginia's broader history. Highlight Buckingham County's role in state milestones, such as colonial history, the Civil War, and the Civil Rights movement, through field trips, guest lectures, and interactive projects. Provide lesson plans and digital resources that emphasize the county's contributions within Virginia's history, fostering student engagement and pride in preserving local heritage. Section II the Community Profile refers to

the historic portions of Buckingham such as the courthouse, Trinity Presbyterian Church, and people such as Carter G Woodson that was known as the Father of Black History.

- ii. Strategy 1.2: Partner with local organizations, historical societies, and media outlets to organize and promote community events that celebrate Buckingham County's history. These events could include historical reenactments, walking tours, and interactive storytelling sessions. Host annual Historic Preservation Weeks with open houses at historic properties, lectures, and volunteer opportunities for preservation efforts. Offer workshops on preservation techniques and financial incentives, such as tax credits and grants, to educate property owners and developers. Engage local media to promote these events and raise public awareness about the importance of preserving Buckingham County's historical and cultural assets. Section II the Community Profile refers to the historic portions of Buckingham such as the courthouse, Trinity Presbyterian Church, and people such as Carter G Woodson that was known as the Father of Black History.
- iii. Strategy 1.3: Work with the Virginia Department of Historic Resources to install historical markers and signage throughout the county, highlighting significant landmarks, cultural sites, and agricultural heritage areas. Develop printed brochures and self-guided driving tour maps that direct residents and visitors to these sites. Distribute these materials at tourism centers, libraries, and online to ensure accessible engagement with Buckingham County's history. This strategy was mentioned in Section II and much of the data from this section was derived from this organization.

b. Objective 2: Support the Preservation of Historic Villages and Town Centers

- i. Strategy 2.1: Establish historic district overlay zones for designated town centers and villages, such as Buckingham Courthouse Village. These zones will include guidelines for maintaining the architectural integrity and historical significance of buildings, ensuring that any new development or renovations align with preservation goals and contribute to the community's historic character. There are zoning areas mentioned in Section VI, however it does not mention the historic parts of Buckingham more about agriculture, forestry, around water, and aesthetics around transportation routes, so this may need to be added.
- ii. Strategy 2.2: Partner with the Virginia Department of Historic Resources and local historical societies to conduct in-depth surveys of historical buildings, landmarks, and areas within villages and town centers. The survey findings will inform preservation efforts, zoning decisions, and development projects, ensuring that historically

significant structures and spaces are properly documented and protected. Section II the Community Profile refers to the historic portions of Buckingham such as the courthouse, Trinity Presbyterian Church, and people such as Carter G Woodson that was known as the Father of Black History this is an excellent strategy.

- iii. Strategy 2.3: Encourage the adaptive reuse of historic buildings within town centers, allowing for their transformation into commercial, residential, or mixed-use spaces. Focus on projects that preserve historical features while modernizing interiors for practical use. In collaboration with economic development agencies and local chambers of commerce, provide resources, technical guidance, and networking opportunities to business owners. Promote these historic areas as desirable locations for businesses, ensuring economic vibrancy while maintaining the character and integrity of historic villages. There is a lot of mention of historic buildings in Section II, but reuse of these buildings has not been mentioned, but it could be a great strategy.

c. Objective 3: Foster Public-Private Partnerships for Historic Preservation

- i. Strategy 3.1: Collaborate with local businesses and private companies to sponsor restoration efforts and support public events promoting Buckingham County's historic landmarks. Encourage financial contributions or in-kind support for preservation initiatives. In addition, develop volunteer programs in which businesses and civic groups contribute labor and resources to maintain and restore historic sites, fostering long-term preservation and community engagement. Because of the historic nature of Buckingham exemplified in Section II, this would be a great strategy.
- ii. Strategy 3.2: Partner with private companies, local businesses, and schools to create educational programs, internships, and apprenticeships focused on historic preservation. These programs will teach restoration techniques and foster a skilled workforce for future preservation efforts. By involving private sector sponsors, these programs will also promote local economic development while providing students with practical opportunities to engage with Buckingham County's historic heritage. Because of the historic nature of Buckingham exemplified in Section II, this would be a great strategy.
- iii. Strategy 3.3: Explore joint ownership and management agreements between public entities and private stakeholders to share responsibility for preserving and promoting culturally significant properties. Encourage adaptive reuse projects that transform historic buildings into functional modern spaces while preserving their

historical character. Facilitate collaboration between developers and public agencies to leverage financial incentives for adaptive reuse, ensuring that historic sites contribute to both cultural preservation and economic vitality. Because of the historic nature of Buckingham exemplified in Section II, this would be a great strategy.

d. Objective 4: Promote the Preservation of Agricultural and Rural Heritage

- i. Strategy 4.1: Collaborate with local farms, agricultural organizations, and preservation entities to create a Rural Heritage Preservation Plan. This plan will identify significant rural landscapes, farmsteads, and traditional agricultural practices for protection and guide zoning decisions to preserve Buckingham County's rural character. Partner with entities such as the Virginia Department of Agriculture and Consumer Services (VDACS) and the American Farmland Trust to secure technical assistance and support for conservation initiatives, encouraging landowners to participate in voluntary conservation easements. This aspect is mentioned throughout Section VI about incentives, legal agreements with landowners and conservation zones.
- ii. Strategy 4.2: Work with state agricultural preservation organizations, historical societies, and local farms to secure support for farmland preservation projects. Host farm tours, agricultural fairs, and educational events to showcase traditional farming techniques and the importance of preserving rural heritage. These partnerships will promote Buckingham County's agricultural significance and foster community engagement in preservation efforts. This aspect is mentioned throughout Section VI about incentives, legal agreements with landowners and conservation zones.
- iii. Strategy 4.3: Promote farm-to-table initiatives by encouraging partnerships between local farms, restaurants, schools, and farmers' markets. These efforts will connect residents and visitors to Buckingham County's agricultural heritage and support local economic growth. Organize workshops, public lectures, and events to emphasize the importance of local agriculture and ensure traditional farming practices are preserved and celebrated. Because of the vast inventory of farms mentioned in Section III and the possibility of bringing new business exemplified in Section VI this would be an excellent strategy to implement.

Goal VIII. Support a Diversity of Housing Options for All Income Levels

Encourage the development of affordable and diverse housing options for residents of all income levels. Housing should meet the needs of Buckingham County's growing population while maintaining the rural character and community identity of the county.

a. **Objective 1: Increase the Availability of Affordable Housing**

- i. **Strategy 1.1:** Collaborate with nonprofit organizations, such as Habitat for Humanity, to build affordable housing by identifying available land and facilitating partnerships between nonprofits and local contractors. Promote the use of state and federal housing programs, such as those from the Virginia Housing Development Authority (VHDA), to support these projects. Buckingham County can assist developers and nonprofits in navigating these programs to increase the supply of affordable housing. Sections III and VI talk about available housing units and affordable housing options.
- ii. **Strategy 1.2:** Facilitate collaboration between private developers, regional housing authorities, and community-based organizations, including faith-based groups, to support affordable housing projects. Act as a connector between these entities to explore opportunities for affordable housing development on existing properties or through small-scale, community-led initiatives. This broad approach engages a range of stakeholders to increase affordable housing availability. This strategy is mentioned in Section VI.
- iii. **Strategy 1.3:** Encourage developers to include affordable housing units in mixed-use developments located in designated Village Centers by promoting mixed-use zoning. This approach creates opportunities for affordable housing without direct financial incentives. In addition, identify vacant or underutilized homes and collaborate with property owners to rehabilitate these units for affordable housing. The county could facilitate partnerships with nonprofits, regional housing organizations, or grants to assist in the rehabilitation process, efficiently utilizing existing housing stock to support affordability. This strategy is mentioned in Section VI including bonuses for densities of affordable housing.

b. **Objective 2: Diversify Housing Types and Densities**

- i. **Strategy 2.1:** Promote cluster development, which allows for higher-density housing on smaller portions of land while preserving open spaces, farmland, or natural areas. This approach helps Buckingham County accommodate more housing types while maintaining its rural character. Cluster developments can be targeted for areas near

Village Centers and growth areas, supporting both housing diversity and land conservation. This strategy is mentioned in Section VI including bonuses for densities of affordable housing.

- ii. Strategy 2.2: Support mixed-use developments in designated Village Centers, combining residential units with commercial and community spaces. This strategy encourages higher-density housing options such as townhomes, duplexes, and apartments while fostering walkable, vibrant communities that blend residential and commercial needs. Mixed-use zoning can help Buckingham County diversify its housing stock without expanding into rural areas. This strategy is also mentioned in Section VI.
 - iii. Strategy 2.3: Identify and prioritize underutilized or vacant properties, particularly in Village Centers, for redevelopment into a range of housing types. These properties offer opportunities to increase housing density without requiring expansion into agricultural or undeveloped rural areas. Buckingham County can work with developers to create a mix of housing options, from single-family homes to small-scale apartments, while revitalizing underused spaces. The vacant property figures are in Section II.
- c. Objective 3: Promote Workforce Housing Options
- i. Strategy 3.1: Work with large local employers, such as schools, healthcare providers, and businesses, to create workforce housing options close to key employment areas like Village Centers. Consider offering incentives such as land or infrastructure assistance to encourage employer participation in the development process. This approach aims to reduce commute times and support the retention of essential workers in Buckingham County. This is mentioned in Section VI.
 - ii. Strategy 3.2: Support the development of modular and manufactured homes as a cost-effective solution for workforce housing. Ensure that zoning regulations allow for these housing types in appropriate areas near employment centers and educate developers and local employers on the benefits of modular housing for providing affordable options to essential workers. Section VI talks about Manufactured housing and preserving existing manufactured housing communities.
 - iii. Strategy 3.3: Encourage local employers and developers to utilize state and federal workforce housing programs, such as grants, tax credits, and low-interest loans, to create workforce housing units within mixed-use developments located in Village Centers. Buckingham County can provide technical assistance to ensure that these projects align with funding opportunities and regulatory

requirements. This approach can support the development of housing near essential services and amenities, promoting economic growth and community well-being. This is also a great segway into Section VI, the Affordable Housing portion.

d. **Objective 4: Encourage Public-Private Partnerships for Housing Development**

- i. **Strategy 4.1:** Encourage collaboration between private developers, nonprofit housing organizations, and large local employers (such as schools, healthcare providers, and businesses) to create affordable workforce housing projects. The county can serve as a facilitator, connecting these entities and identifying available land or properties for development. Through these partnerships, developers and employers could work together to provide housing for their workers while addressing local affordable housing needs. Section VI states, "Collaboration with organizations such as Piedmont Habitat of Humanity have also been effective in increasing affordable housing availability."
- ii. **Strategy 4.2:** Help public-private partnerships access state and federal housing grants, tax credits, and low-interest loan programs. Buckingham County can provide technical guidance to developers and nonprofits, ensuring that they can effectively utilize these resources to create affordable housing. Encourage these partnerships to focus on mixed-use developments that combine residential, retail, and community spaces, particularly in Village Centers. This relates to Section VI.
- iii. **Strategy 4.3:** Collaborate with private developers and nonprofits to rehabilitate and repurpose vacant or underutilized buildings into affordable housing. The county could offer incentives such as land, infrastructure development, or utility expansion to reduce upfront costs for developers, making these projects financially feasible. This approach supports affordable housing creation while revitalizing blighted areas and enhancing community infrastructure. This also relates to aspects in Section VI.

Goal IX. Conserve Natural Resources and Promote Responsible Development

Promote responsible land use and development practices that conserve Buckingham County's natural resources, including forests, waterways, and agricultural land. Encourage the use of green infrastructure and renewable energy to support environmental sustainability and resilience.

a. **Objective 1: Protect Environmentally Sensitive Areas**

- i. **Strategy 1.1:** Explore opportunities to update and strengthen Buckingham County's zoning ordinances to reflect environmental conservation goals. This could include protection for wetlands, floodplains, riparian buffers, aquifers, and forestlands. Leverage existing zone categories, such as Agricultural Districts and Watershed Districts, to ensure that critical environmental areas are preserved. Encourage development that aligns with these conservation-focused zoning requirements. Under Maintaining the County's Rural Character in Section VI there is much talk of preservation of these natural resources.
 - ii. **Strategy 1.2:** Encourage the use of conservation easements to protect environmentally sensitive areas by collaborating with landowners, regional organizations, and state agencies. Buckingham County could expand the use of zoning tools for agricultural and rural lands, promoting the conservation of forested lands, scenic areas, and critical agricultural land. Conservation easements would support long-term preservation goals without restricting landowners' current uses. Under Maintaining the County's Rural Character in Section VI there is much talk of preservation of these natural resources.
 - iii. **Strategy 1.3:** Promote voluntary buffer zones around wetlands, waterways, and other environmentally sensitive areas, encouraging landowners to maintain natural barriers to development. At the same time, consider revising zoning ordinances to enhance protections for wetlands and floodplains, potentially through stricter setbacks and targeted protections in Watershed Districts. These efforts will help reduce development impacts on critical environmental areas and preserve natural resources. Under Maintaining the County's Rural Character in Section VI there is much talk of preservation of these natural resources.
- b. **Objective 2: Preserve Agricultural and Forested Lands**
 - i. **Strategy 2.1:** Partner with land trusts, state agencies, and private landowners to promote conservation easements that provide long-term protection for agricultural and forested lands. The county should raise awareness about the Virginia Land Preservation Tax Credit Program, which offers financial incentives for landowners to permanently protect these lands. Buckingham County can work to increase participation in this program by educating farmers and forest landowners on the benefits of conservation easements and the tax credits available for protecting their land from future development. Section VI land preservation so a tax credit program would be an excellent idea.

- ii. **Strategy 2.2:** Work with state agencies and private forest owners to expand participation in forest management programs that focus on logging, reforestation, and long-term forest health. This can help protect Buckingham County's forest resources while promoting timber production and maintaining the county's forested landscapes. This relates to Section VI in Maintaining the County's Rural Character.
 - iii. **Strategy 2.3:** Consider reviewing and updating zoning ordinances to support the preservation of large, contiguous parcels of farmland and forested land. Consider zoning provisions that promote cluster development, allowing higher-density housing in specific areas while preserving open space, agricultural lands, and forested areas. These zoning updates will ensure that development aligns with Buckingham County's long-term goals for land conservation and rural character preservation. This relates to Section VI in Maintaining the County's Rural Character.
- c. **Objective 3:** Promote Water Resource Conservation
 - i. **Strategy 3.1:** Conduct a comprehensive assessment of Buckingham County's water resources, including surface and groundwater. Identify areas at risk for over-extraction, pollution, or depletion, and develop strategies to protect these resources while balancing development and agricultural needs. Use the findings to inform future zoning, land use, and water management decisions to ensure sustainable water supplies for current and future generations. In the Zoning portion of Section VI, it talks about water resources.
 - ii. **Strategy 3.2:** Explore opportunities to amend zoning regulations to include stronger protections for groundwater, wetlands, and riparian areas. These updates could require setbacks for development near wells, recharge areas, and waterways, limit the use of chemicals and fertilizers near water sources, and encourage the use of low-impact development practices to protect aquifers, streams, and rivers. In addition, consider enhancing buffer requirements to reduce runoff and pollution, ensuring that zoning ordinances prioritize the long-term preservation of Buckingham County's critical water resources. This also goes along with Section VI in the Zoning portion.
 - iii. **Strategy 3.3:** Develop and distribute educational materials on water conservation, targeting residents, farmers, and businesses. This could include workshops, flyers, online resources, and school-based programs that emphasize the importance of protecting and conserving Buckingham County's water resources. The goal is to raise public awareness of the best practices for water conservation in homes, agricultural settings, and commercial activities. This also goes along with Section VI in the Zoning portion.

d. **Objective 4:** Promote Education and Public Awareness on Conservation

- i. **Strategy 4.1:** Collaborate with local environmental organizations, schools, and community groups to host workshops and integrate conservation education into school curriculums. These programs will teach water conservation, energy efficiency, and sustainable land use practices, targeting specific groups like homeowners, farmers, students, and businesses. Workshops could feature field trips, guest speakers, and interactive projects, helping Buckingham County residents and students understand and actively participate in preserving natural resources. There is so much talk in Section VI about conservation that it only makes sense to collaborate and start programs to help in this effort.
- ii. **Strategy 4.2:** Partner with local media outlets, including newspapers, radio stations, and social media platforms, to share success stories of conservation efforts in the county. Highlight the steps residents, farmers, and businesses are taking to protect land and water resources. Organize community events like tree planting days, river cleanups, and conservation fairs to actively engage the public in hands-on environmental preservation activities. These events will encourage community involvement and make conservation accessible and educational for all ages. There is so much talk in Section VI about conservation that it only makes sense to collaborate, start a marketing campaign, and start programs to help in this effort.
- iii. **Strategy 4.3:** Create an online resource hub on Buckingham County's website, offering easy access to brochures, flyers, and online materials about land preservation, water conservation, renewable energy, and sustainable farming practices. Include links to state and federal programs, grants, and technical assistance. Collaborate with regional environmental groups to expand public awareness on wildlife protection, forest health, and watershed management, leveraging additional resources and expertise to support countywide conservation efforts. This is an excellent strategy since there is so much talk about all these practices and ideas throughout the entire plan, however the Buckingham website is not mentioned and would be a great avenue for awareness.



Chapter VIII

Implementation Plan

VIII. 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.

A. Comprehensive Plan

GOAL <i>The adopted Comprehensive Plan is not an "end result" but rather a means to provide direction for future action. – Foster Continuous and Adaptive Planning Processes</i>
Action Step: Routinely consult the Comprehensive Plan when developing the annual budget
Responsible Parties: Administration Finance Board of Supervisors
Action Step: Review progress made towards achievement of this Comprehensive Plan goals, objectives and strategies, and update goals, objectives and strategies as needed which will strengthen data collection and enhance engagement across departments.
Responsible Parties: Administration Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Review and update this Comprehensive Plan at least every five (5) years
Responsible Parties: Planning Commission Board of Supervisors
Action Step: Make this Plan and implementing ordinances available to the public.
Responsible Parties: Administration Planning/Zoning Department

Action Step: Rely on the policies and programs in this Plan when making decisions with respect to future development and redevelopment which builds capacity for future growth.
Responsible Parties: Planning Commission Board of Supervisors
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 to ensure the preservation of rural character and the promotion of responsible development
Responsible Parties: Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Maintain this Comprehensive Plan and any subsequent amendments on the County's website.
Responsible Parties: Administration Zoning/Planning Department
Action Step: Develop a process/policy on Comprehensive Plan amendments
Responsible Party: Board of Supervisors
Action Step: Establish an annual Comprehensive Plan review session between the Planning Commission and Board of Supervisors prior to annual budget work.
Responsible Parties: Administration Zoning/Planning Department Planning Commission Board of Supervisors Finance

B. Growth

GOAL <i>Support managed population growth to enhance quality of life.</i>
Action Step: Align growth with infrastructure and service capacity.
Responsible Parties: Administration Finance Board of Supervisors
Action Step: Enhance and protect quality of life for existing residents.
Responsible Parties: Administration Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Promote affordable housing options for new and existing residents.
Responsible Parties: Planning Commission Board of Supervisors
Action Step: Enhance public health and well-being by expanding access to health care and recreation.
Responsible Party: Board of Supervisors

C. Land Use

GOAL <i>Review/Update the Buckingham County Zoning Ordinance to bring it into compliance with this Comprehensive Plan</i>
Action Step: Review and prepare revision of the County's Zoning Ordinances
Responsible Parties: Zoning/Planning Department

Planning Commission
Board of Supervisors

GOAL

Foster Citizen Involvement/Input in the Development of Future Zoning Ordinances.

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 Ordinances.

Responsible Parties:

Zoning/Planning Department
Planning Commission

Action Step:

Develop and implement an 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 Parties:

Zoning/Planning Department
Planning Commission
Board of Supervisors

GOAL

Encourage commercial and industrial development in appropriate areas of the County

Action Step:

Review existing commercial and zoning regulations and the zoning map to ensure that commercial and industrial uses are appropriately regulated and protecting environmentally sensitive areas and natural landscapes.

Responsible Parties:

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 such as agricultural.

Responsible Parties:

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 by aligning growth with infrastructure and service capacity
Responsible Parties: Zoning/Planning Department Planning Commission VDOT Utility Providers Board of Supervisors Developers
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 Parties: Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Implement growth management strategies to preserve Buckingham County's rural culture.
Responsible Parties: Zoning/Planning Department Planning Commission Board of Supervisors

D. Economic Growth

GOAL <i>Promote long-term economic opportunities for all residents</i>
Action Step: Support the Growth of local business, and entrepreneurships.
Responsible Parties: Board of Supervisors

Planning Commission
Action Step: Attract new industries aligned with Buckingham County's values.
Responsible Parties: Board of Supervisors Planning Commission
Action Step: Foster a skilled and adaptable workforce.
Responsible Parties: All County Departments Board of Supervisors

E. Transportation

GOAL <i>Develop an efficient, safe, and accessible transportation network.</i>
Action Step: Improve quality, efficiency, and safety of Buckingham County's transportation network.
Responsible Parties: Board of Supervisors Planning Commission VDOT
Action Step: Enhance connectivity and access through multi-modal transportation options.
Responsible Parties: Board of Supervisors Planning Commission VDOT
Action Step: Ensure efficient movement of goods and services.
Responsible Parties: Planning Commission Board of Supervisors VDOT

F. Community Facilities

GOAL <i>Ensure Adequate Community Facilities and Services for all residents.</i>
Action Step: Improve access to quality healthcare, social and recreational services.
Responsible Parties: Board of Supervisors Planning Commission
Action Step: Ensure reliable long-lasting utility services.
Responsible Parties: Board of Supervisors Planning Commission
Action Step: Develop long-term plan for public facility investment.
Responsible Parties: Planning Commission Board of Supervisors
Action Step: Foster public-private partnerships for community facility development
Responsible Parties: Planning Commission Board of Supervisors

G. History

GOAL <i>Preserve and share Buckingham County's Historic resources and shared history.</i>
Action Step: Promote public education and awareness.
Responsible Parties: Board of Supervisors Planning Commission All County Departments

Action Step: Support preservation of historic villages and town centers.
Responsible Parties: Board of Supervisors Planning Commission All County Departments
Action Step: Foster public and private partnerships for historic preservation.
Responsible Parties: Planning Commission Board of Supervisors All County Departments
Action Step: Promote the preservation of agricultural and rural heritage.
Responsible Parties: Planning Commission Board of Supervisors All County Departments

H. Housing

GOAL <i>Support diversity of housing options for all income levels.</i>
Action Step: Increase availability of affordable housing.
Responsible Parties: Board of Supervisors Planning Commission Zoning/Planning Department Developers
Action Step: Diversify housing types and densities.
Responsible Parties: Board of Supervisors Planning Commission Zoning/Planning Department Developers

Action Step: Promote Workforce housing options.
Responsible Parties: Planning Commission Board of Supervisors Zoning/Planning Department Developers
Action Step: Encourage public-private partnerships for housing development.
Responsible Parties: Planning Commission Board of Supervisors Zoning/Planning Department Developers

I. Environment

GOAL <i>Conserve natural resources and promote responsible development.</i>
Action Step: Protect environmentally sensitive areas
Responsible Parties: Board of Supervisors Planning Commission All County Departments
Action Step: Preserve agricultural and forested lands.
Responsible Parties: Board of Supervisors Planning Commission All County Departments
Action Step: Promote water resource conservation.
Responsible Parties: Planning Commission Board of Supervisors

Action Step:
Promote education and public awareness.
Responsible Parties:
Planning Commission
Board of Supervisors
School Board
Local Citizens



William G. Kidd Jr.
Sheriff

SHERIFF'S OFFICE
BUCKINGHAM COUNTY
13043 West James Anderson Highway
P.O. BOX 50
Buckingham, Virginia 23921
Office 434-969-1772
Fax 434-969-2104



Roger L. Jamerson
Captain

April 30, 2025

Buckingham County Board of Supervisors
13380 West James Anderson Highway
Buckingham, Virginia 23921

SUBJECT: ECO/ TDO REIMBURSEMENT

Dear Honorable Board Members,

The Sheriff's Office has participated in an ECO/TDO Reimbursement Program through the Department of Criminal Justice Services that funds \$52 an hour for the time spent by Deputies dealing with Emergency Custody Orders and Temporary Detention Orders. The money received from DCJS for this program was placed into 3-100-23020-3 Grants. I request that \$754.00 be moved to #100-31200-1200 Overtime Salaries and Wages to be paid to the full time deputies for the hours they worked. I also request \$2,405.00 to be moved to #100-31200-1300 Part Time Salaries and Wages to pay for the hours worked by the Part time deputies. If you have any questions concerning this request, please feel free to call me in my office at (434) 969-1772. I thank you in advance for your time and consideration in this request.

Sincerely,

William G. Kidd, Jr.
William G. Kidd Jr.
Sheriff, Buckingham County



Karl R. Carter
County Administrator

E M. Wright, Jr.
County Attorney

Cody R. Davis
Department Chief

Buckingham County Department of Emergency Services

Office of the County Administrator
13380 W. James Anderson Highway
Post Office Box 252
Buckingham, Virginia 23921-0252
Telephone 434-969-4242
Fax 434-969-1638

Joe N. Chambers, Jr.
District 6 Supervisor
Chairman

Danny R. Allen
District 7 Supervisor
Vice-Chairman

Dennis Davis
District 1 Supervisor

Cameron Gilliam
District 2 Supervisor

Michael Palmore
District 3 Supervisor

Paul Garrett
District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

Mr. Carter:

I respectfully request the allocation of \$3,000, the proceeds of the recently auctioned ambulances, to be used for the purchase of water rescue equipment. This funding will support our ongoing efforts to improve emergency response capabilities and enhance public safety in Buckingham County, particularly in water-related incidents.

Thank you for your continued support of our public safety initiatives.

Respectfully,

Charles Kirby

Charles R. Kirby
Department of Emergency Services, Emergency Management Coordinator
Buckingham County, VA
13380 W. James Anderson Highway
P.O. Box 252, Buckingham, Va. 23921
Office: (434) 969-4242 x1132
Mobile: (434) 808-5482



Karl R. Carter
County Administrator

E.M. Wright, Jr.
County Attorney

Buckingham County

Board of Supervisors

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Fax 434-969-1638

www.buckinghamcountywa.org

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District 3 Supervisor

Paul W. Garrett
District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

To: Buckingham County Board of Supervisors
From: Daniel Queen, Utilities Director
Subject: Water/Sewer Line to hotel
Date: May 12, 2025

Back several years ago when the hotel on Wingo Road was first proposed, the Board agreed to install water and sewer lines in the area to service the site. The former Utilities Director, working with Hurt & Proffitt as the engineers, developed a plan to extend the utilities to that site. The project includes laying 740 ft. of 8-inch sanitary sewer line, 565 ft. of 8-inch water line and the associated manholes, valves and taps.

On 4/25/25 the County received bids on the Water and Sewer line extension project that will supply water and sewer service to the Sleep Inn Hotel in Dillwyn. One bid was received. The bid was from D. E. Hawthorne Inc. out of Rockville, for \$273,446.50. This was a considerable increase from original estimates since it's been almost 5 years since this project was first discussed.

I am presenting this bid for approval by the Board. If approved, we are ready to proceed to the construction phase and should be breaking ground sometime in June.

What is the pleasure of the Board?

Hurt & Proffitt, Inc.

Lynchburg, Virginia 2

Project Name:

Bid Opening Date:

Location:

Bids Opened/Read by:

Buckingham Sewer and Water Extension

4/24/25 10:00:00 AM

Buckingham County Administration Building

Mike Wilson, PE

[illegible]



Karl R. Carter
County Administrator

E M. Wright, Jr.
County Attorney

Buckingham County Board of Supervisors

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www.buckinghamcountyva.org

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Paul W. Garrett
District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

To: Buckingham County Board of Supervisors
From: Lyn Hill, Solid Waste Supervisor
Subject: Rt. 655 Solid Waste Site Reconfiguration
Date: May 12, 2025

Currently, we are having trouble at the Rt. 655 site, especially on Sundays with the volume and amount of traffic that we are having. I have a proposal in front of you that may help alleviate some of the problem for the next 10-15 years. This is our busiest site, and highest volume trash center in the county. I would like to add on to the wall that is existing, put a 90° on it and place the metal bin on the lower side of the yellow and let the upper side be the area where you would dump off on. Place a third roll off, where the metal container is now. We have an estimate for under \$25,000 for this project.



Karl Carter

From: Rick Ewing <rewing@cvrl.net>
Sent: Monday, May 5, 2025 5:08 PM
To: Karl Carter
Subject: Library Board Appointment

Dear Mr. Carter,

Regarding the open seat on the library board - Vonda Wharam is interested in being on the library board. Ms. Wharam was recommended by Diane O'Bryant, a current Buckingham library board member. Ms. Wharam is a teacher in the Buckingham schools and is retiring soon after 35 years of service. She would be replacing Linda Paige on the library board.

Vonda Wharam
273 Allens Lake Rd
Dillwyn, VA 23936
(434) 414-2723

Thank you for considering Vonda Wharam for the Buckingham County Public Library Board of Trustees.

Sincerely,

Rick Ewing

Director



1303 West Third Street
Farmville, VA 23901
(434) 603-6523 my desk
(434) 392-6924 general number
(434) 392-9784 fax
rewing@cvrl.net
www.cvrl.net

2025 Economic Development Committee:

Cameron Gilliam
Harry Bryant, Jr.
County Staff

District 1:

District 2:

Sandra Moss
Amber Taylor

District 3:

Pete Kapuscinski
Paul Palmore

District 4:

Leigh Ann Taylor

District 5:

District 6:

District 7:

Rickie Allen

2024 Economic Development Committee:

Mike Palmore

Harry Bryant, Jr.

County Staff

Sandra Moss

Rod Hudgins (Kyanite)

Gary Cline

Felix (Dominion)

Pete Capuscinski

Johnny Bickford

Brian Freeman (Railroad)

Keith Steger (Eck Enterprises)

Cherie Brickhill (CVCS)

Shelton Johnson

Alan Leatherwood

Patrick Jones



Karl R. Carter
County Administrator

E.M. Wright, Jr.
County Attorney

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District 4 Supervisor

Harry W. Bryant, Jr.
District 5 Supervisor

Date: May 12, 2025

To: Buckingham County Board of Supervisors

From: Karl Carter, County Administrator

Re: Bonus Ordinance

With our just approved budget for FY26, we agreed to follow what the State is doing for compensation with the 3% cost of living increase along with a 1.5% bonus. We have been informed by the Director of Social Services that in order to receive their bonus from the State, the County must have a bonus ordinance place.

The County Attorney has worked on the ordinance and is presented in your packet.

I am asking that you set a public hearing for the June Board of Supervisors meeting to vote on a bonus ordinance.

AN ORDINANCE AUTHORIZING THE PAYMENT OF BONUSES

§ 1. Authority; Purpose

This Ordinance is adopted pursuant to § 15.2-1508 of the Code of Virginia for the purpose of authorizing the County to award monetary or other bonuses to eligible employees when, in the judgment of the Board, such awards further the County's operational or personnel objectives.

§ 2. Definitions

- **Bonus** means a one-time, lump-sum payment of money or, where permitted by law, the transfer of personal property or intangible items of value, paid in addition to an employee's regular compensation.
- **Eligible employee** means any full-time or part-time County officer or any active employee whose position is wholly or partially funded by the County, excluding employees declared ineligible by the Board or Department Heads.
- **Active employee** means any employee who is receiving regular and periodic compensation from the County, but not including seasonal or emergency employees.

§ 3. General Authorization

- A. The Board of Supervisors hereby authorizes the payment of bonuses to eligible employees in accordance with the criteria and procedures set forth in this Ordinance.
- B. No bonus may be paid unless (i) approved by the Board and (ii) sufficient funds have been appropriated for that purpose.

§ 4. Funding; Budgetary Limitations

All bonuses shall be paid only from lawfully available funds appropriated by the Board. Approval of a bonus does not create an obligation to appropriate funds in any subsequent fiscal year.

§ 5. No Contractual Right; Employment Status

Bonuses granted under this Ordinance are discretionary, do not constitute a promise of future payment, and shall not be construed to create a contract of employment or a property interest in continued County employment.

§ 6. Severability

If any provision of this Ordinance is declared invalid, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

§ 9. Effective Date

This Ordinance shall be effective upon adoption.



Karl R. Carter
County Administrator

E M. Wright, Jr.
County Attorney

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Harry W. Bryant, Jr.
District 5 Supervisor

Date: May 12, 2025

To: Buckingham County Board of Supervisors

From: Karl Carter, County Administrator

Re: Farm Vehicle Tax Exemption Ordinance

Following the action of our May meeting, we have come back with a farm vehicle exemption ordinance. This ordinance would exempt vehicles from personal property taxes that qualify for the new "farm use" tags.

The County Attorney has worked on the ordinance and this has been reviewed by the Commissioner of Revenue.

I am asking that you set a public hearing for the June Board of Supervisors meeting to vote on the attached ordinance.

ORDINANCE
Exempting Certain Farm-Use Motor Vehicles
from Local Personal Property Tax

§ 1. Authority

This ordinance is adopted pursuant to Code of Virginia § 58.1-3505 (B), which authorizes any county, city, or town to exempt in whole or in part from local personal-property taxation the classes of farm property listed in § 58.1-3505 (A).

§ 2. Purpose

The purpose of this ordinance is to promote and support bona fide agricultural operations within Buckingham County by exempting qualifying farm-use motor vehicles from the County personal-property tax.

§ 3. Definitions

For purposes of this ordinance:

1. **Qualifying Farm-Use Vehicle** means any motor vehicle that meets one of the following criteria:
 - a. Is used primarily for agricultural purposes and is exempt from DMV registration under § 46.2-665, § 46.2-666, or § 46.2-670 of the Code of Virginia; or
 - b. Is a pickup truck, panel truck, or sport-utility vehicle for which the owner is required to obtain a permanent farm-use placard under § 46.2-684.2 of the Code of Virginia.
2. **Commissioner** means the Commissioner of the Revenue for Buckingham County, Virginia.

§ 4. Exemption Established

A. **Tax Rate.** Effective with the 2025 tax year and for each tax year thereafter, all Qualifying Farm-Use Vehicles shall be fully exempt from County personal-property taxation.

B. **Separate Classification.** Qualifying Farm-Use Vehicles are hereby declared to constitute a separate class of tangible personal property for local taxation, as permitted by § 58.1-3505 (B).

§ 5. Administration

A. **Affidavit or Application.** The Commissioner may require the owner of any vehicle claiming the exemption to file an affidavit or application, on a form prescribed by the Commissioner, certifying that the vehicle meets the definition of a Qualifying Farm-Use Vehicle.

B. Documentation. The Commissioner may require submission of documentation sufficient to establish eligibility, including but not limited to a copy of the permanent farm-use placard or evidence that the vehicle is exempt from DMV registration under §§ 46.2-665, -666, or -670.

C. Misrepresentation. Any person who knowingly files a false statement to obtain the exemption provided by this ordinance shall be subject to the penalties provided in Title 58.1 of the Code of Virginia and any other applicable law.

§ 6. Severability

If any section, subsection, clause, or provision of this ordinance is found to be invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions, which shall continue in full force and effect.

§ 7. Conflicting Ordinances Repealed

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

§ 8. Effective Date

This ordinance shall become effective immediately on adoption and be applicable to the **January 1, 2025** and shall apply to all tax years beginning on or after that date.

32 Building Permits were issued in the amount of \$6,459.64 for the month of April 2025

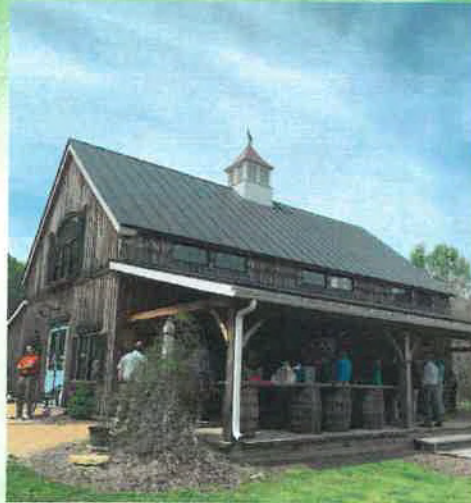
Permit No.	District	Name	Purpose	Cost of Construction	Cost of Permit
20214	Curdsville	Hugh Pleasents	Residenital Addittion	\$4,000.00	\$63.85
20266	Marshall	Elam Stoitsfus	Farm Building- Exempt	\$1,000,000.00	\$10.00
20279	Maysville	JES Construction	Remodel Residential	\$15,000.00	\$51.00
20289	Maysville	Stephanie Love	New Dwelling Stickbuilt	\$0.00	\$328.05
20290	Francisco	Lawerence Kidd	Electrical	\$500.00	\$51.00
20292	James River	Tiger Fuel	Generator	\$5,136.83	\$51.00
20294	Maysville	Dean Snodd y	Doublewide	\$0.00	\$432.28
20295	James River	Ryan Perkins	Residenital Addittion	\$0.00	\$511.81
20296	Francisco	Francis Electric	Generator	\$3,000.00	\$51.00
20297	Curdsville	Chatten	Electrical	\$3,500.00	\$51.00
20298	Maysville	Garrett Taylor	Singlewide	\$5,000.00	\$260.41
20299	James River	Dudley Electric	Electrical	\$1,200.00	\$51.00
20301	Maysville	Aztec Rental	Tent	\$1,920.00	\$35.50
20303	Slate River	John Meeks	Modular	\$225,000.00	\$392.01
20304	James River	Wayne Carter	Farm Building- Exempt	\$7,000.00	\$10.00
20305	Maysville	James Carwile	Electrical	\$2,500.00	\$51.00
20308	Curdsville	Leon Lapp	New Dwelling Stickbuilt	\$450,000.00	\$1,188.87
20309	Curdsville	Rita Elliott	Generator	\$11,000.00	\$51.00
20311	James River	JES Construction	Remodel Residential	\$29,097.76	\$51.00
20312	Slate River	LAM Electric	Electrical	\$1,000.00	\$51.00
20313	Francisco	Mills Heating and Air	Generator	\$16,500.00	\$102.00
20314	Marshall	Clinton Toney	New Dwelling Stickbuilt	\$270,000.00	\$476.87
20315	Marshall	Micheal and Sons	Mechanical	\$14,700.00	\$51.00
20316	Maysville	Champion OPCO LLC	Remodel Residential	\$45,000.00	\$51.00
20317	Marshall	Toney	Electrical	\$950.00	\$51.00
20318	James River	JD Yoder and Sons	New Dwelling Stickbuilt	\$401,100.00	\$516.49
20320	Slate River	Cory Shaleen	New Dwelling Stickbuilt	\$300,000.00	\$624.74
20322	Francisco	Tiger Fuel	Mechanical	\$1,272.01	\$51.00
30323	Maysville	Thomas Ranson	Demo	\$0.00	\$51.00
20324	Marshall	Generator Supercenter	Generator	\$15,000.00	\$51.00
20325	Francisco	Bell Electric	Electrical	\$2,300.00	\$51.00
20327	Slate River	Kinger CO Oakwood	Singlewide	\$117,500.00	\$289.76
20122		Dylan Martz	Amendment Fee		\$50.00
20215		JES	Re-inspection Fee		\$100.00
20263		Parker	Re-inspection Fee		\$100.00
20264		Parker	Re-inspection Fee		\$100.00
Cost of permit is calculated based on square footage of structure				\$2,949,176.60	\$6,459.64

Commonwealth Regional Council

April 2025 Items of Interest

VDOT Locality Day

CRC staff attended the 2025 Lynchburg, Culpeper, and Staunton Joint Locality Day on April 24 at Silver Fox Lavender Farm in Nellysford. The event featured updates from VDOT on funding strategies, project coordination, bridge inspections, and local procurement processes. Staff participated to stay current on transportation initiatives and strengthen partnerships with VDOT and regional localities.



Regional Broadband Affordability and Adoption Plan

CRC has finalized and submitted the Regional Broadband Affordability and Adoption Plan to the Virginia Department of Housing and Community Development (DHCD). The final plan has been sent to Lancer Printing for production of physical copies, which will be distributed to each of the seven member counties for local availability in the coming weeks. This plan marks a key step forward in expanding affordable broadband access across the region.

CEDS Committee Meets

On April 25, CRC held a Comprehensive Economic Development Strategy (CEDS) Committee meeting to continue progress on the regional plan. During the meeting, CRC staff presented and reviewed the Regional Economic Conditions Analysis, developed through extensive research and data gathering. The committee also began creating a regional stakeholder list, identifying local leaders, business owners, community groups, and other engaged citizens who will help shape the strategy moving forward.

VHREDA Welcomes New Executive Director: Alex McCoy, MBA, CEcD, EDFP, IOM



Virginia's Heartland Regional Economic Development Alliance (VHREDA) is pleased to announce Alex McCoy, MBA, CEcD, EDFP, IOM, as its new Executive Director. Alex brings extensive leadership in business recruitment, strategic planning, and rural development. He holds an MBA and dual BBAs in Business Administration and Economics from Mercer University, and professional certifications in economic development and finance. His experience and passion for strengthening communities will drive VHREDA's mission to grow economic opportunity across the Heartland region.

Upcoming Funding Opportunities:

- Centra Community Grant
 - Opened 4/1/2025
 - Closes 5/15/2025
- DHCD, Industrial Revitalization Fund
 - Opened 4/1/2025
 - Closes 5/31/2025
- VA Housing, Accessibility Grant FY 25
 - Closes 5/31/2025
- VA Housing, Community Impact Planning Grant
 - Closes 5/31/2025
- VA Housing, Community Impact Stabilization & Deconstruction
 - Closes 5/31/2025
- VA Housing, Capacity Building Grant
 - Closes 5/31/2025

Grant Assistance:

- Congratulations to Cumberland County, awarded \$32,678 through the VDACS AFID Infrastructure Grant to enhance the Farmers Market.
- CRC - Awarded DEQ Water Supply Plan Grant: CRC received \$11,784 to support planning activities for the development of a regional Water Supply Plan for the Chowan River Region.

The CRC provides free grant writing services for member localities and local 501C3 non-profits.

Buckingham County Public Schools Membership
2024-2025

School	Grade	August	September	October	November	December	January	February	March	April	May	June
Pre-School	PK	103	103	102	102	100	101	100	102			
BCPS	K	123	124	123	124	123	122	121	122			
	1	118	120	117	121	118	119	118	118			
	2	121	120	117	115	118	120	120	120			
BCPS	TOTAL	362	364	367	360	359	361	359	360	0	0	0
BCES	3	109	108	108	109	108	109	108	108			
	4	126	123	124	124	123	123	123	123			
	5	118	116	117	118	119	118	118	117			
BCES	TOTAL	353	347	349	351	350	350	349	348	0	0	0
BCMS	6	140	140	138	139	139	140	140	139			
	7	135	138	138	138	138	140	141	142			
	8	126	126	124	124	123	124	124	123			
BCMS	TOTAL	401	404	400	401	400	404	405	404	0	0	0
BCHS	9	154	151	151	153	152	150	148	148			
	10	163	161	158	157	157	156	155	153			
	11	165	165	164	163	162	154	153	152			
	12	156	157	156	156	156	164	164	164			
BCHS	TOTAL	638	634	629	629	627	624	620	617	0	0	0
Total FUNDED K-12 Enrollment		1754	1749	1735	1741	1736	1739	1733	1729	0	0	0

	Elementary ADM			Secondary ADM		
	BCPS	BCES	BCMS Grades 6-7	BCMS Grade 8	BCHS	Total
% Attendance for Month	89.23%	91.90%	91.74%	92.08%	90.75%	
March Average Days of Membership (Funding Total)	359.45	347.35	281.35	123.15	617.55	1728.85
February Average Days of Membership (Funding Total)	360.50	349.69	280.19	123.88	620.50	1734.76