

# Charlotte County Comprehensive Plan, 2024 - 2029

## III. Inventory and Analysis: Community Resources

### A. Housing

#### Introduction

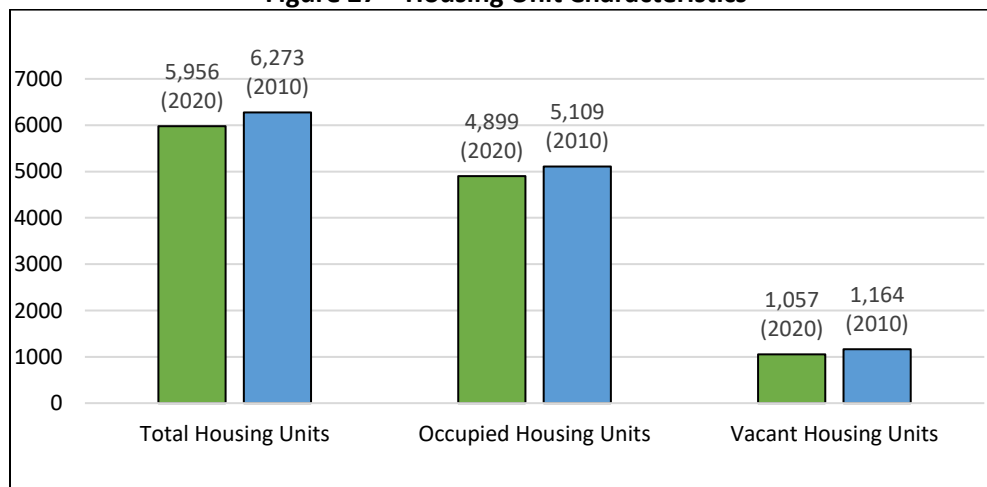
Attractive, safe, and affordable housing is a basic requirement of any community. Good quality housing aids in higher land valuation and better living conditions for the population. The availability of good quality housing can be an excellent enticement for facilitating the relocation of new industry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

This section will examine housing in Charlotte County by type, quality, vacancy rate and household characteristics, such as household size and race. Furthermore, general trends and concerns relating to future housing needs will be discussed. Although the provision of housing is largely the responsibility of the private sector, which includes builders, developers, realtors, bankers and others, there has always been a close interdependence between the public and private sectors which is essential in meeting the needs of a community. This 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 Charlotte County reflect a decrease in the number of housing units from 6,273 to 5,956 from 2010 to 2020; a decrease of 317 units. Occupied housing units decreased from 5,109 units to 4,899 units from 2010-2020; a decrease of 210 units. There was a decrease in vacant units from 1,164 units to 1,057 units from 2010-2020; a decrease of 107 units (see Figure 27).

**Figure 27 – Housing Unit Characteristics**



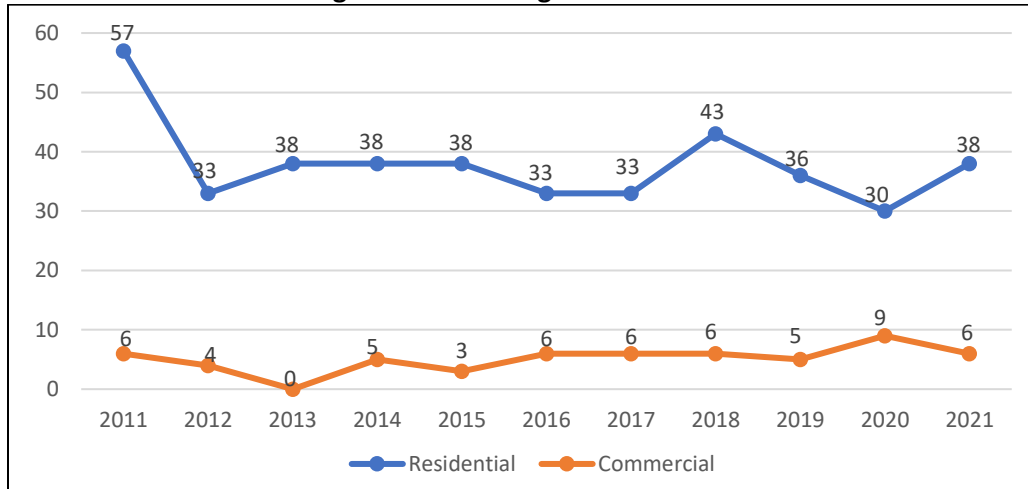
Source: U.S. Census Bureau, 2010 and 2020 Decennial Census Occupancy Status

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### Housing Growth (Building Permits Issued)

According to data provided by Charlotte County, based on available records, the County issued a total of 473 building permits from 2011 to 2021 (see Figure 28). Of those, 417 were residential and 56 were commercial. Building permits for the towns of Charlotte Court House, Drakes Branch, Keysville and Phenix are handled by the County.

**Figure 28 – Building Permits Issued**

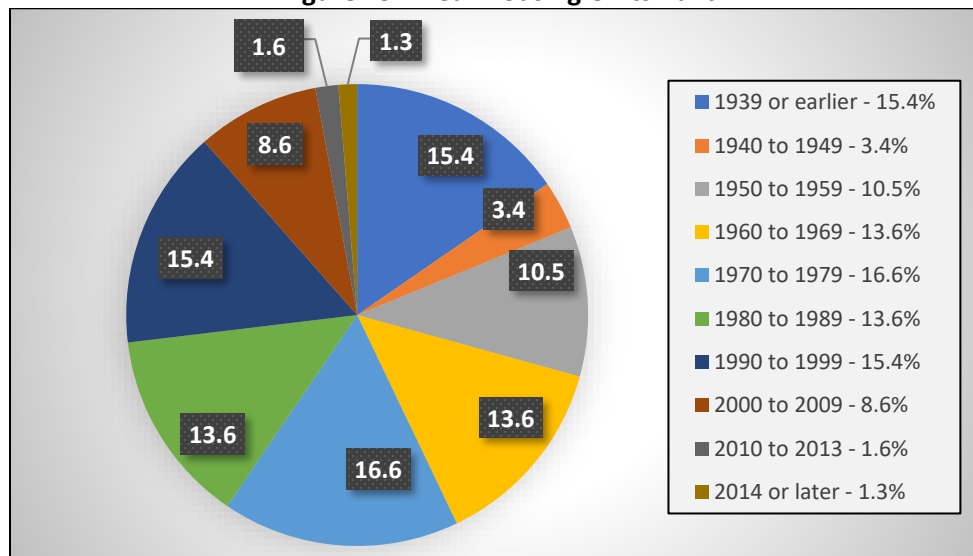


Source: Charlotte County Building Inspector’s Office

### 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 2020 5-year estimates, of the 4,836 occupied housing units in the County, 3,295 were owner occupied and 1,541 were renter occupied. The data also shows that 15.4% of the total housing units in the County were built before 1939, 16.6% were built between 1970 and 1979, and 15.4% were built between 1990 and 1999 (see Figure 29).

**Figure 29 – Year Housing Units Built**



Source: U.S. Census Bureau 2016-2020 American Community Survey Estimates

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## Indoor Plumbing Accessibility

In rural communities like Charlotte County, indoor plumbing was not easily assessable and was considered a luxury due to high costs until the 1940s. Although to United States’ standards of today the accessibility to indoor plumbing is a normalized commodity for most households, there are still homes within many communities that do not have indoor plumbing. According to the 2021 American Community Survey Five Year Estimates, Charlotte County has seen a decrease in the number of housing units that are lacking indoor plumbing by 12 housing units (see Figure 30).

**Figure 30: Housing Units Lacking Indoor Plumbing**

Year	Number of Housing Units	Percentage of Housing Units
1980	774	19.0%
1990	390	9.0%
2000	179	3.6%
2010	53	1.2%
2021	41	0.9%

Source: U.S. Census Bureau 1980, 1990, 2000, and 2010 and U.S. Census Bureau American Community Survey Five Year Estimates, 2006-2010 and 2021

## Charlotte County Governmental Policies

The Charlotte 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 Charlotte 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 Charlotte County and the Towns of Charlotte Court House, Drakes Branch, Keysville, and Phenix are handled through the Charlotte County Building Inspector’s Office. The County has adopted the Virginia Uniform Statewide Building Code, which sets standards for the construction, alteration, adoption, repair, removal, use, location, occupancy and maintenance of all buildings. This code standardizes the requirements for, and quality of, construction of all housing regardless of the type or ultimate price.

Per the Virginia Department of Taxation, for tax year 2023, the real estate tax rate in Charlotte County was \$0.62 per \$100.00 of assessed value.

## **B. Transportation**

This section was developed in accordance with Section 15.2-2223.B.1 of the Code of Virginia, which requires localities to develop a transportation plan as part of their Comprehensive Plan. Section 15.2-2223.B.4 of the Code requires that this section be submitted to the Virginia Department of Transportation (VDOT) for review and comment prior to adoption of the Plan. CRC staff coordinated with staff from VDOT Lynchburg District for the development of the transportation section of this Comprehensive Plan.

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## Introduction

Several factors must be considered in analyzing the transportation facilities for Charlotte 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 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.

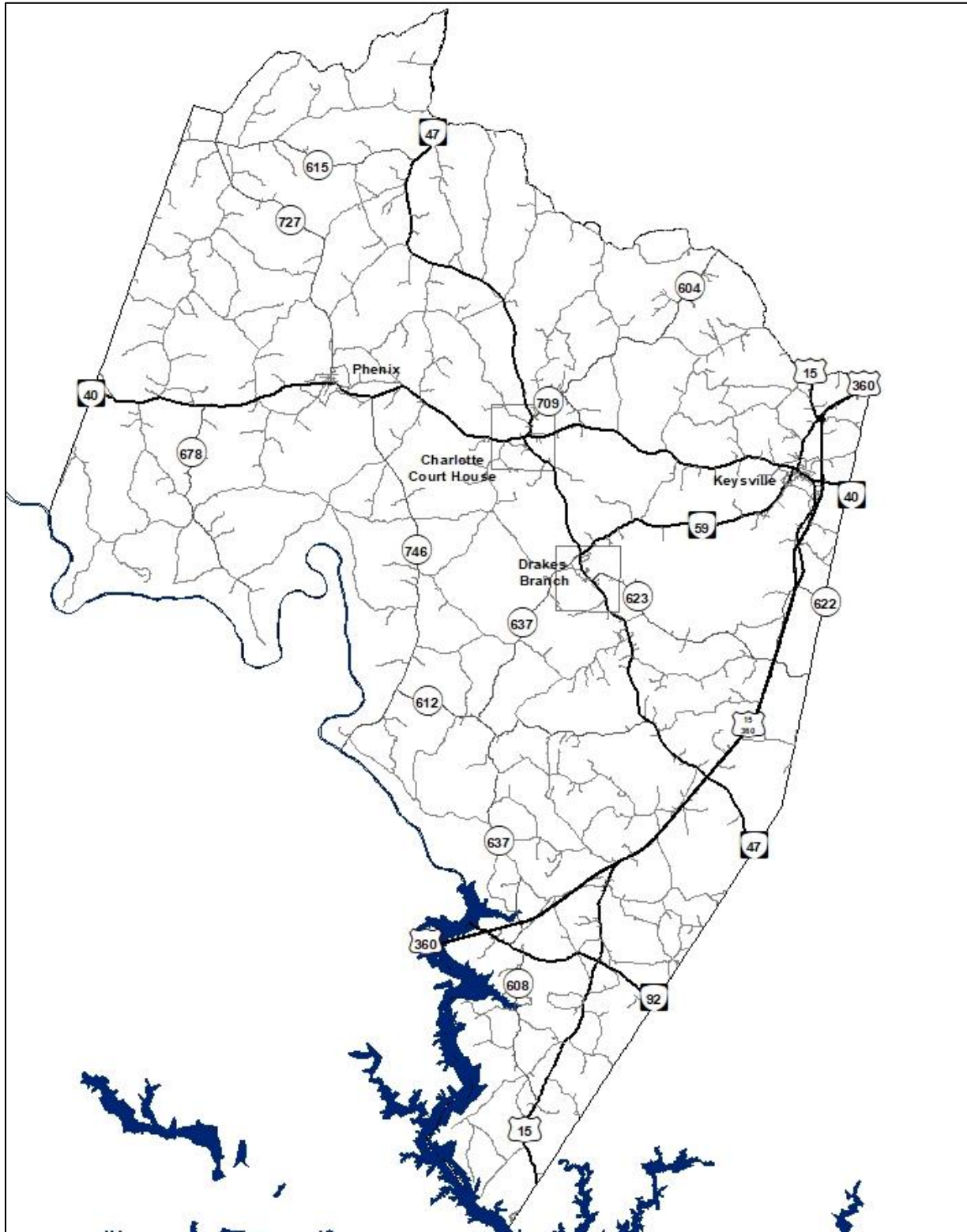
## Highways and Roadways

No interstate highways are located in Charlotte County. There is one four-lane highway in the County: U.S. 360 passes through the eastern part of the County. U.S. Highway 360 is a National Highway System/Strategic Highway Network (NHS/STRAHNET) route in the County. NHS/STRAHNET routes are deemed necessary for emergency mobilization and peacetime movement of heavy armor, fuel, ammunition, repair parts, food, and other commodities to support U.S. military operations. Map 3 highlights the major roads and highways in Charlotte County.

- U.S. Highway 360, a four-lane divided high-volume arterial passing by the Town of Keysville and the eastern portion of Charlotte County from southwest to northeast. U.S. Highway 360 connects the County with the City of Richmond to the northeast and the Town of South Boston to the southwest.
- U.S. Highway 15, a two-lane highway that connects Charlotte County with the Towns of Clarksville to the south and Farmville to the north. U.S. 360 and U.S. 15 are connected for a little more than 16.5 miles between the Wylliesburg area exit and the northernmost Keysville exit.
- Virginia Primary Highway 40, a two-lane highway that passes through the Towns of Phenix, Charlotte Court House, and Keysville, connecting the County with the Towns of Blackstone to the east and Brookneal to the west.
- Virginia Primary Highway 47, a two-lane highway that passes through the incorporated Towns of Drakes Branch and Charlotte Court House connecting the county from Northwest to Southeast. Highway 47 intersects with U.S. 15 and 360 at the Crafton Gate stoplight and also intersects with Highway 40 in Charlotte Court House. Highway 47 connects with the Towns of Pamplin City to the north and South Hill to the southeast.
- Virginia Primary Highway 59 connects the Town of Keysville to the Town of Drakes Branch, located a little more than seven (7) miles southwest of Keysville.
- Virginia Primary Highway 92, a two-lane highway that intersects with U.S. Highway 15 and 360 in the southern portion of the County. This highway connects the County to the Town of Chase City to southeast and the U.S. Highway 360 corridor to the northwest.

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## Map 3 – Major Roads and Highways in Charlotte County



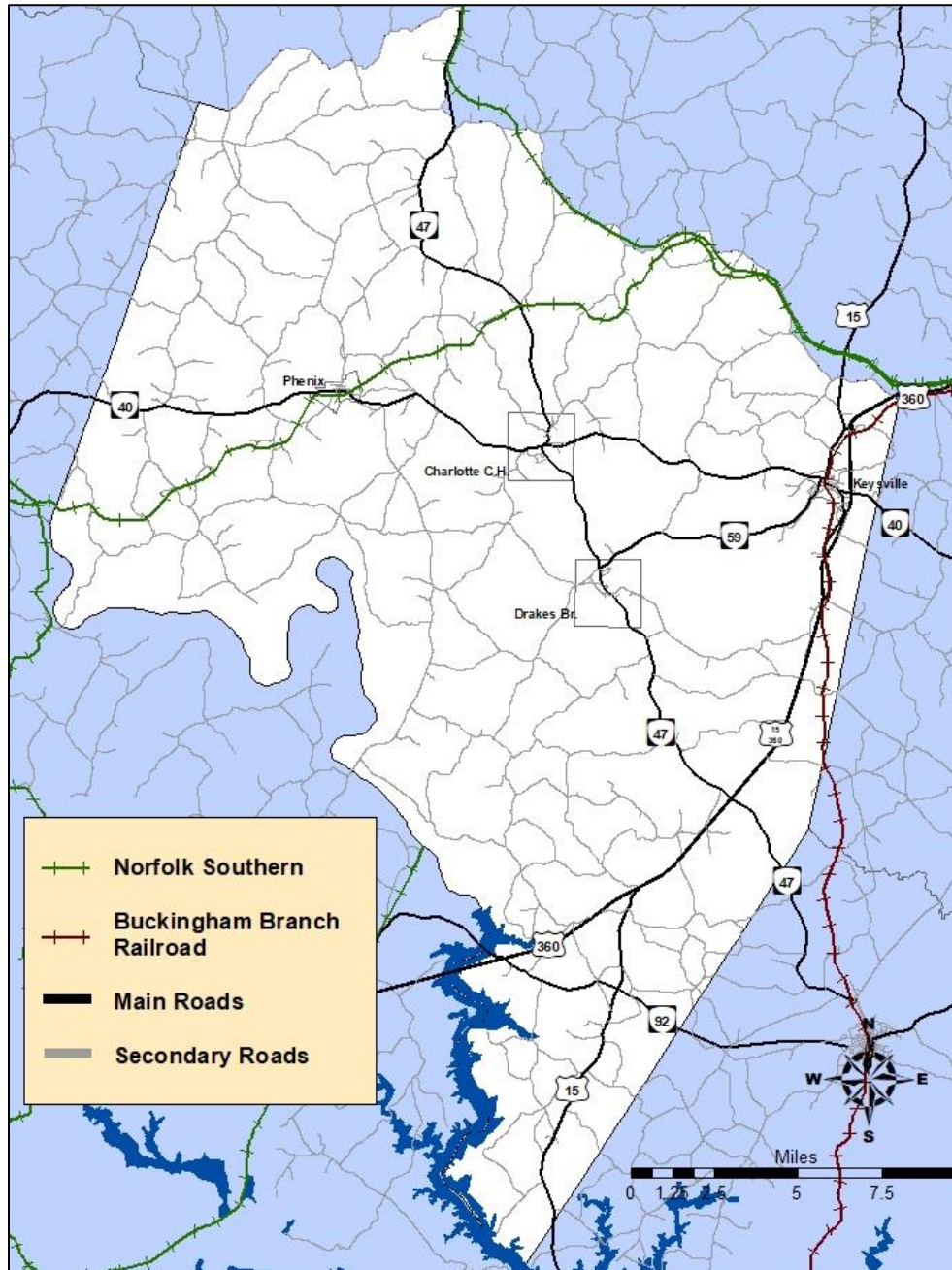
Map created by CRC – July 2022

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## Rail Service

A rail line owned by the Buckingham Branch Railroad passes south from Burkeville through Keysville then into Lunenburg County and points south. This line provides local freight service to the Keysville-Ontario-Fort Mitchell corridor. One rail line owned by Norfolk-Southern extends northeast from Brookneal passing by the Town of Phenix as it continues to head northeast towards the Prince Edward Border. There is no passenger rail service in the area. The closest passenger rail is in Richmond and Lynchburg, which both provide Amtrak services.

**Map 4 – Railroad Tracks in and Around Charlotte County**



Map created by CRC – July 2022

Source: VDOT, Buckingham Branch Railroad, Norfolk-Southern

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## Airports

The nearest airport with scheduled commercial air passenger service is Lynchburg Regional Airport in Lynchburg, Virginia (42.8 miles). Richmond International Airport in Richmond, Virginia (68 miles) and Raleigh-Durham International Airport in North Carolina (116 miles) also offer scheduled commercial air passenger service. There are four other airports with paved runways in Planning District 14: Farmville Municipal Airport, Allan C. Perkinson Airport at the Blackstone Army Airfield, Crewe Municipal Airport, and the Lunenburg County Airport. Additional airports that are located in surrounding counties outside of the Planning District 14 region are the Chase City Municipal Airport and the Brookneal-Campbell County Airport. The Chase City Municipal Airport is located on Airport Road just outside the Chase City town limits. The Brookneal-Campbell County Airport is located on Runway Road in Gladys.

## Road Maintenance

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

VDOT has divided the state into nine (9) construction districts. Charlotte 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

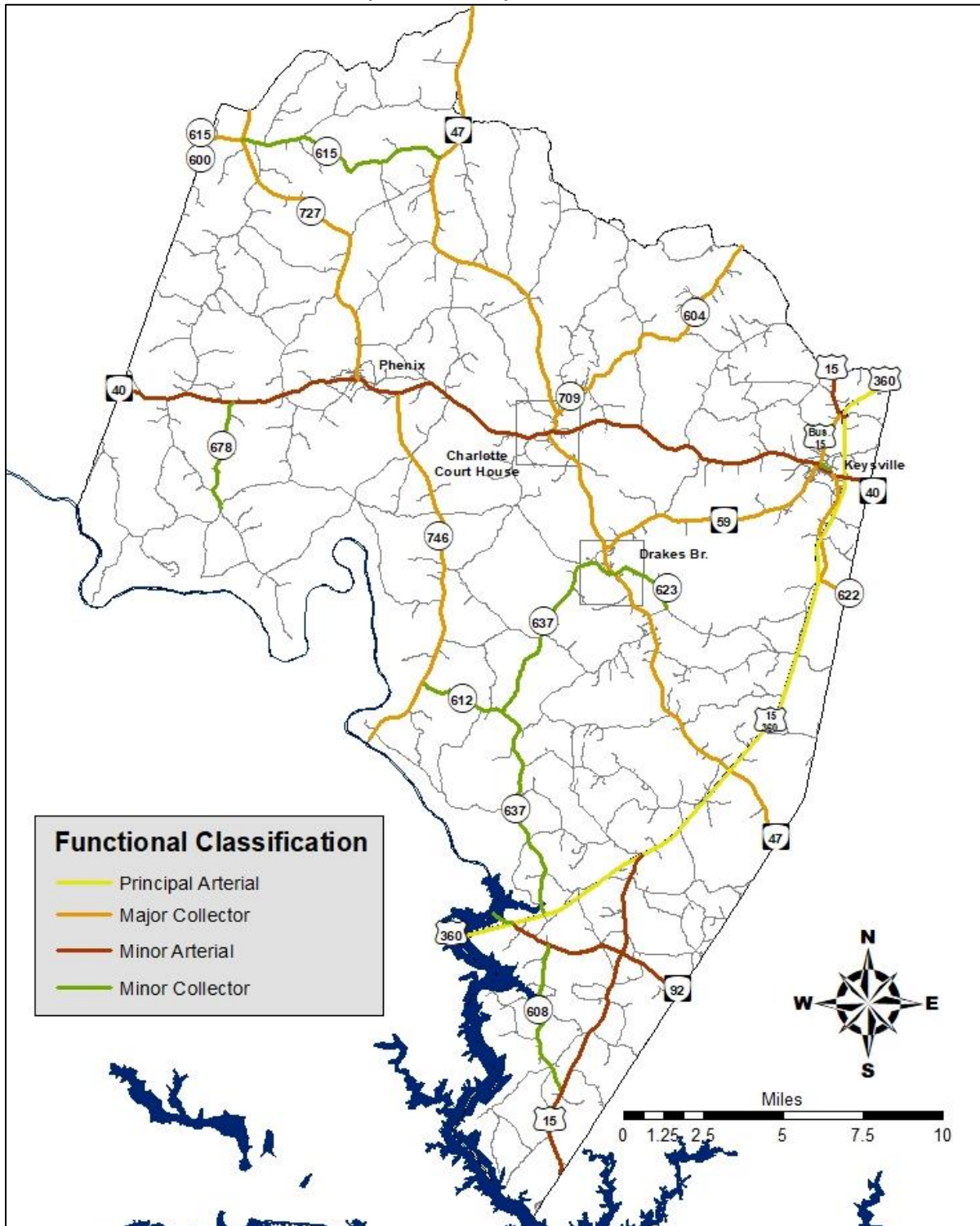
According to the VDOT, highway functional classification is a grouping of highways into systems according to the character of service that they are intended to provide (see Map 5 and Figure 31). All roads within Charlotte County are considered rural. The following are the Virginia Department of Transportation 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 of 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.

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

Map 5 – Roadway Classification



Map created by CRC – July 2022

Source: VDOT

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**Figure 31 – Total Roadway Miles in Charlotte County**

<b>Total Local Roadway Miles</b>	<b>375.33 Miles</b>
<b>Principal Arterial</b>	<b>24.08 Miles</b>
<b>Major Collector</b>	<b>43.87 Miles</b>
<b>Minor Arterial</b>	<b>87.82 Miles</b>
<b>Minor Collector</b>	<b>37.19 Miles</b>

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 one (1) project in Charlotte County:

Route 92 (Jeb Stuart Hwy) Bridge appr. over Staunton River: bridge replacement without added capacity

Project UPC: 111280	PE Estimate: \$3,218,718.00
RW Estimate: \$223,869.00	CN Estimate: \$21,782,313.00
Total Estimate: \$25,224,963.00	PE Start Date: 9/16/18
RW Start Date: 11/28/22	CN Start Date: 04/08/24
CN End Date: 12/1/25	Federally eligible: Yes
Federal Highway: Non-NHS	

The secondary road program is developed annually by each county in conjunction with VDOT. Consequently, each county has its own Six-Year Improvement Program for secondary roads. The Program includes six (6) projects in Charlotte County:

Route 47 (Thomas Jefferson Hwy) from Route 709 for 0.13 miles: construct Sidewalk

Project UPC: 117940	PE Estimate \$112,000.00
RW Estimate: \$77,281.00	CN Estimate: \$265,484.00
Total Estimate: \$454,765.00	PE Start Date: 10/21/21
RW Start Date: 01/28/24	CN Start Date: 11/11/24
CN End Date: 11/13/25	Federally eligible: Yes
Federal Highway: Non-NHS	

Route 728 (Parsons Road) from Route 650 to Dead End: surface treat non-hard surface

Project UPC: 115599	PE Estimate: \$0.00
RW Estimate: \$0.00	CN Estimate: \$67,500.00
Total Estimate: \$67,500.00	PE Start Date: -
RW Start Date: -	CN Start Date: 01/09/23
CN End Date: 05/10/23	Federally eligible: Yes
Federal Highway: Non-NHS	

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Route 649 (Coles Ferry Road) from 3.08 east of Route 678 to Route 619: surface treat non-hard surface

Project UPC: 115595	PE Estimate: -
RW Estimate: -	CN Estimate: \$156,500.00
Total Estimate: \$156,500.00	PE Start Date: -
RW Start Date: -	CN Start Date: 08/02/22
CN End Date: 02/01/23	Federally eligible: Yes
Federal Highway: Non-NHS	

Route 707 (Waddell-Nelson Road) from Route 671 to Dead End: surface treat non-hard surface

Project UPC: 115596	PE Estimate: -
RW Estimate: -	CN Estimate: \$40,500.00
Total Estimate: \$40,500.00	PE Start Date: -
RW Start Date: -	CN Start Date: 01/09/22
CN End Date: 05/11/22	Federally eligible: Yes
Federal Highway: Non-NHS	

Route 823 (June Lane) from HWY 15 BUS to Route 824: surface treat non-hard surface

Project UPC: 115598	PE Estimate: -
RW Estimate: -	CN Estimate: \$15,000
Total Estimate: \$15,000	PE Start Date: -
RW Start Date: -	CN Start Date: 01/09/23
CN End Date: 05/10/23	Federally eligible: No
Federal Highway: Non-NHS	

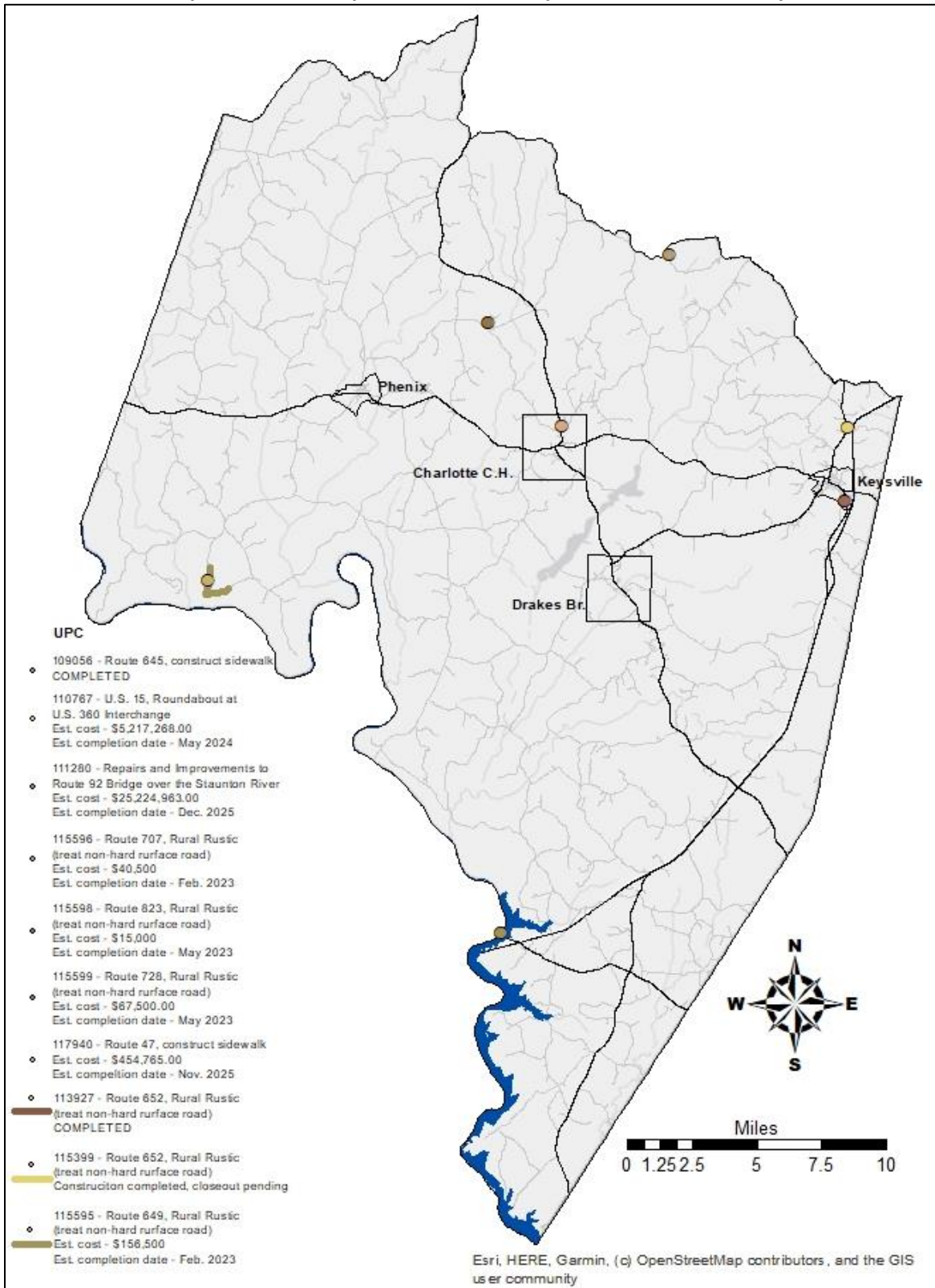
Route 616 (Whites Chapel Road) from 1 mile east of Route 672 to 1.48 miles west of Route 727: surface treat non-hard surface

Project UPC: 115399	PE Estimate: -
RW Estimate: -	CN Estimate: \$156,500.00
Total Estimate: \$156,500.00	PE Start Date: -
RW Start Date: -	CN Start Date: 8/30/20
CN End Date: 06/21/21	Federally eligible: Yes
Federal Highway: Non-NHS	

Map 6 shows all of the Six-Year Program projects for Charlotte County.

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## Map 6 – Six-Year Improvement Plan Projects in Charlotte County



Maps created by CRC – July 2022

Source: VDOT

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## VDOT Smart Scale Program

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.

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.

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.

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. 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.

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.

The Smart Scale program includes one (1) project in Charlotte County:

Route 15 (Farmville Hwy) from 0.055 miles south of Route 15 BUS to 0.115 miles north of Route 15 Business: Construct Roundabout at Route 360

Project UPC: 110767	PE Estimate: \$757,546.00
RW Estimate: \$225,074.00	CN Estimate: \$4,204,648.00
Total Estimate: \$5,217,268.00	PE Start Date: 07/02/19
RW Start Date: 12/09/21	CN Start Date: 12/12/22
CN End Date: 05/23/24	Federally eligible: Yes
Federal Highway: Non-NHS	

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## Citizens Survey Results on Road Improvements

According to feedback gained in the citizen survey, the most cited needs for improvement in the County are: widen backroads/secondary roads; widen/repair shoulders on roads; and fix potholes. Other needs that got slightly lower response rates were: widen Vincent Store Road (a narrow road with regular use by large farm equipment, logging equipment, and Amish buggies); trash pickup along roadways; repair and reopen the Staunton River bridge connecting Charlotte and Halifax Counties on Route 92; repave and widen secondary roads due to increasing use by logging trucks; and mow along roadways more frequently.

## CRC 2035 Rural Long-Range Plan

The Commonwealth Regional Council's (CRC) 2035 Rural Long-Range Plan identifies a number of transportation needs in Charlotte County. The Plan identifies a total of 43 needs for the County and its four Towns – 35 for the County, one (1) for Charlotte Court House and seven (7) for Keysville (see Map 7):

### Charlotte County

- VA 47 (Thomas Jefferson Hwy.)/ VA 660 (Virginian Rd./Taro Rd.):
  - Short Term: install advance warning signs and add stop signs on all approaches
  - Mid-term: relocate access to VA 47/649 to stop sign to the north and implement access management
  - Long Term: widen bridge structure to the south to provide a northbound left turn lane and realign VA 660 to form a typical four-leg intersection
- VA 40 (Lunenburg Hwy.) from Us 15/360 BYPASS to Lunenburg co. Line:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 600 (Sugar Hill Rd.) from Campbell Co. Line to VA 615:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 615 from Campbell Co. Line to VA 615:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 615 from VA 727 to VA 672:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 615 from VA 672 to VA 663:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 615 from VA 633 to VA 701:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 678 from VA 619 to VA 672:
  - Long term: reconstruct road to address geometric deficiencies (11-foot lanes)
- VA 678 from VA 672 to VA 40:
  - Long term: reconstruct road to address geometric deficiencies (11-foot lanes)
- VA 671 (Co. Line Rd.) from VA 665 to VA 660:
  - Long term: reconstruct road to address geometric deficiencies (10-foot lanes)
- VA 671 (Co. Line Rd.) from VA 660 to VA 659:
  - Long term: reconstruct road to address geometric deficiencies (10-foot lanes)

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- VA 671 (Co. Line Rd.) from VA 659 to VA 667:
  - Long term: reconstruct road to address geometric deficiencies (10-foot lanes)
- VA 604 (Roanoke Ridge Rd.) from VA 659 to VA 655:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 604 (Abilene Rd.) from VA 655 to VA 671 (Prince Edward Co. Line):
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 651 (Country Club Rd.) from VA 652 N. to US 15 (Farmville Hwy.):
  - Long term: reconstruct road to address geometric deficiencies (11-foot lanes)
- VA 607 (Roanoke Station Rd.) from VA 637 to VA 608:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 608 (Public Fork Rd.) form US 360 (Kings Hwy.) to VA 92 W (Jeb Stuart Hwy.):
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 607 (Roanoke Station Rd.) from VA 631 to US 360 (Kings Hwy.):
  - Long term: reconstruct road to address geometric deficiencies (11-foot lanes)
- VA 637 from VA 612 East to VA 642 W.:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 40 (Patrick Henry Hwy.) over Louse Creek:
  - Short term: replace bridge
- US 360 Bypass/entrance to Virginia Heartland Business Park
  - Short term: add fourth leg to intersection
- US 360 BUS (Four Locust Hwy.) form US 15 (Farmville Hwy.) to Keysville Corporate Limits:
  - Short term: reconstruct roadway to current design standards and incorporate traffic calming
- US 360 Bypass form US 15/US 360 BUS (N. Interchange) to US 15/US 360 BUS (S. Interchange):
  - Mid-term: construct parallel frontage road in order to maintain limited access on US 360 Bypass
- US 360/VA 47:
  - Mid-term: reconstruct intersection to improve sight distance and lengthen turn lanes on US 360 to full standard
- VA 47/VA 667 (Hillcroft Rd.)/VA 751 (St. Louis Rd.):
  - Mid-term: reconstruct intersection
- VA 641 from VA 607 (at Randolph Station) to Mulberry Hill Plantation
  - Mid-term: reconstruct roadway to rural two-lane standards to accommodate tour and shuttle bus traffic
- VA 615 from VA 664 to west of sharp curve (west of Cub Creek):
  - Mid-term: reconstruct roadway to rural two-lane standards to address geometric deficiencies

### Keysville

- VA 765 (Arvin St.) form VA 59 to VA 757:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)

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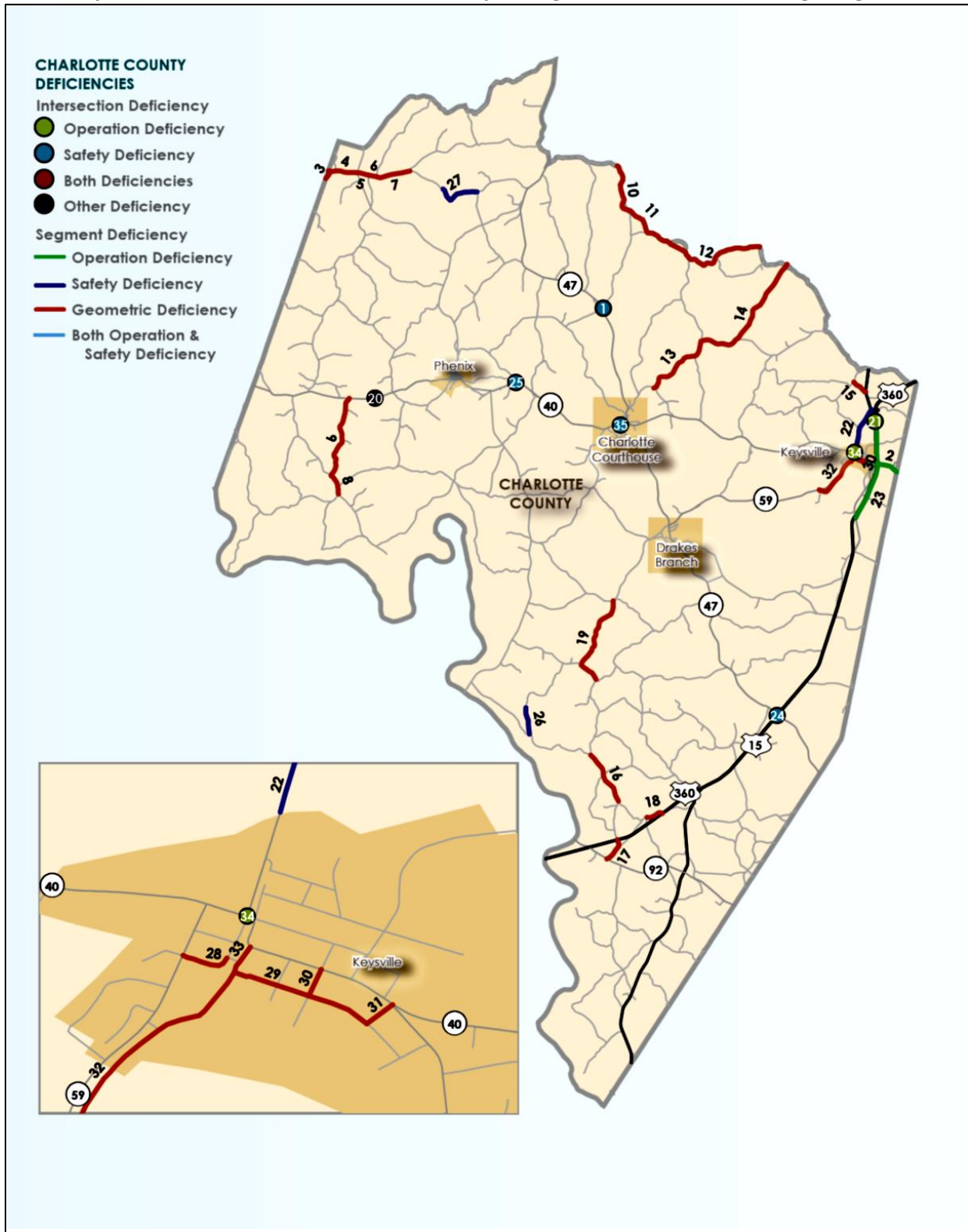
- VA 757 (Osborne St.) from VA 772 to VA 731:
  - Long term: reconstruct road to address geometric deficiencies (10-foot lanes)
- VA 758 (1 St.) from VA 40 (Kings Hwy)/US 15 BUS (Four Locust Hwy.) to VA 757 (Osborne St.):
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 731 (Pettus St.) from VA 757 (Osborne Street) to VA 40 (King Hwy.)/US 15 BUS (Four Locust Hwy.)/US 360
  - Long term: reconstruct road to address geometric deficiencies (11-foot lanes)
- VA 772 (Hill Ave) from VA 59 to VA 757 W. (Osborne St.):
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- VA 772 (Hill Ave) from VA 757 W. (Osborne St.) to VA 40 (King Hwy.)/US 15 BUS (Four Locust Hwy.)/US 360 BUS:
  - Long term: reconstruct road to address geometric deficiencies (including full-width lanes and shoulders)
- US 360 BUS (Four Locust Hwy.)/US 15/US 360 BUS:
  - Short term: conduct traffic study and reconstruct intersection to capacity accordingly.

### Charlotte Court House

- VA 40/VA 47 (David Bruce Ave)/VA 47 (LeGrande Ave):
  - Mid-term: provide additional turning radius.

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Map 7 – Needs Identified in Charlotte County through the CRC 2035 Rural Long-Range Plan



Source: CRC 2035 Rural Long-Range Plan

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### 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 20 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. Charlotte County is located in the Commonwealth Regional Council (Planning District 14) region. Identified needs in Charlotte County are denoted in Map 8.

### Traffic Volumes/Level of Service/Volume-to-Capacity Ratio

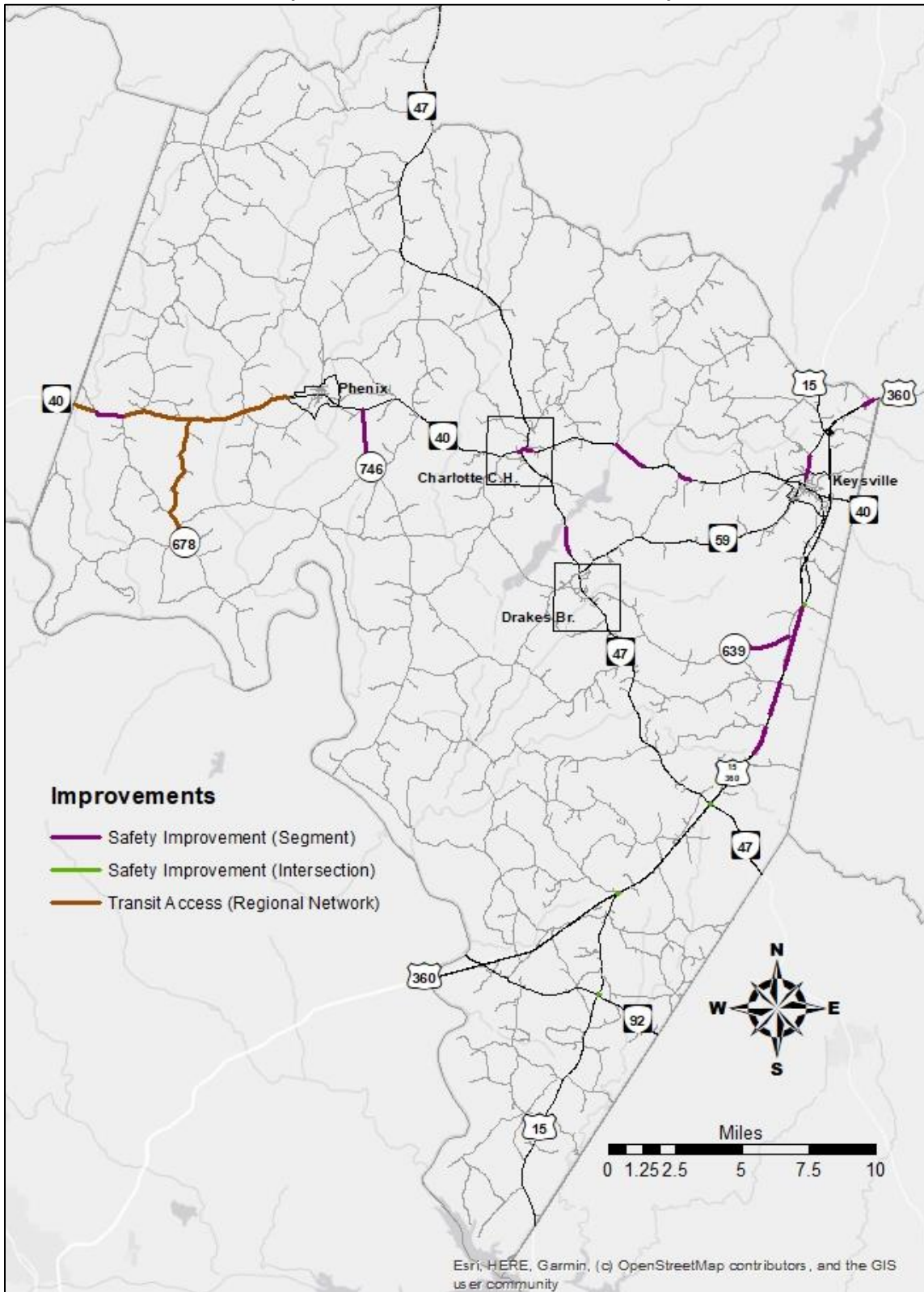
The Virginia Department of Transportation (VDOT) compiles data to assess the condition of roads, highways, bridges, and large culverts. VDOT conducts a program where traffic count data is gathered from sensors in or along roads and highways. From these data, estimates of the average number of vehicles 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 9 and 10 show present and projected future traffic volumes for Charlotte County. Map 11 shows present Level of Service for the major roads in Charlotte County. Map 12 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.

Map 13 shows the current Volume-to-Capacity ratio of roads in Charlotte County. Map 14 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.

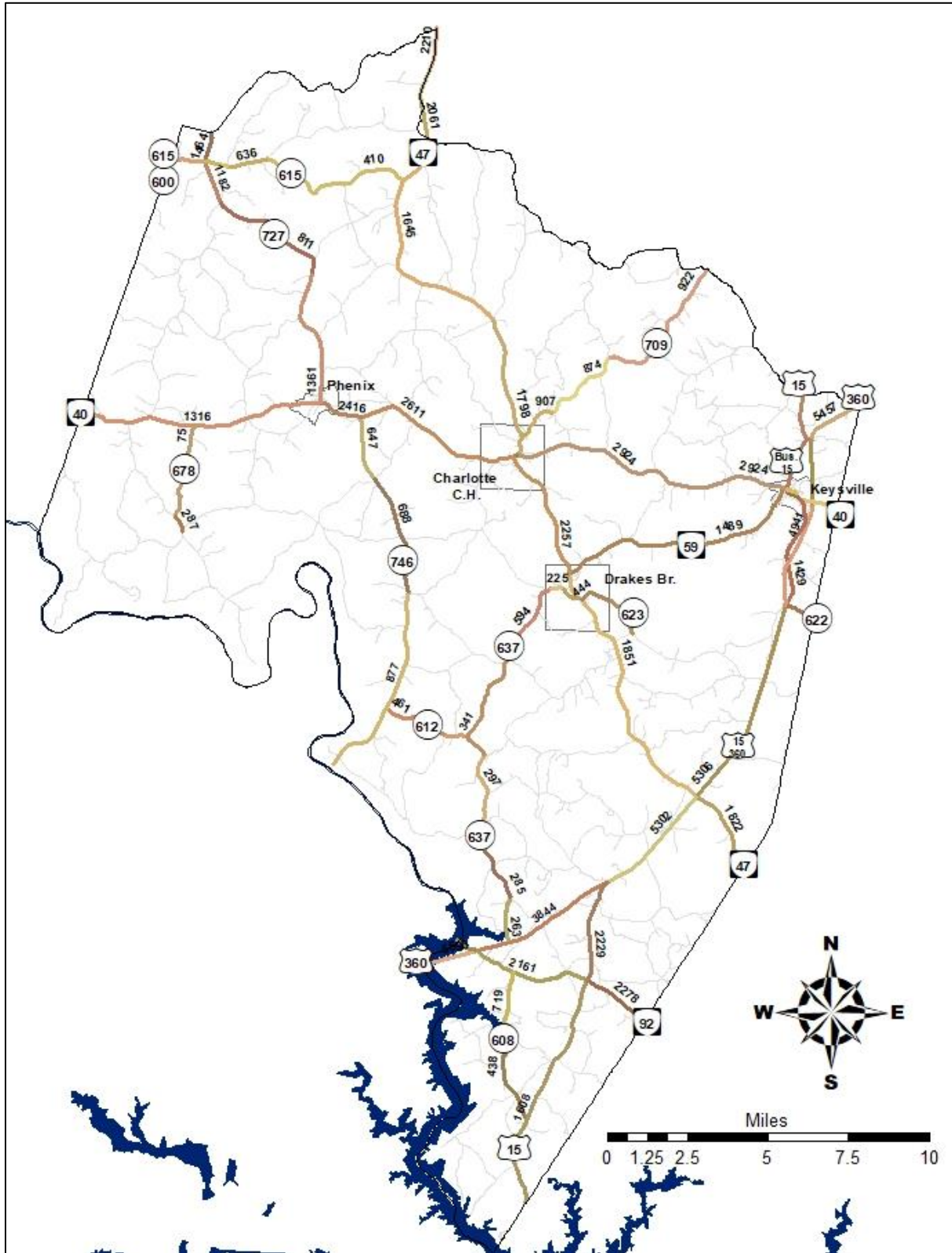
# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 8 – VTrans Needs in Charlotte County



# Charlotte County Comprehensive Plan, 2024 - 2029

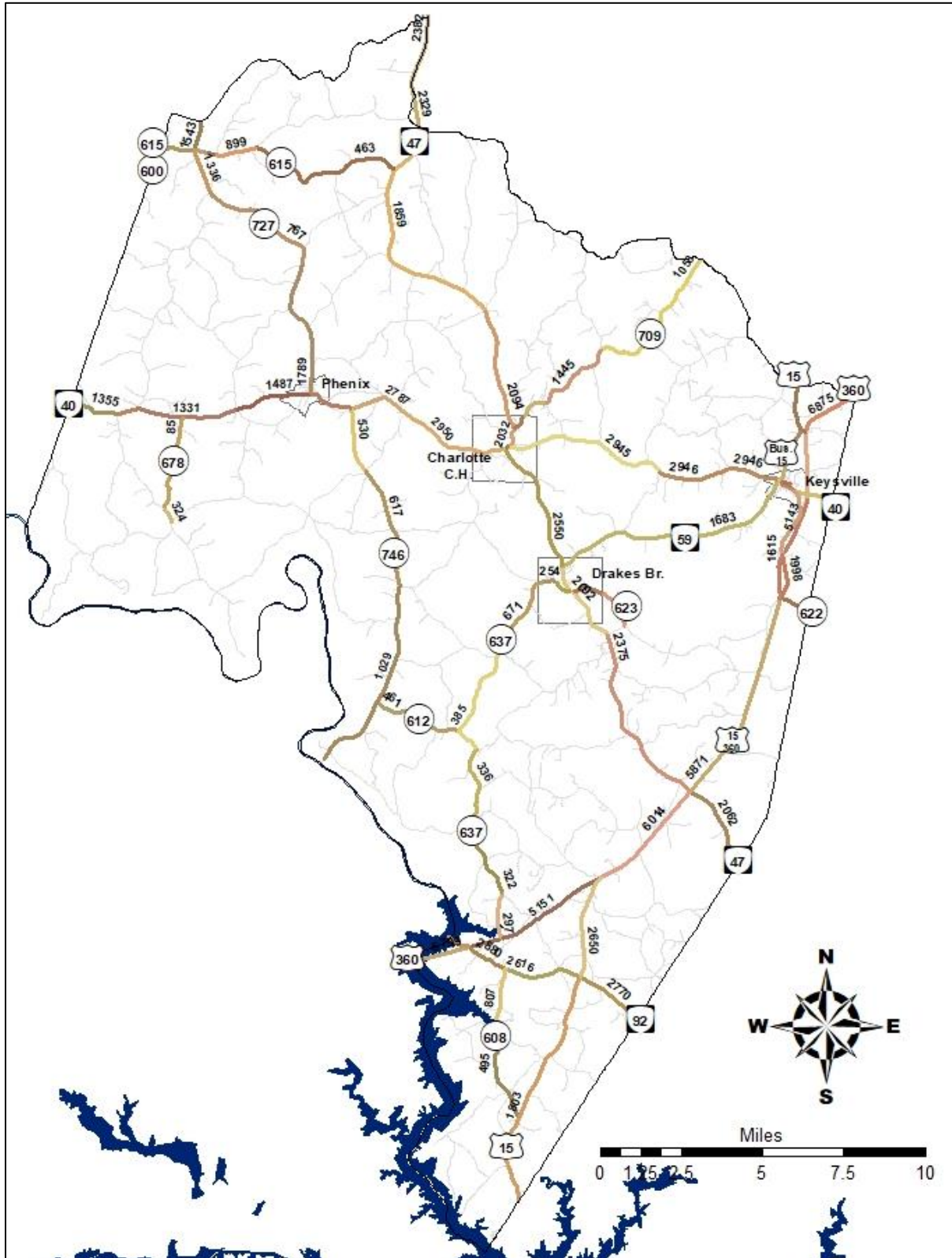
## Map 9 - Average Annual Daily Traffic Volumes - 2019



Source: VDOT

# Charlotte County Comprehensive Plan, 2024 - 2029

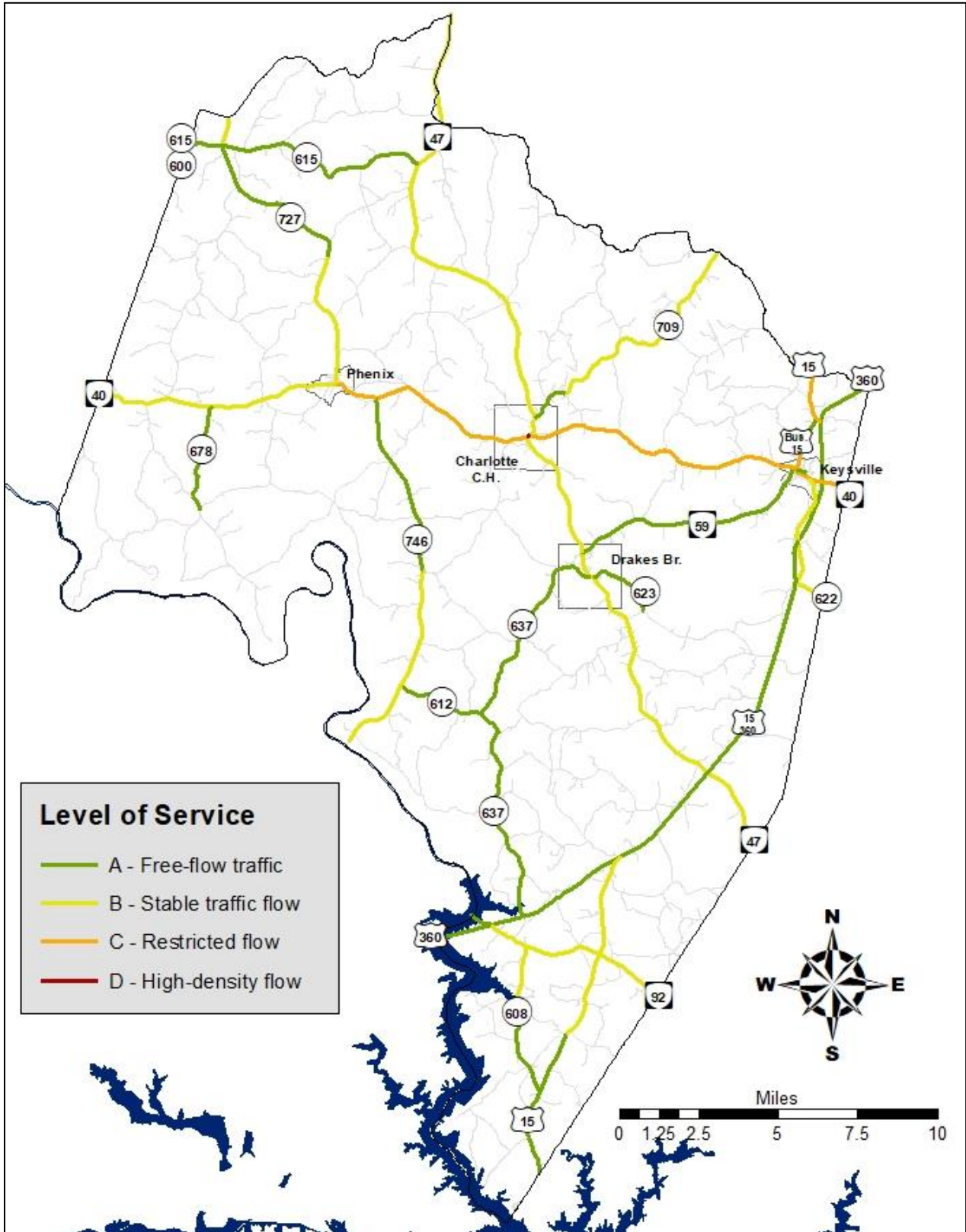
## Map 10 – Projected Average Annual Daily Traffic Volumes - 2045



Source: VDOT

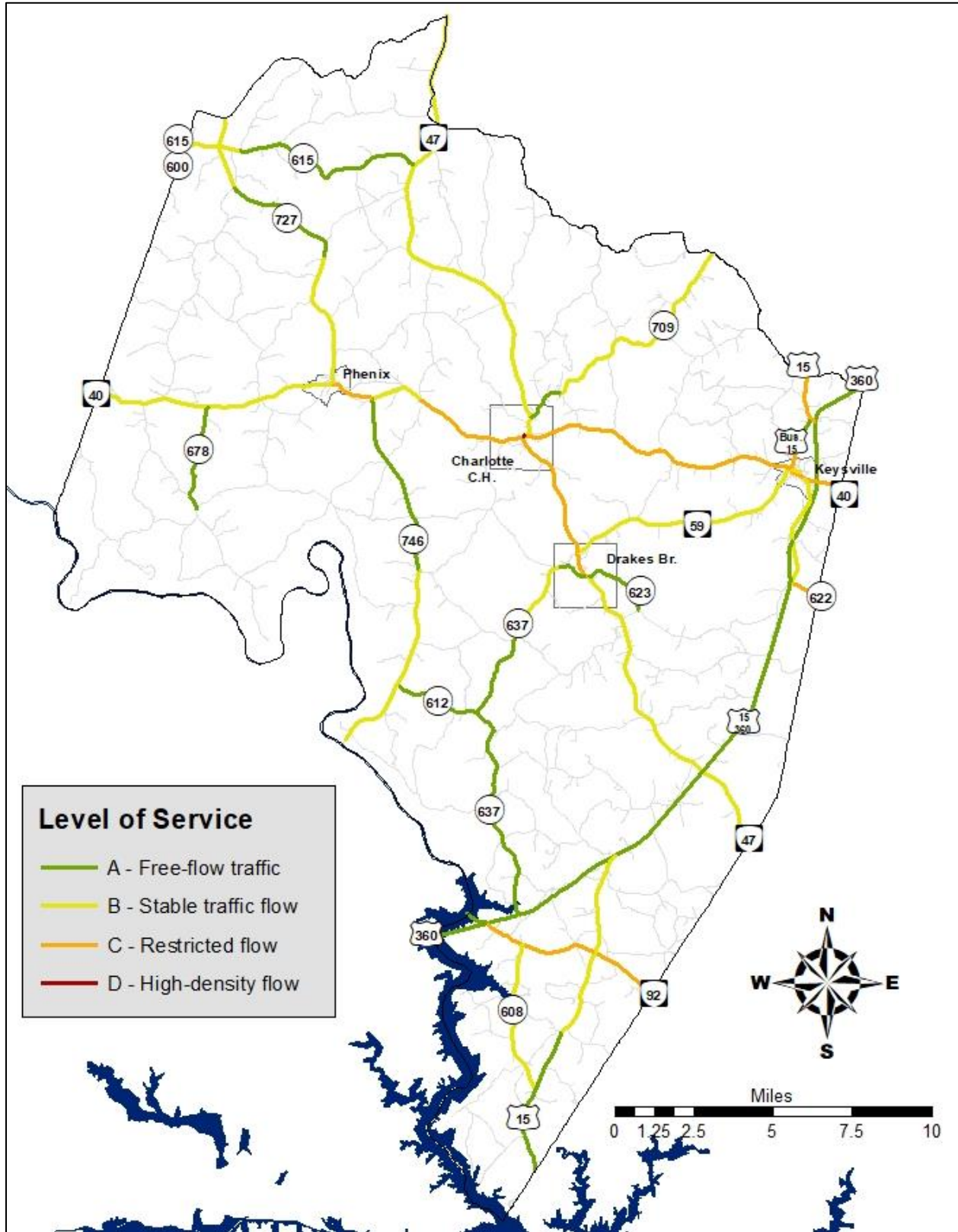
# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 11 – Capacity Analysis (Current Level of Service), 2019



# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 12 – Capacity Analysis (Projected Level of Service), 2045



Source: VDOT





## Charlotte County Comprehensive Plan, 2024 - 2029

### Vehicle Crashes

Figure 32a and 32b break out crash data for roads in Charlotte County from 2016 through 2020. Figure 32a breaks out crashes by severity. Figure 32b breaks crashes out by type. There were 656 total crashes during this span, which averages just over 131 crashes per year. A large majority of crashes, just under 59 percent, involved only property damage. More than 24 percent involved visible injuries. Just under 13 percent involved severe injuries, and just under 2.5 percent involved fatalities. Map 15 shows historical locations of vehicular crashes in Charlotte County during that time.

**Figure 32a – Vehicular Crash Data for Charlotte County, 2016-2020**

**Crash by Severity**

Severity	2016	2017	2018	2019	2020	Total
Property Damage Only	54	81	103	93	56	387
Nonvisible Injury	0	1	2	3	1	7
Visible Injury	30	30	39	30	33	162
Severe injury	17	24	9	21	13	84
Fatal Injury	7	0	2	3	4	16
<b>TOTAL – ALL CLASSES OF SEVERITY</b>	<b>108</b>	<b>136</b>	<b>155</b>	<b>150</b>	<b>107</b>	<b>656</b>

Source: VDOT

**Figure 32b – Vehicular Crash Data for Charlotte County, 2016-2020**

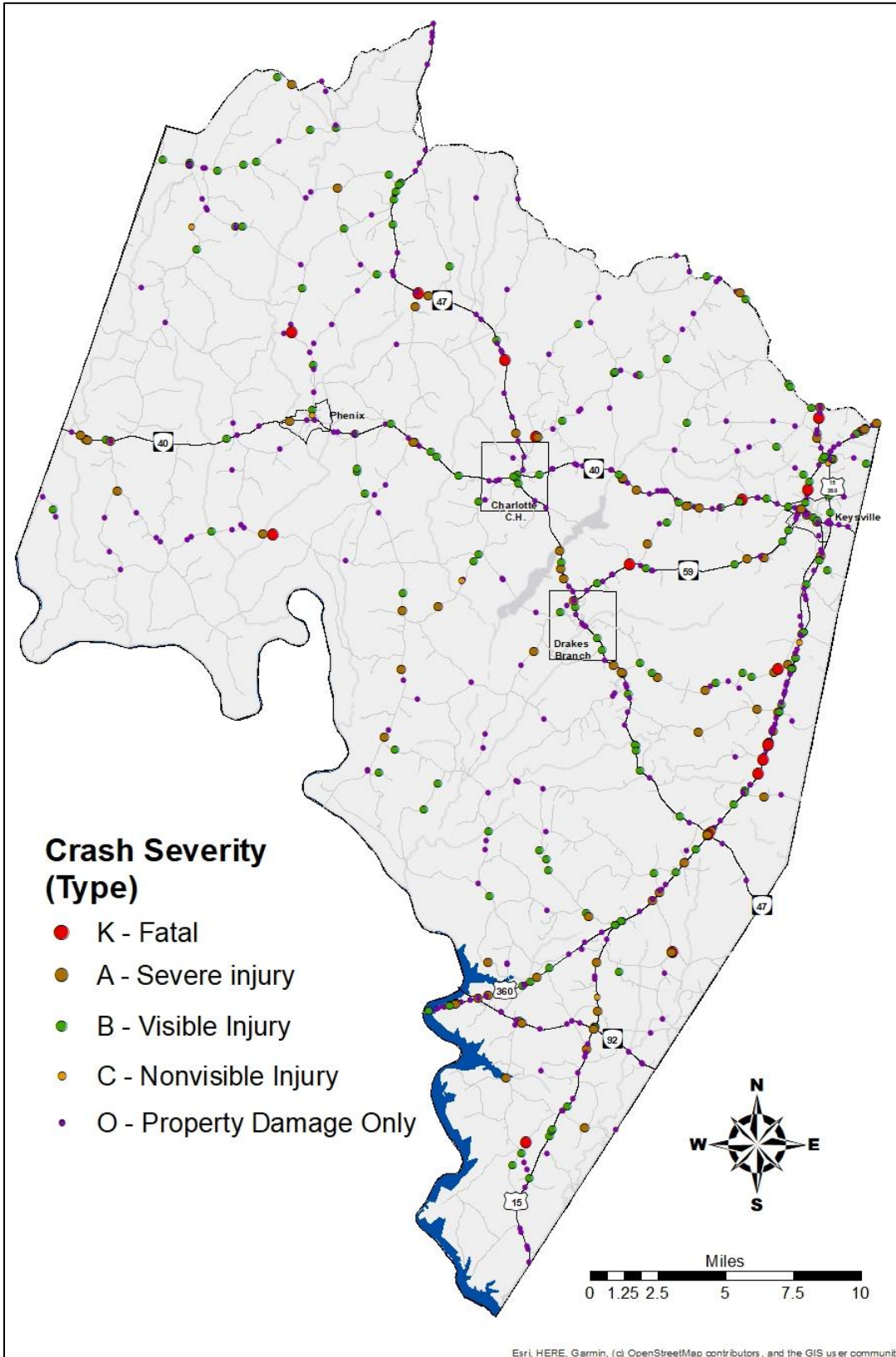
**Crash by Type**

Type	2016	2017	2018	2019	2020	Total
Rear-end	9	9	14	12	6	50
Angle	25	31	17	32	18	123
Head-on	2	1	1	6	2	12
Sideswipe – Same Direction	1	3	1	2	3	10
Sideswipe – Opposite Direction	4	3	3	2	0	12
Fixed Object in Road	3	2	1	1	0	7
Non-Collision	4	6	9	4	7	30
Fixed Object – Off Road	51	66	89	61	54	321
Deer	6	8	14	21	9	58
Other Animal	2	2	5	5	2	16
Pedestrian	0	1	0	0	2	3
Backed Into	0	1	0	1	1	3
Other	1	3	1	3	3	11
<b>TOTAL – ALL TYPES</b>	<b>108</b>	<b>136</b>	<b>155</b>	<b>150</b>	<b>107</b>	<b>656</b>

Source: VDOT

# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 15 – Vehicular Crashes in Charlotte County, 2016-2020



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Source: VDOT

## Charlotte County Comprehensive Plan, 2024 - 2029

### Public Transportation

Residents of Charlotte 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. Charlotte County does have one (1) bus stop at the Southside Virginia Community College for the Blackstone Area Transit's Town and County Route. Town and County Transit route has two lines that serve Lunenburg County. The Green and Orange Lines provide a limited-service line from Victoria and Kenbridge to Southside Community College in Keysville.

### 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 projects 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).

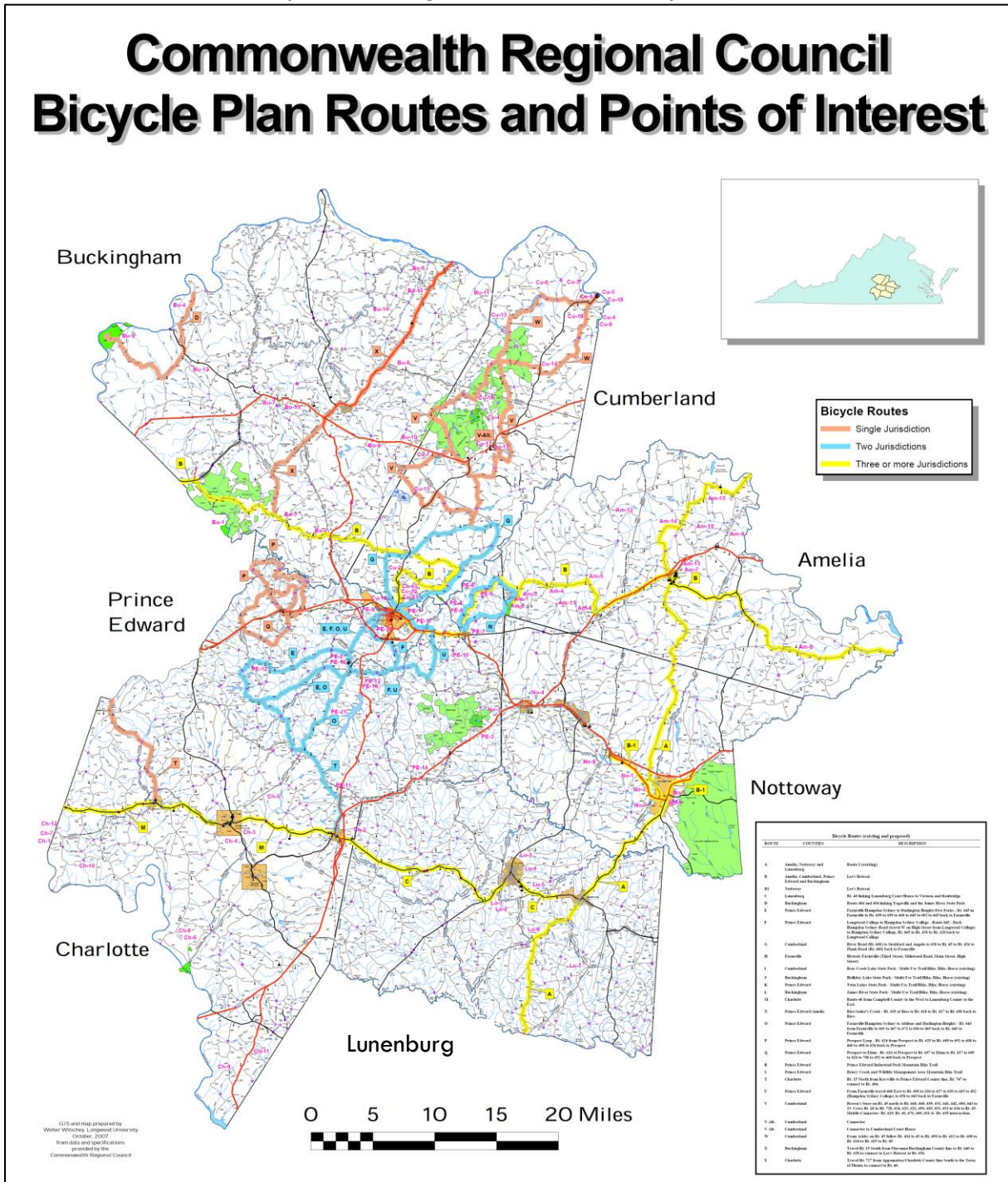
Charlotte Court House, Drakes Branch, Keysville, and Phenix have sidewalk systems that are maintained by VDOT.

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. In order for any locality or region to be eligible for VDOT funding for highway projects, including bicycle facilities, the local government participating must have an adopted bicycle plan. The Commonwealth Regional Council (formerly the PPDC) completed the CRC Bicycle

# Charlotte County Comprehensive Plan, 2024 - 2029

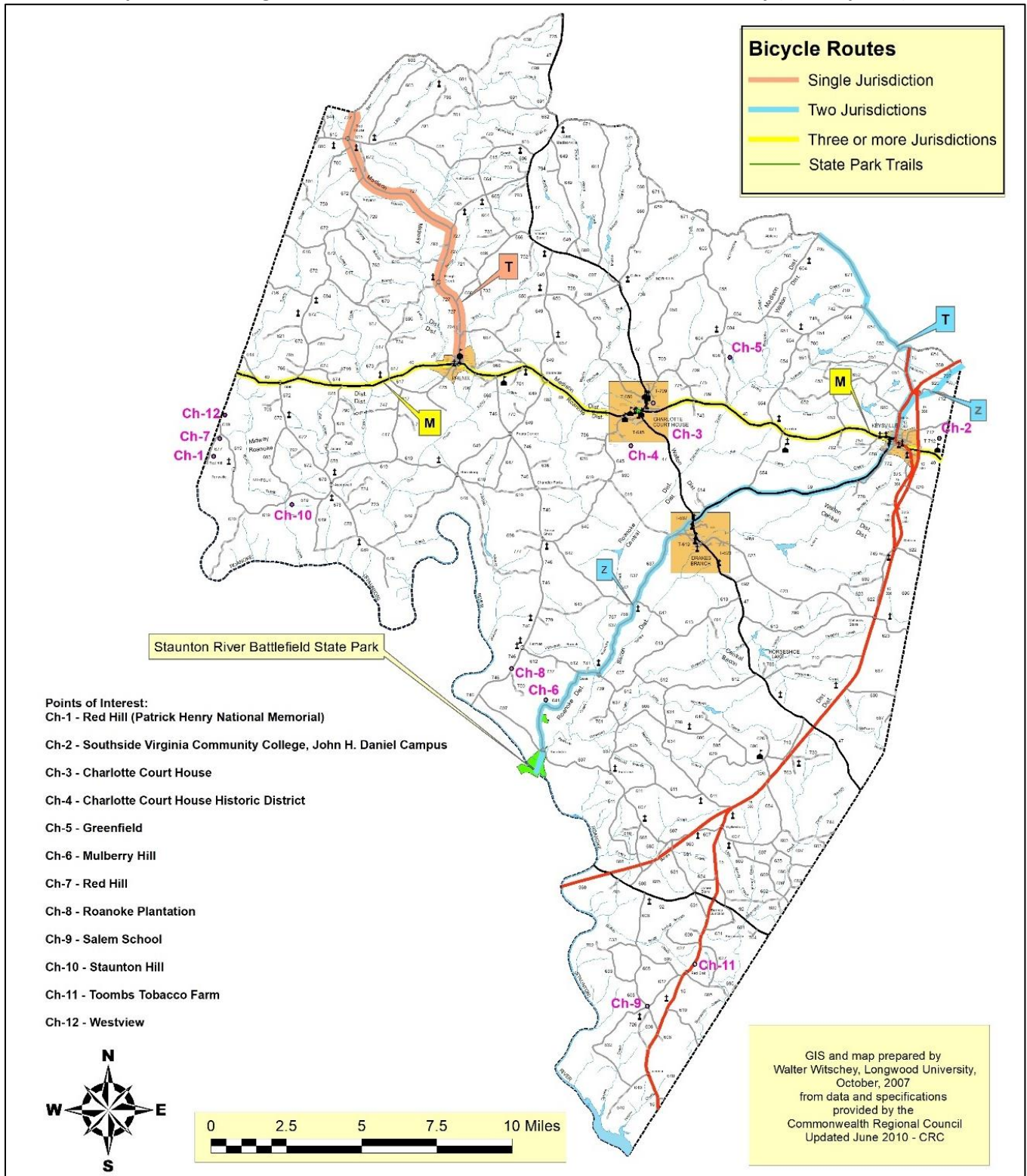
Plan Update in 2010. The Bicycle Plan identifies three (3) routes that go through Charlotte County: Route A in yellow, which runs east to west following Route 40 through the towns of Phenix, Charlotte Court House, and Keysville; and Route B in blue, which runs from Staunton River Battlefield through the town of Keysville running Northeast. Additionally, Route C in orange runs from Phenix northwest toward the community of Red House, which lies in the northwestern portion of the county. See Maps 16 and 16a.

Map 16 – CRC Regional Bike Plan (2010 Update)



# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 16a – CRC Regional Bike Plan Routes in and around Charlotte County (2010 Update)



Source: CRC Regional Bike Plan, 2010

## Charlotte County Comprehensive Plan, 2024 - 2029

### Trails

Charlotte 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 Staunton River Battlefield State Park in Randolph, Patrick Henry's Red Hill, Virginia Bird and Wildlife Trail, and in the Charlotte State Forest. Charlotte County also shares close proximity to a number of bike/ped trails for riders and walker/hikers. These scenic routes can be found in Twin Lakes State Park, High Bridge Trail State Park, Staunton River State Park, Occoneechee State Park, and the Town of Victoria (see Map 17).

High Bridge Trail is 31 miles long and ideally suited for hiking, bicycling and horseback riding. The western end of the trail is located in Pamplin City, which is a few miles away from the northern tip of Charlotte County. 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.

Staunton River Battlefield State Park, located in Charlotte County and part of Halifax County, in the Randolph area offers bike and walking trails, a lookout tower, environmental study area, and interpretive nature programs. This 300-acre Civil War historical site includes a 1.2-mile self-guided trail through the battlefield and a .75-mile nature trail with two wildlife observation towers overlooking the wetlands. At the park you can also view Civil War groundworks that left scars in the land because of the effects of war time.

Staunton River State Park in Halifax County offers picnic shelters, three playgrounds, tennis and volleyball courts, several boat launches and more than 17 miles of multi-use trails. This 2,400-acre park offers woodlands, meadows and shoreline along the Dan and Staunton rivers giving visitors access to Buggs Island Lake. This park is the first state park in Virginia to be designated an International Dark Sky Park and is ideal for stargazing.

Patrick Henry's Red Hill, located in Charlotte County right outside the town of Brookneal, offers visitors a historical look into Patrick Henry's final homeplace through access of historical buildings, multiple scenic trails, and a visitors' center. The Quarter Place Trail is a one-mile, down-and-back hike that follows the western perimeter of the property leading to an enslaved African American cemetery. The Gene Dixon Trail is a 0.5-mile trail that goes through the eastern woods of the property passing where a distillery, brick kiln, and family tannery once stood. The third trail, known as the Historical Loop trail, is a 0.75-mile trail that encircles the historical area of Red Hill.

The Roanoke Meherrin Summit Loop Trail is one of Virginia's Birding and Wildlife Trails. Located in northeastern Charlotte County, Lunenburg County, and Prince Edward County, it allows for visitors to view the headwaters of three scenic state rivers the Staunton, Meherrin, and Appomattox. The Greenfield stop, located on the side of Greenfield Road and Route 656 about three (3) miles east of Charlotte Court House, is a 1500 acre privately owned property that has opened up two trails that are available for public use. The 0.2-mile lower trail is known as the pond and gives access to the wetland on the property, while the upper trail, that is otherwise known as the woodland trail, gives visitors a shaded forest 0.5-mile walk. The trail also continues into Lunenburg and Prince Edward Counties to highlight other regional places of interests for historical or natural significance.

## Charlotte County Comprehensive Plan, 2024 - 2029

Another Virginia's Birding and Wildlife Trail known as the Staunton River Loop is located throughout various spots in Southern Charlotte County. Many stops on this trail include: Staunton River Battlefield State Park, Cornerstone Farm, Red Hill, Double Bridges Marsh, Mulberry Hill Plantation, and scenic portions of the Staunton River along the border. The trail also continues in Halifax and Mecklenburg Counties to highlight other regional places of interests for historical or natural significance.

Charlotte County State Forest, located three (3) miles west of Drakes Branch, is 5,005 acres and consists of large wetlands and forests. This area offers opportunities to fish, hike, bike, horseback riding, hunting areas, and wildlife observation areas. The state forest does not have a designated trail system. Visitors are able to hike, ride bikes, and horseback ride using the forest and service roads. According to the Virginia Department of Forestry, the forest manager and team are expected to work on developing a designated trail system over the course of the next five years. This State Forest is the newest addition to the Virginia forest system and is expected to grow in the coming years. The Charlotte County State Forest Manager, Kirby Woodfork, is planning for VDOF to possibly purchase an additional 885 more acres to add to the State Forest.

Occoneechee State Park in Mecklenburg County offers picnic shelters, a playground, equestrian campground, picnic shelters, an amphitheater, boat ramps, fuel docking station, and boat slips for rent. The 2,648 acres park offers 20 miles of trails for hiking, biking and horseback riding through hardwood forest and meadows and provides views of Buggs Island Lake.

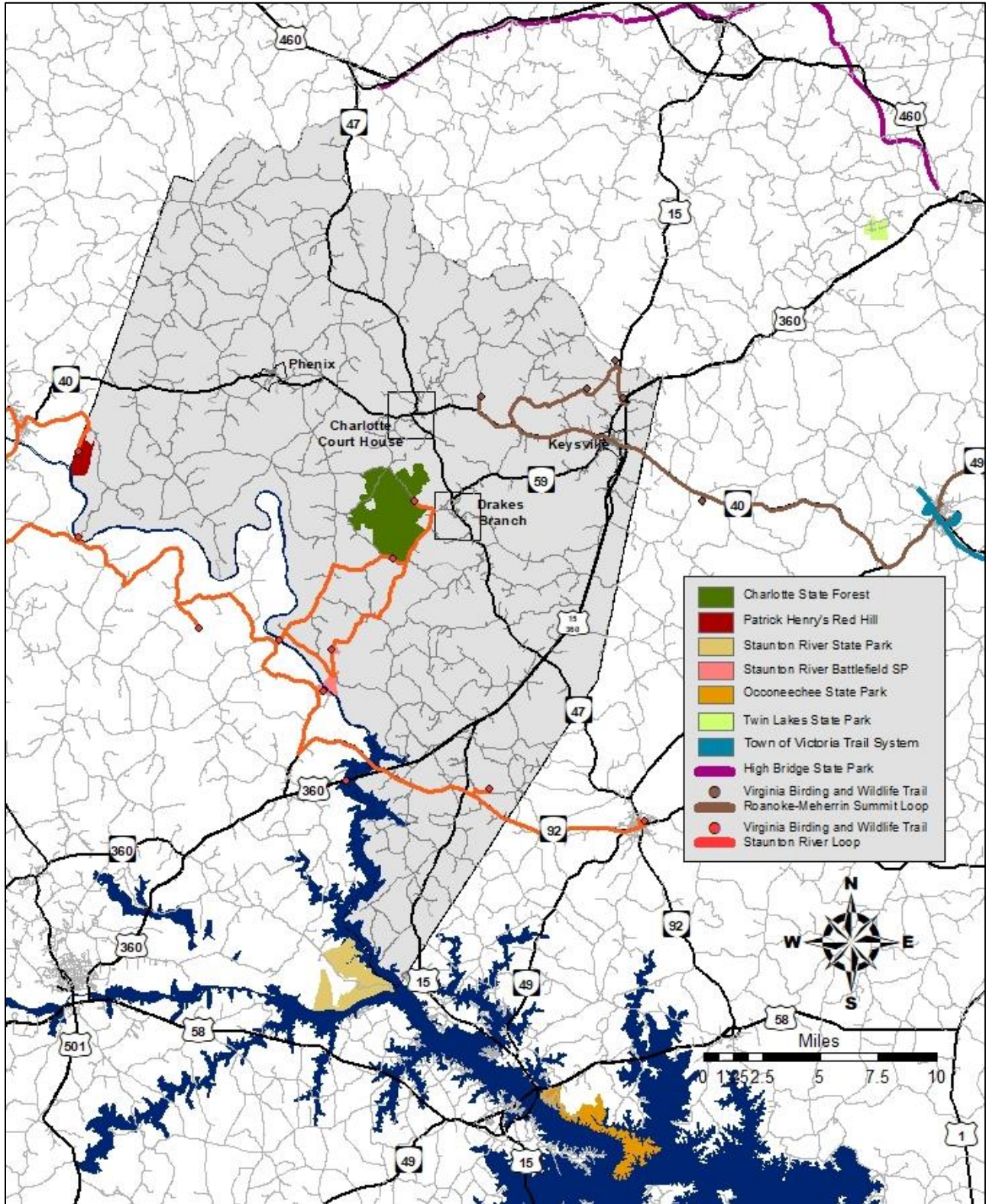
Twin Lakes State Park in Prince Edward County offers areas for swimming, fishing, and boating. The park has six miles of hiking trails that go through hardwood forests and along the two lakes, and an eight-mile (non-loop) multi-use trail in the adjacent Prince Edward-Gallion State Forest for hikers, bikers and horses.

Starting in 2010, the Town of Victoria (in Lunenburg County) began work on a trail network in and around the Town. The current trail network consists of approximately four (4) miles of multi-use trails that run in the Town and go toward the Lunenburg County Airport. Much of the trail network runs along the abandoned Virginian Railroad rail bed. The trail network is part of the Tobacco Heritage Trail, a multi-use trail system that – when completed – will connect multiple towns in Southside Virginia, mainly through abandoned railroad right-of-way. Portions of the trail system are completed.

There was an array of responses provided during the Comprehensive Plan Survey about the need for pedestrian/bike paths within Charlotte County. The most popular locations based on responses received are: within the new state forest, within the towns (Charlotte Court House and Keysville, in particular) and abandoned railroad tracks.

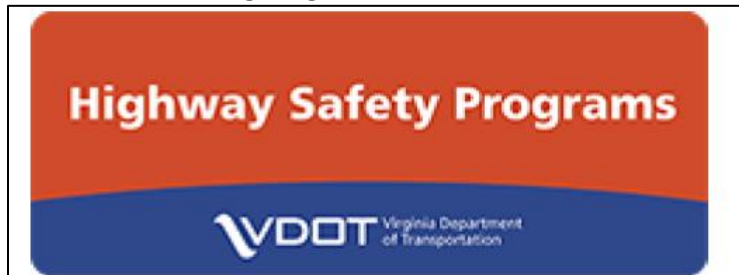
# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 17 – Trails in and around Charlotte County



# Charlotte County Comprehensive Plan, 2024 - 2029

## Other VDOT Funding Programs



### 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 guidelines 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.

## Charlotte County Comprehensive Plan, 2024 - 2029

### Website

[http://www.virginiadot.org/business/ted\\_app\\_pro.asp](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 regulations. 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.

## Charlotte County Comprehensive Plan, 2024 - 2029

- 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.

# Charlotte County Comprehensive Plan, 2024 - 2029

## 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 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](http://www.virginiadot.org/business/local-assistance-accessprograms.asp#Revenue_Sharing)



## Charlotte County Comprehensive Plan, 2024 - 2029

### 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	<a href="#">FHWA’s Memo – September 12, 2005 - Pavement Preservation Definitions</a> <a href="#">FHWA's Memo - February 25, 2016 - Pavement Preservation</a>	<a href="#">FHWA’s Bridge Preservation Guide – August 2011 – Maintaining a State of Good Repair Using Cost Effective Investment Strategies</a>

### 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 in order 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.

# Charlotte County Comprehensive Plan, 2024 - 2029

## Website

[http://www.virginiadot.org/business/local\\_assistance\\_division\\_funding\\_programs.asp](http://www.virginiadot.org/business/local_assistance_division_funding_programs.asp)

## **C. Community Facilities and Services**

### Introduction

Community facilities and services are made possible by individuals, families, businesses and industries working together to serve Charlotte 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 Charlotte County Administration Office is located in Charlotte Court House on LeGrande Avenue. 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. In addition, the County Administration Building also houses the Charlotte County School Board.

### Education Facilities

- STEPS Head Start: Public Early Childhood Education program that serves infants, toddlers, and preschool age children that meet federal eligibility requirements.
- Bacon District Elementary School: Public school that serves students in Grades Pre-K through 5.
- Eureka Elementary School: Public school that serves students in Grades Pre-K through 5.
- Phenix Elementary School: Public school that serves students in Grades Pre-K through 5.
- Central Middle School: Public school that serves students in Grades 6 through 8.
- Randolph Henry High School: Public school that serves students in Grades 9 through 12.
- Southside Virginia Community College: Public 2-year institution of higher education that serves students in Southside Virginia. The John H. Daniel campus is located in Keysville on Daniel Road.

### Industrial Sites

Charlotte County has two business/industrial parks, both located adjacent to U.S. Route 360 near Keysville (see Map 18 and 18a). Both of these parks are in a Virginia Enterprise Zone. Under current state legislation, the Enterprise Zone is scheduled to expire December 31, 2024.

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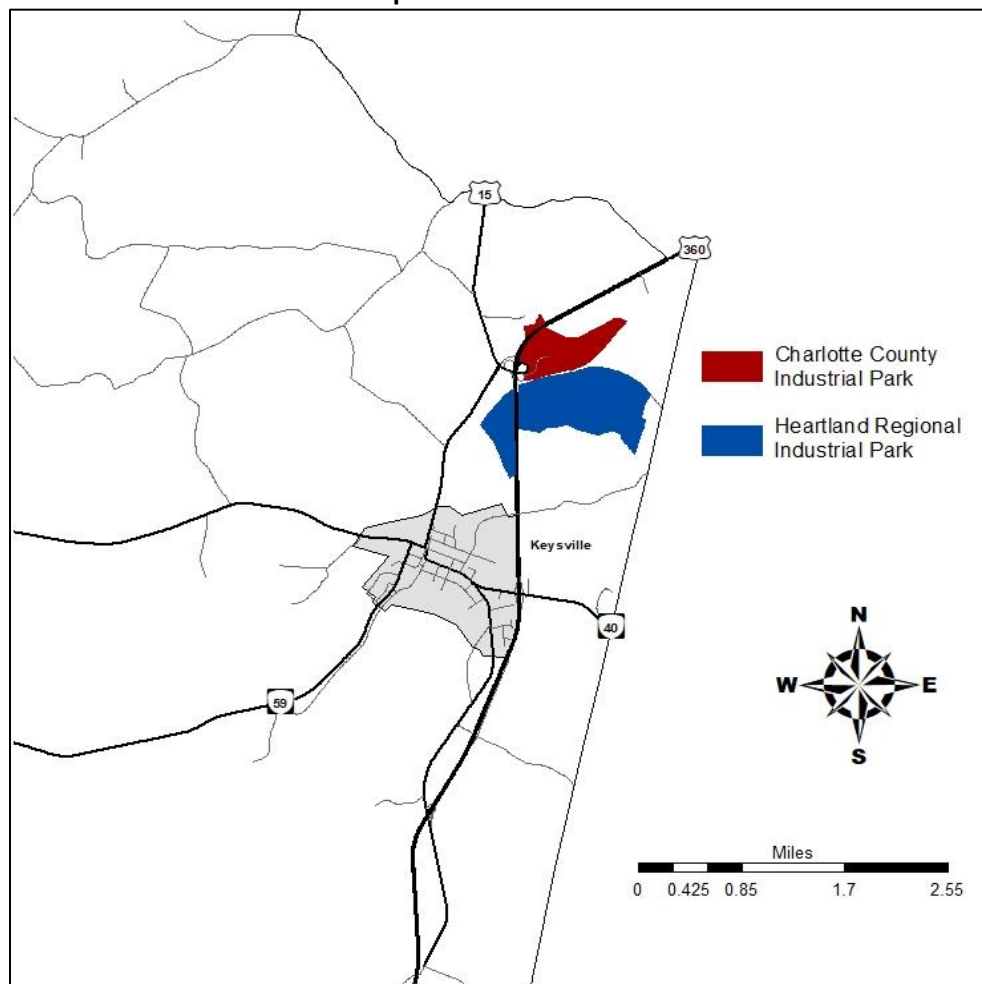
- Charlotte County Industrial Park

The Charlotte County Industrial Park is located off U.S. Route 360 on Horseshoe Bend Road in Keysville. It is currently home to Buckingham Branch Railroad's Keysville transload site, UPS, Campbell Trucking, and Ontario Hardwoods. Water and sewer services to the park are provided by the Town of Keysville.

- 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. The Heartland Park is currently home to Eastern Engineered Wood Products and logging equipment retailer Forest Pro, as well as the Heartland Park facility. 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.

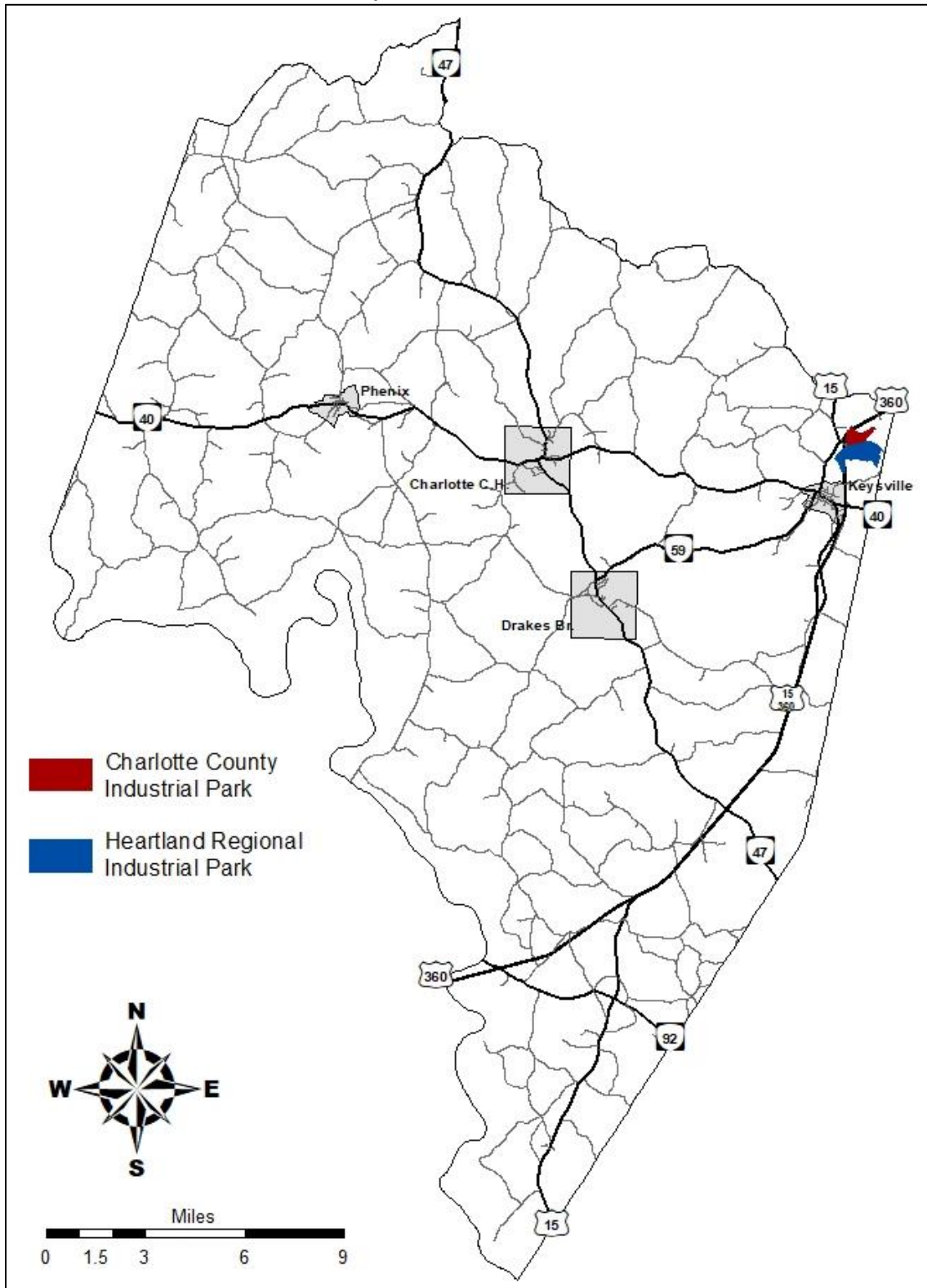
**Map 18 – Industrial Sites**



Map created by CRC – September 2022  
Source: VEDP, Charlotte County

# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 18a – Industrial Sites



Map created by CRC – September 2022  
Source: VEDP, Charlotte County

## Charlotte County Comprehensive Plan, 2024 - 2029

### Health Care

Charlotte County residents are within approximately 60 miles of the following hospitals/urgent care facilities:

- Centra Southside Community Hospital (Farmville, Virginia)
- Lynchburg General Hospital (Lynchburg, Virginia)
- Virginia Baptist Hospital (Lynchburg, Virginia)
- Bon Secours-St. Francis Medical Center (Midlothian, Virginia)
- Chippenham Johnston Willis (CJW) Medical Center (Richmond, Virginia)
- Bedford Memorial Hospital (Bedford, Virginia)
- VCU Health Community Hospital (South Hill, Virginia)
- Sentra Halifax Regional Hospital (South Boston, Virginia)
- Person County Memorial Hospital (Roxboro, North Carolina)

There are also a number of other health care facilities located within Charlotte County:

- Central Virginia Health Services - Charlotte Court House
- Wayland Nursing and Rehabilitation Center – Keysville
- Centra Medical Group – Keysville (primary care facility)
- Court House Medical Center – Charlotte Court House
- Keysville Pediatrics - Keysville
- Billy M. Rutherford DDS - Keysville
- Keysville Chiropractor PLC. - Keysville

### Nursing Homes

There is one nursing home facility in Charlotte County: Wayland's Nursing and Rehabilitation Center located in Keysville.

### Libraries

The Charlotte County Public Library has four branch locations:

- Charlotte Court House: located on LeGrande Ave

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- Phenix: located on Charlotte Street
- Keysville: located on King Street
- Wylliesburg: located on Highway 15 (Barnesville Highway)

These branches provide programs and amenities including books, computers/internet service, free Wi-Fi hotspots, and fax and copy services.

### Museums

Charlotte County has a number of museums. They include:

- Central High Museum (located in Charlotte Court House): Charlotte Training School, the first attempt at secondary education for African-Americans in the area, opened on February 12, 1928. The facility was constructed on land donated by Daniel Ragsdale. The \$7,000 needed to build the school was raised through community efforts. In the late 1930's Ambassador David K.E. Bruce donated funds for an accredited African-American high school in Charlotte County. Land for the facility was contributed by Elizabeth Curtis Smith. Central High was completed in 1939 and the first graduation was held in June of 1941. Central High remained in operation until the county integrated its schools in 1969. The facility then became the county's consolidated junior high school, Central Junior High, and was later renamed Central Middle School. In 1994 the county constructed a new middle school, closing the school formerly known as Central High. The facility later served as the County's Early Learning Center, a preschool education facility. STEPS, Inc. now runs the Head Start Program for Charlotte County in the former Central High School building, located adjacent to the Museum.
- Drakes Branch Museum (located in Drakes Branch): The Drakes Branch Museum is housed in the old State Bank of Charlotte County on Main Street in Drakes Branch, Virginia. The museum honors the railroad, the industries, the churches, the schools, and the farms that have been a part of the proud history of the community.
- Museum of Charlotte County/Visitors Center (located in Charlotte Court House): Commemorates the longstanding history of Charlotte County, Virginia.
- Association for the Preservation of Virginia Antiquities (APVA) museum (Located in Charlotte Court House): The APVA museum is an 1810 reproduction of Thomas Read's Clerk's original office that was originally built on the grounds of his nearby estate, Ingleside. The reproduction was built in 1960 by Preservation Virginia and today serves as the Charlotte County APVA museum.

### Religious Facilities

Charlotte County has more than 50 religious facilities of various denominations and religions. The Christian denominations include: Anabaptist, Baptist, Catholic, Church of God, Episcopal, Jehovah's Witness, Methodist, Pentecostal, Latter-Day Saints, and Presbyterian. The two most notable religions in the County are Christianity and Islam.

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### Water Service/Sewer Service

The Towns of Charlotte Court House, Phenix, Drakes Branch and Keysville provide their respective residents and some surrounding areas with water service. According to the Safe Water Protection Plan (SWPP) that was published in 2011, Drakes Branch currently has three wells that are pumped for regular use by the public. Phenix has four (4) wells that are currently in public use. Charlotte Court House has four (4) wells and one (1) spring that is currently in public use. The spring is only used for emergency purposes. Charlotte Court House also has two (2) storage tanks in the system that affords the town around two (2) days of water use. Keysville water source consists of two (2) wells and a reservoir. Keysville operates their own water treatment plant that treats the reservoir for public use. The reservoir holds around 67 days' worth of water if needed. The Towns of Drakes Branch and Keysville provide their respective residents and some surrounding areas with sewer connections.

### Solid Waste Collection/Recycling

Charlotte County operates seven (7) manned recycling centers where County residents may bring their household waste and recyclables for disposal. 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:

- 1224 Herman Road, Saxe, VA 23967 – serves Bacon/Saxe District
- 300 Dixie Youth Drive, Charlotte Court House, VA 23923 – serves Charlotte Court House District
- 150 Depot Street, Drakes Branch, VA 23937– serves Drakes Branch District
- 65 Arvin Street, Keysville, VA 23947 – serves Keysville District
- 301 Chester Street, Phenix, VA 23959 – serves Phenix District
- 1758 Rolling Hill Road, Pamplin, VA 23958 – serves Madisonville District
- 2640 Jeb Stuart Hwy, Red Oak, VA 23964– serves Wylliesburg/Red Oak District

Charlotte County is a part of the Southside Regional Public Service Authority. This Authority is in conjunction with two neighboring counties, Mecklenburg and Halifax, to establish and maintain a regional landfill. The Southside Regional Landfill is located on Route 92 between the Towns of Chase City and Boydton. The Landfill is a subtitle D, double lined, solid waste disposal facility with a complete leachate collection system. The facility, which has a lifespan of approximately 45 years, also has a series of groundwater monitoring wells and gas probes per Environmental Protection Agency (EPA) guidelines to ensure that materials are disposed of in an environmentally safe and proper manner.

### Law Enforcement and Public Safety

The Charlotte County Sheriff's Office provides law enforcement protection to the citizens of Charlotte County. The Sheriff's Office is responsible for criminal investigations, calls for service, court room security,

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service of the civil process, and the operation of the Charlotte County Jail which houses an average of 65 inmates. The Sheriff's Office has a total of 42 officers – including patrol officers, jail and administrative staff, court officers, animal control, and other personnel. The Charlotte County E-9-1-1 Dispatch Center is also located in the Sheriff's Office. The Virginia State Police (VSP) provides traffic enforcement and investigative support for Charlotte County. The incorporated town of Drakes Branch has one part time officer. The Towns of Charlotte Court House, Keysville, and Phenix do not have police officers; their law enforcement is provided by the Charlotte County Sheriff's Office with mutual aid response by the Virginia State Police.

### Fire and Rescue

Charlotte County is protected by a coordinated fire and emergency medical services (EMS) system that includes an emergency services coordinator (Public Services Administrator), seven (7) all-volunteer fire departments and three (3) emergency medical services facilities.

The Keysville Volunteer Fire Department serves the Town of Keysville and surrounding areas. The fire station is located on Osborne Street. The Bacon District Volunteer Fire Department serves the Red Oak and Wylliesburg communities and is located on U.S. 15 in Wylliesburg. The Charlotte Court House Volunteer Fire Department serves the town of Charlotte Court House and the surrounding areas. The fire station is located on Route 40 and serves as an Advanced Life Support (ALS) First Responder unit. The Cullen Volunteer Fire Department serves the Cullen community and the surrounding areas, and is located on Taro Road. The Drakes Branch Volunteer Fire Department serves the town of Drakes Branch and the surrounding area. The fire station is located on Drakes Main Street and serves as an Advanced Life Support (ALS) First Responder unit. The Phenix Volunteer Fire Department serves the town of Phenix and surrounding areas. The fire station is located on Charlotte Street in Phenix. The Red House Volunteer Fire Department serves the Red House community and surrounding areas. The fire station is located on Red House Road.

The Charlotte County Rescue Squad main building is located in Keysville, Virginia. The Charlotte County Rescue Squad has two (2) satellite stations in Wylliesburg and Phenix. The organization has been in operation for over 40 years serving the needs of Charlotte County and surrounding areas. The Charlotte County Rescue Squad currently has a total of 38 members – 19 full-time/part-time employees, 14 volunteers, and five (5) lifetime members.

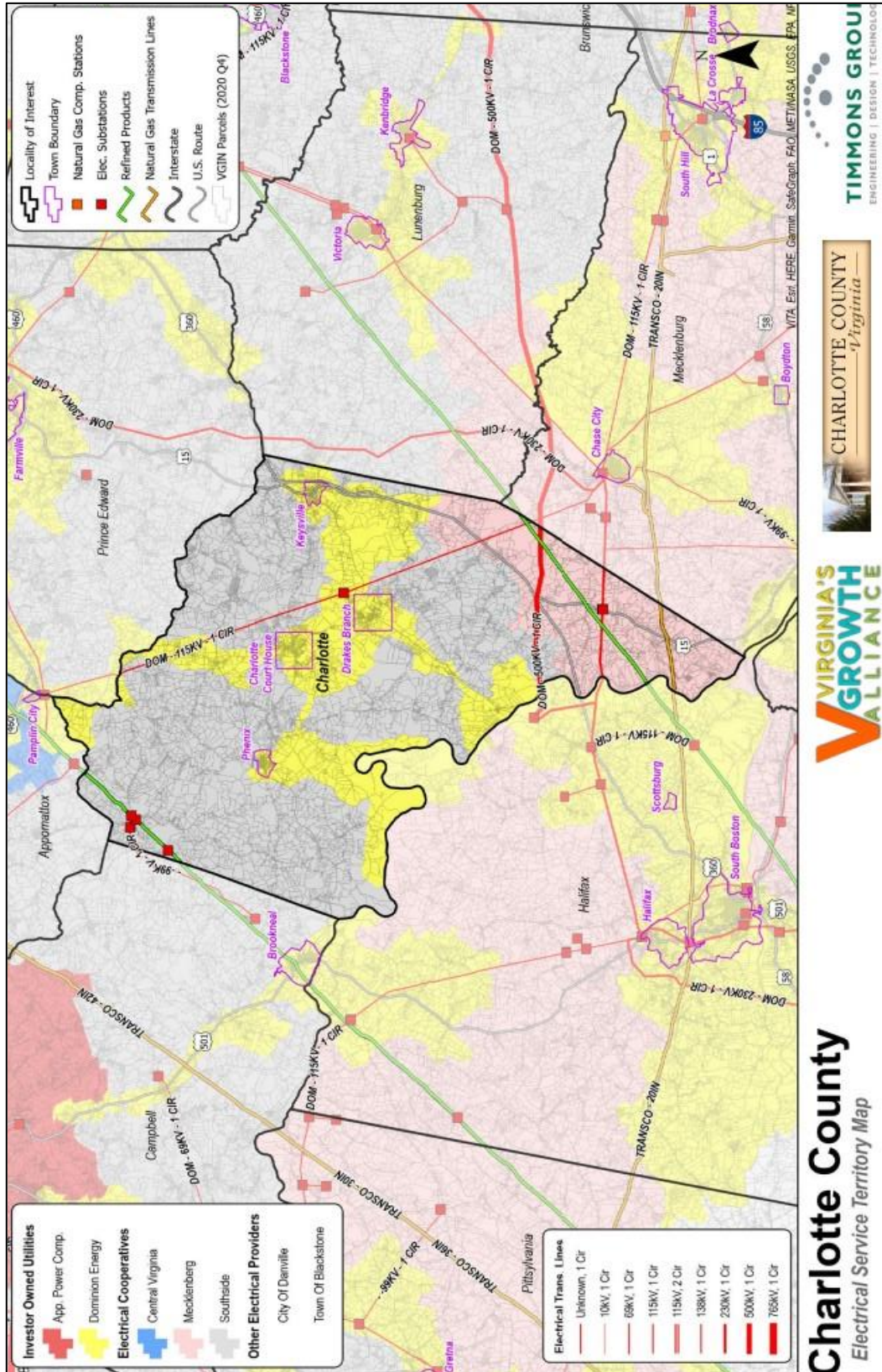
All fire and emergency medical service agencies within Charlotte County operate under mutual aid agreements to provide services when requested, and if the resources are available, to assist each other and neighboring jurisdictions outside of the county.

### Electric Services

Charlotte County is serviced by Dominion Virginia Power, Mecklenburg Electric Cooperative (MEC) and Southside Electric Cooperative (SEC). Map 19 shows the coverage areas for utilities serving Charlotte County.

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## Map 19 – Electric Utility Coverage Area in Charlotte County



Source – Timmons Group

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### 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 persons 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 a number of internet/telephone/cell service providers in the County. They include: Empower Broadband, Century Link, Shentel, AT&T, Verizon, DirectTV, Hughes Net, U.S. Cellular, Kinex, and Viasat.

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. Each Charlotte County Library branch provides free WIFI access at their facility. The Charlotte County Library also allows library card holders to check out a mobile hotspot for educational use. This allows for Charlotte County students to complete online school work even when the internet is not accessible at home. Due to limited parking at the Wylliesburg Library, the County added another WIFI location in the Wylliesburg community at the Bacon District Volunteer Fire Department parking lot.

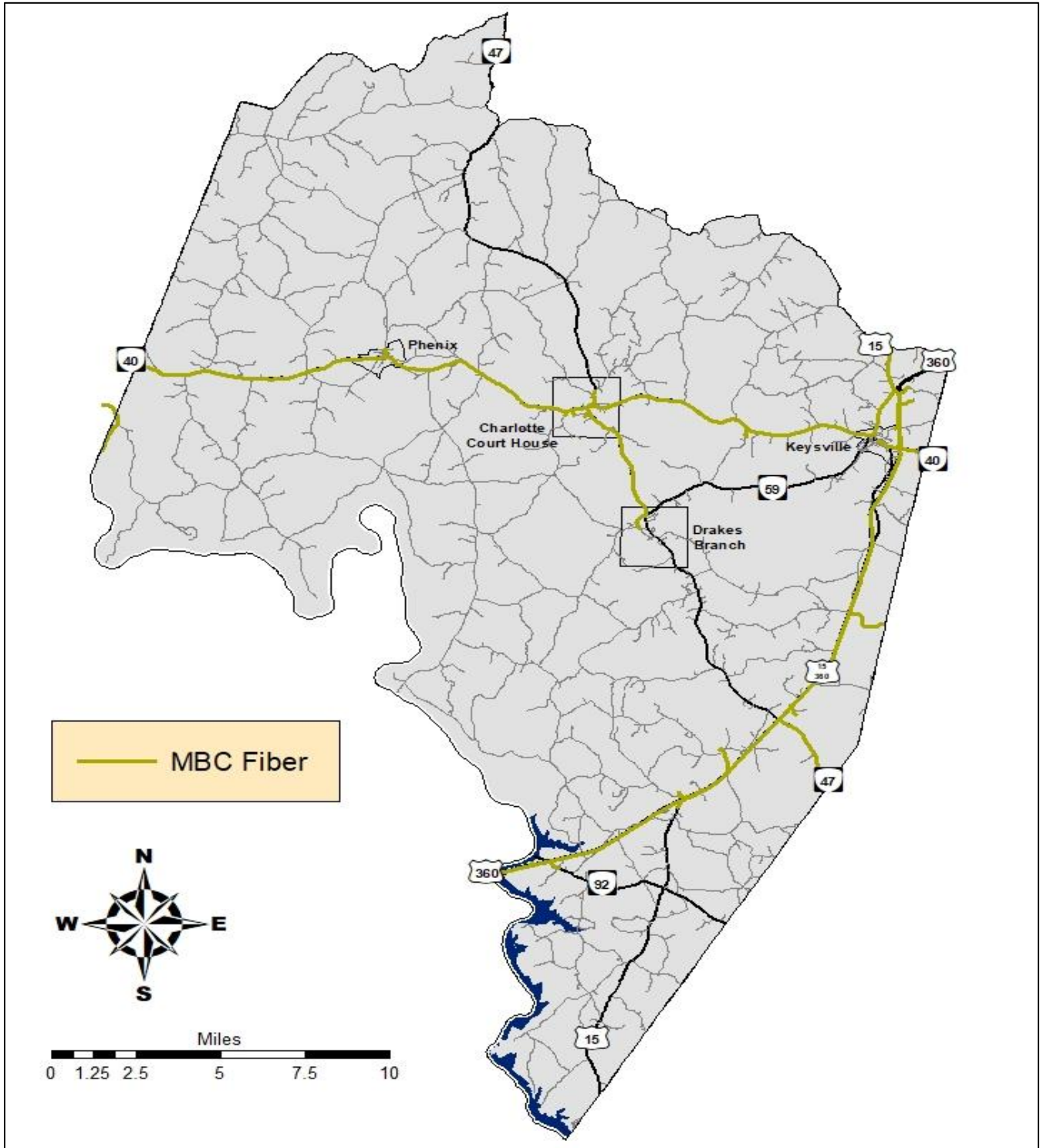
Charlotte County and the entire region are served by Mid-Atlantic Broadband Communities Corporation (MBC). Using a \$4,000,000 federal matching grant from the U.S. Department of Commerce Economic Development Administration and a \$4,000,000 grant from the Virginia Tobacco Region Revitalization Commission, 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 23 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 Charlotte County. 103 bidders won \$1.49 billion over 10 years. RiverStreet Networks won the bid for the areas available in Charlotte County. The Communication 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. RiverStreet Networks also won the bid for the areas available in Charlotte County.

Additionally, Charlotte County was part of a December 2021 grant award under the Department of Housing and Community Development's Virginia Telecommunications Initiative (VATI) program. Charlotte was part of two regional applications. One application was submitted by West Piedmont Planning District Commission, in affiliation with RiverStreet Networks, to build fiber in unserved locations and achieve universal access for multiple counties across Southside Virginia. This project was awarded more than \$87 million under the VATI program. The second regional application was submitted by Southside Planning District Commission, in affiliation with Empower Broadband, to build out fiber in parts of Southern Charlotte County.

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## Map 20 – Mid-Atlantic Broadband Fiber Routes in Charlotte County



Map created by CRC – October 2022  
Source: MBC

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### Natural Gas/Fuel Sources

Three pipelines run through Charlotte County: Colonial, Williams, and Plantation. Colonial and Plantation pipelines transport liquids, while Williams transports natural gas. Williams does have two subsidiary pipelines that run through the county: Transcontinental and Transco. 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.

### Recreation

Charlotte County youth can participate in local sports through the various youth leagues and organizations or through the public school systems. Charlotte County does not have its own Recreational Department. Organized baseball, softball, soccer, basketball, football, and cheerleading are run by various volunteer youth organizations.

Charlotte County has one nine-hole golf course. The Briery Country Club is public/private club located northeast of the Keysville Town Limits and is open for membership. Their facility consists of a swimming pool and clubhouse facility in addition to a golf course. The Briery Country Club also has tennis courts.

Baseball and softball fields are located in Phenix, Drakes Branch, Keysville, Charlotte Court House, and Wylliesburg. Tower Park, an outdoor playground located on Main Street in the Town of Keysville and owned by the Town, is the perfect place to play with friends. The local extension office offers a variety of youth activities through the 4-H program. Other activities, including scouting, are also available through the public school system & local civic and religious organizations.

Charlotte County provides a lot of 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. Charlotte County offers many opportunities to hunt wild turkey, whitetail deer, and other small game. Along the southern border of Charlotte County, there are abundant opportunities for water recreation on the Staunton River and Buggs Island Lake. These activities include: fishing, boating, kayaking, paddle boarding, and a variety of water sports. The County is also home to Staunton River Battlefield State Park. This park allows for visitors to walk and enjoy a historical walking trail of Civil War origin.

### Civic Organizations

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

- Charlotte County 4-H
- Piedmont Habitat for Humanity (serves Charlotte County).
- Charlotte Lions Club.
- American Legion Post 0260.
- Veterans of Foreign Wars Post 8902.
- Charlotte County Meals on Wheels

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- Keysville Ruritan Club

### Festivals/Community Events

Charlotte County has a variety of local events and community activities for residents and visitors to enjoy. Patrick Henry's Red Hill hosts a multitude of events ranging from America's Independence Day celebration to Living History Days that allow for elementary school aged children to have hands-on experience of 18<sup>th</sup> century life. The Trucker's Parade Against Cancer is an annual parade of trucks to commemorate their loved ones that have fought the battle against cancer. The parade travels through three towns within Charlotte County. The proceeds from this event are donated to the American Cancer Society with hopes to one day find a cure for cancer. Central High School Museum, a museum that preserves and commemorates Charlotte County's African American History, holds several community events including a Black History Month program and a Juneteenth celebration. Deb's Daylilies, a local daylily farm, hosts an annual Daylily Festival to encourage people from near or far to enjoy food, vendors, music, and the daylilies. The Barksdale Cancer Foundation also hosts an annual Wine Festival called Miss Janie's Sit and Sip. This wine festival allows for attendees to enjoy food, vendors, music, and wine from a variety of different wineries. These are just a few events that are held each year in Charlotte County.

### Commerce

Businesses within the County include a Food Lion (in Keysville), hardware stores, general merchandise stores, convenience stores, a Virginia ABC Store (in Keysville), a dance studio, florists, and various service-related businesses (insurance, attorneys, auto sales/repair, medical, food, gas/oil, and banking). Because of the location of Charlotte County, the Lynchburg, Charlottesville, and Farmville areas are popular destinations for residents when shopping for goods and services.

## D. Historical Sites

### Introduction

Many historic sites exist throughout Charlotte 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.

### Local Historical Sites

**Annefield:** Constructed in 1858 in Saxe, Annefield is an Italianate villa house, a popular style in the mid-19th century. The structure was built by Jacob W. Holt, a master builder in the region. Hillery M.L. Goode, a local planter, businessman, and legislator, commissioned the house. It stands as a rare example of the antebellum high-style in the county. In addition to the main house, stylistic evidence suggests that Holt also designed and built the kitchen quarter and smokehouse. Annefield represents a relatively intact antebellum farm complex.

**Charlotte County Courthouse:** Charlotte County's courthouse located in Charlotte Court House was built in 1822-23 from plans by Thomas Jefferson. Henry Carrington, one of the Charlotte commissioners, was so impressed by Jefferson's design for the Buckingham County courthouse that he persuaded Charlotte County to adopt it. The temple-form design with its Tuscan portico fulfills Jefferson's ambition to have local governmental institutions housed in models of architectural taste. The building was constructed by John Percival. While it is unclear whether Jefferson supplied a separate set of plans for the Charlotte Courthouse,

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the courthouse as constructed differed from its Buckingham counterpart in several relatively minor aspects. The courthouse is quintessentially Virginian with its red brick and white classical trim. The courthouse inspired several other classical court structures in the southern Piedmont. The courthouse is the centerpiece of the Charlotte Court House Historic District.

**Charlotte Court House Historic District:** Virginia's Courthouse villages are among the most distinctive and appealing features of the Commonwealth's cultural landscape. Charlotte County's tiny, picturesque county seat that is located in Charlotte Court House is among the best-preserved of these communities. Situated at the intersection of the community's two principal streets is the courthouse square, on which are Thomas Jefferson's 1822-23 temple-form courthouse, two county clerk's offices, the registrar's office, the county jail, and a Civil War monument. Across the road is a row of mid-19th-century brick commercial buildings, each echoing the courthouse with a pedimented roof. One of the district's oldest structures is the Brick Tavern, an imposing country Federal courthouse tavern built about 1820. Prominent residences include Diamond Hill, an 1840 Greek Revival dwelling, and the W. B. Ramsey House, a vernacular house with Gothic Revival flourishes. Two farms, Wynyard and Villeview, make up the western half of the historic district.

**Charlotte County Library – Charlotte Court House Branch:** Beginning in 1937, Ambassador and Mrs. David K.E. Bruce anonymously gave money to 11 sites in Southside Virginia to build libraries. The Bruce libraries, as they were called, became the first public libraries to allow access to African Americans. Though African Americans were restricted to using side or back doors and did not have full access to the collections, the Bruce libraries still represent an advancement in access to library materials for African Americans. The Charlotte County Library was originally built in 1830 as the Hager-Marshall House. The Bruces bought the house and had it fitted as a library to use an existing building. The others are built on similar plans drawn up by an architect for the Bruces. The libraries were colonial-style buildings with a large reading room across the front and an office for the librarian and a reading room for African Americans at the back. There were also restrooms and storage areas. This building was the first library in Virginia funded by the Bruce's library funds.

**Clarkton Bridge:** Clarkton Bridge employed an efficient "Camelback" steel truss system for its span across the Staunton River in Charlotte and Halifax counties near the town of Brookneal. Erected in 1902 by Virginia Bridge & Iron Co., of Roanoke, Clarkton was the only surviving metal truss bridge in Virginia built for highway use that was supported by steel piers, once a common engineering practice. Its name derived from the village of Clarkton, which began as a rail station and express office on the Lynchburg and Durham (now Norfolk and Western) Railroad on the large plantation of Thomas Clark. In 2005, the Virginia Department of Transportation, in association with the Clarkton Bridge Alliance, rehabilitated the structure for non-vehicular use. The bridge was demolished in the fall of 2018.

**Cub Creek Presbyterian Church:** Cub Creek Presbyterian Church, located near Phenix and is the oldest church in the area, was previously known as the Caldwell Settlement after the founder John Caldwell. Caldwell, born in Ireland, obtained permission to settle a new church in Virginia in the year 1738 that would be later known at Cub Creek Presbyterian Church. A few years after the church was established, Caldwell led other Scots-Irish immigrants to the area from Pennsylvania. The Church later burned down in 1937 and the site of the church remains marked with the rock foundation. While the church's physical structure is no longer present, many of the Presbyterian Churches in the County are daughter churches of Cub Creek.

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**Four Locust Farm:** Four Locust Farm, formerly the Pettus Dairy Farm, is located near Keysville. It is a great representation of a well-preserved 20th-century major Richmond market dairy farm. Operating as a dairy farm from 1925 to 1962, today's 332-acre farm features a circa 1859 two-story farm house and two associated domestic outbuildings, and 20 historic barns and agricultural buildings associated with its nearly 100-year agricultural history. The buildings still retain an exceptional level of exterior and interior integrity because of its continued use.

**Gravel Hill:** Gravel Hill is located near Charlotte Court House and is one of several houses built in the area by the Dabbs & Thomas firm of Richmond in the 1840s. George C. Hannah's mansion looks quite familiar, but, on closer inspection, has a number of unusual features from the Greek Revival style: a fully articulated, but idiosyncratic, Doric portico, vertically connected paired windows, diamond-paned door cases, two dissimilar stairs, and a plan of unlikely originality. A large 1914 addition was crafted with equally self-assured bravura. An earlier structure is included in the rear wing. On the property are imposing old trees, a rustic log guesthouse, a well-preserved smokehouse, an important barn, and the remains of an elaborate early 20th-century formal garden.

**Greenfield:** Greenfield was the plantation of Isaac Read (1739-1777), member of the House of Burgesses and of the Virginia conventions of 1774 and 1775. Read was mortally wounded while serving as an officer in the Revolutionary War. The plain but formal dwelling, erected ca. 1771, is the oldest two-story frame house located in Charlotte County. Its symmetrical five-bay façade, modillion cornice, and one-story wings, give the building a commanding presence amid its rolling pastoral landscape. The Georgian stair, early mantels, and paneled wainscoting combine with the stately exterior to present a picture of 18th-century sophistication and prosperity in this thinly populated rural area. Adding to this image are the remnants of an extensive early formal garden. The property remains the home of Read descendants (as of the end of the 20th century).

**Keysville Railroad Station:** The Keysville Railroad Station, in Keysville, is a rare surviving example of a late 19th-century frame train station, and one that also preserves the segregated waiting rooms common to Jim Crow era public buildings. It was built in phases between 1890 and 1900 on the Richmond & Danville Railroad, occupying the site of an antebellum depot that was destroyed during the Civil War. With the construction of a spur line to Durham, North Carolina in 1882, the Keysville station was ideally located at a "Y" juncture of the two lines, providing a place for trains to switch directions. As the station served both passenger and freight service, it had a significant impact on the town of Keysville at the beginning of the 20th century. With long rectilinear forms and wide eaves to shelter passengers, one-story frame depots were once common across southern Virginia; today few remain, which makes the Keysville Depot an important reminder of the town's development and a significant architectural vestige of Virginia's railroad history.

**Keysville Historic District:** The Keysville Historic District is located in the northeastern corner of Charlotte County. Geographically, the district encompasses a significant portion of the small town of Keysville and is accessible by both major roads and rails. These transportation routes have always played a significant role in the development of the town. Keysville was first established as a small postal village with a tavern along the stagecoach line in the early 19th century, and expanded with the coming of the railroad in 1853. It was incorporated as a town in 1887 and really blossomed over the next 40 years. Commercial resources tend to cluster near the center of the Keysville Historic District around the intersection of King Street, Railroad Avenue, and the railroad, near the location of the old depot that used to welcome arriving visitors to town.

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Residential resources tend to be located towards the edges of the historic district. Road improvements of the 1930s and the rise of the automobile spelled the eventual end of passenger rail travel through Keysville, and the last passenger train stopped at the Keysville Depot in 1956. However, Keysville continued to be a central commercial destination in the midst of a heavily agricultural area, and its location on major roadways ensured its continued survival and evolution. The district includes 211 contributing resources; they are classified as contributing because they were built within the district's period of significance, 1857-1958, and relate to one or more of its areas of significance. The district retains integrity of location, design, setting, feeling, workmanship, and association.

**Maple Roads:** Maple Roads was built by Captain John D. Richardson, a hero in the War of 1812, who represented Charlotte County in the General Assembly from 1809 to 1837. The house is located near Keysville and was built on land John and his wife Elizabeth Spenser bought at auction following the death of Elizabeth's father. The house was started in 1813 and reached its present form by 1821. The two-story, five-bay brick house with molded brick cornices has federal interior woodwork including fine mantels and the remarkable survival of decorative graining and marbleizing. Two outbuildings survive, as well as a cemetery containing Richardson family graves and those of the Pettus family, who acquired the property in the 1870s.

**Moses Hall:** Moses Hall was previously known as the home office and national headquarters for the Grand United Order of Moses, Inc. The Grand United Order of Moses was founded in 1904 by James Murray Jeffress, a native to Charlotte Court House. This small fraternal insurance society allowed for African American men and women to obtain medical and funeral insurance, while at the same time establishing a social order similar to the Masonic Lodge. As many African Americans migrated north to larger cities, these individuals established the fraternal organization in states like Pennsylvania and New Jersey. In 1951, the order claimed a little more than 5,000 members. In Charlotte County, the order helped establish an African American high school (Central High School); provided bus transportation for the students to this school; constructed and equipped a hospital building; owned an office building; provided housing for school teachers; and even owned 300 acres of farmland that was worked by Black sharecrop farmers. While the Grand United Order of Moses is no longer in Charlotte County, the previous national headquarters building has been transitioned into providing affordable housing opportunities for Charlotte Court House residents.

Source: Organizing Black America: An Encyclopedia of African American Associations by David M. Fahey

**Mulberry Hill:** Judge Paul Carrington, a distinguished jurist and a leader in Virginia's movement from colony to commonwealth, made his home at Mulberry Hill in Randolph in his later years. During the colonial period Carrington was a local justice and represented the county in the House of Burgesses. In the Revolutionary period he served on the 1776 committee that framed the Virginia Declaration of Rights. From 1789 to 1801 he was a justice on Virginia's newly created Court of Appeals. His residence, overlooking the Roanoke River valley, blends two periods of construction. The facade incorporates as its center section the late 18th-century gable end of the original house. Flanking it are two-story, early 19th-century wings. On the grounds is an unusually complete set of early outbuildings including Judge Carrington's office. The property also preserves a family graveyard and traces of a large formal garden.

**Red Hill:** Patrick Henry, "Orator of the Revolution," assembled this isolated Charlotte County plantation near Brookneal through successive purchases of rich soiled countryside, making it the ideal spot for his final home. Here he built a modest frame dwelling with a complement of outbuildings, including his law

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office. The house, later incorporated into a larger structure, was destroyed by fire in 1919, but its original, irregular form has since been reconstructed. Henry's simple law office remains intact. Nearby is the family cemetery containing the graves of the Revolutionary patriot and his second wife, Dorothea Dandridge Henry. The property remained in the ownership of Henry family descendants until 1944 when it was purchased by the Patrick Henry Memorial Foundation, which has since developed the property as a museum.

**Roanoke Plantation:** Few men have been as closely identified with a place as John Randolph has with his Roanoke plantation in Randolph. So attached was he to this large tract with its hilly pastures and rich bottomlands that he came to be styled John Randolph of Roanoke. A brilliant orator, Randolph used his talent in becoming a leading member of the U.S. House of Representatives and later the U.S. Senate where he opposed any challenge to the vested interests of the South, especially slavery. Randolph lived simply at Roanoke; his house was hardly more than a cottage. With its outbuildings, the place looked more like a rustic village than the grandiose seats of the South he championed. Although the acreage has been reduced and the original dwelling house destroyed, the plantation still evokes the presence of this colorful planter-statesman.

**Salem School:** The Salem School is a simple, one-story, frame school building, typical of a type once widely found in rural Red Oak. It is the sole survivor of seven schools built in Charlotte County with grants from the Julius Rosenwald Fund, established to improve public education for African Americans in the rural South. In addition to Rosenwald funds, the school was constructed in 1924 with land, money, some materials, and labor donated by the local black community. Grades one through seven were taught in the three classrooms. A fourth room served as a lunchroom. The school closed in 1959 upon the integration of Charlotte County schools. The structure stands as a reminder of the resiliency and strength of the African American community in Charlotte County.

**Staunton Hill:** This Gothic-style mansion, located near Brookneal, sticks out against the normally conservative dwellings of Virginia's plantation aristocracy. The design is based on a plate in an English work by Thomas Kelly: *Designs for Cottage and Villa Architecture* (1829). Completed in 1850, Staunton Hill's romantic qualities are seen primarily in the crenelated parapets, polygonal corner towers, and delicate marble veranda. The dwelling stands as a significant expression of both the exoticism and the historicism that would permeate American architecture for the balance of the century. In recent years Staunton Hill was the country home of the noted diplomat David K. E. Bruce, a descendant of Charles Bruce, who served as the U.S. ambassador to Great Britain and France and as America's first envoy to the Peoples' Republic of China.

**Staunton River Bridge Fortification Historic District:** The Staunton River Bridge Fortification Historic District in Charlotte and Halifax counties is a rare example of a well-preserved Civil War-era star fort. Associated with the defense of the Staunton River railroad bridge, the site includes remnants of the star-shaped earthen fortification known as Fort Hill, rifle trenches to the north and west, and a Confederate artillery battery most likely constructed after the Battle of Staunton River Bridge. During the Civil War, the Roanoke and Danville Railroad bridge was a covered wooden structure of great importance to the Confederates who relied on the railroad for supplies. On June 25, 1864, the bridge was the object of a Union cavalry raid, during which the raiders destroyed track to the north. A ragtag band of convalescing Confederate soldiers, regular troops, and local "old men and boys" repulsed several attacks and prevented the bridge's destruction.

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**Toombs Tobacco Farm:** Charlotte County's Toombs Tobacco Farm, located in Red Oak, is a great example of a typical 19th- and 20th-century tobacco farm in a region where economic prosperity revolved around the production and sale of this crop. In addition to its mid-19th-century dwelling, the complex includes tobacco barns, a packing shed, a smokehouse, servants' quarters, a barn, corncrib, chicken coop, family cemetery, and other tobacco and agricultural-related structures. Prior to its sale in 1981, the Toombs family had owned it for a century, and many Toombs descendants still live in the area. This farm and its many structures give a clear picture of how the majority of rural Virginia families lived during that era.

**Wade Archeological Site:** The well-preserved Wade Archaeological Site, located in Randolph, was occupied by the Saponi Indians between A.D. 1000 and 1450. The archaeological investigation of this site yielded features and artifacts that increased our knowledge of the social and political organization of the Saponi. Numerous feature pits, a large hearth, and post molds provided invaluable information concerning community organization. Period artifacts attested to a mastery of art and technology that is unique to the region. The artifacts include stone triangular points, a pendant and an axe; ceramic pottery, pipes and discs; bone awls, fish hooks, pendants, and various sizes of shell beads. The shell and copper ornamental artifacts demonstrate cultural interaction, trade, and status in a tribal society. The well-preserved plant remains have the potential to address questions related to the subsistence habits and diets of these early inhabitants.

**Watkins House:** The Watkins House, located near Keysville and home of prominent local citizen William B. Watkins, is a transitional Federal-Greek Revival, two-story, three-bay, frame I-house constructed in the 1840s with a rear addition constructed about 1851. The end chimneys of the main block are topped by pairs of hexagonal chimney stacks. This treatment is found on a small group of houses in the county and is assumed to be the work of a local mason, probably in the 1850s. William B. Watkins, an attorney and an active church member, owned extensive acreage in Charlotte County. He served in several military capacities and was a member of the Virginia General Assembly. He was primarily responsible for founding one of the first county school boards in Virginia.

**Westview:** Westview, one of the few surviving brick dwellings in Charlotte County combining both late Federal and Greek Revival features was built between 1831 and 1833 by John Elam. The two-story brick main block is a center-hall, two-story, single-pile dwelling with well-executed mantels, two fine stairs, and paneled doors with most of their original hardware. Its later frame rear additions are also interesting. The estate's associated buildings and sites (slave houses, tobacco barns, log schoolhouse, smokehouse, milk house, other dependencies, and cemeteries) provide a rare glimpse of life on a plantation during the 19th century. After Elam died in 1847, his widow, Martha, ran the plantation near Brookneal for the next quarter of a century. Their son, John W. Elam, farmed the property until his death in 1916. Tobacco continued to be raised there until the 1980s.

**Woodfork:** Woodfork is an impressive Federal mansion sited on an eminence in an unspoiled rural setting located near Charlotte Court House. It is representative of the architectural work of its original owner, Henry Anderson Watkins, a master builder. Watkins, sometimes with his brother William Morton Watkins, has been credited with the construction of other historic brick homes of similar quality in Charlotte County. Members of the Watkins family have been actively engaged in business and government in the Charlotte County area since Joel Watkins arrived in the 1780s. The property, given to Henry by his father, Joel Watkins, also includes a barn, two graveyards, and the remains of another barn, as well as the remains of

## Charlotte County Comprehensive Plan, 2024 - 2029

a brick kiln. The kiln is thought to have been the source of not only the bricks for Woodfork, but also for some of the other houses built by Henry Watkins.

**Sources:** Virginia Department of Historic Resources and Virginia Landmarks Register

### 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, and enhancement 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 24). 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.

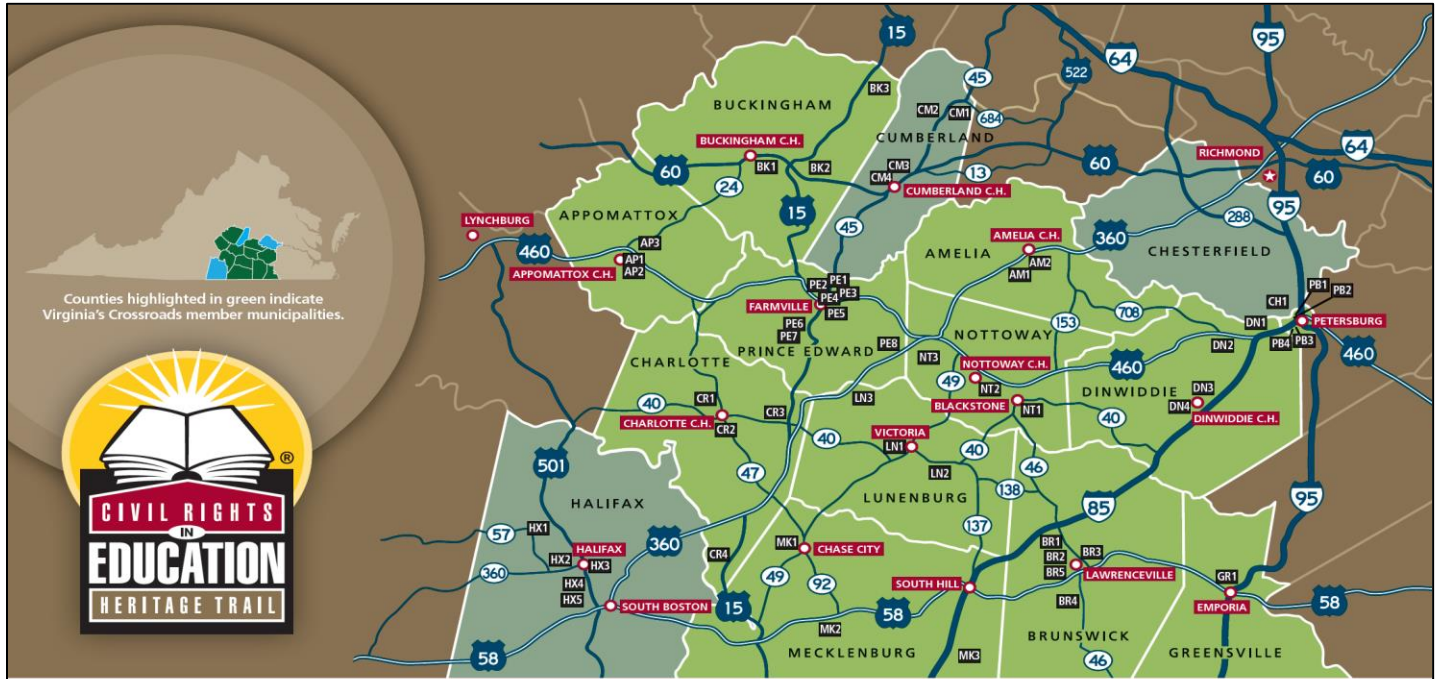
The trail includes 53 sites throughout 13 counties (including Charlotte County) and the Cities of Petersburg and Emporia that describe the history of education in Southside Virginia. The self-guided driving tour allows you to enjoy the trail at your own pace, letting you linger longer at some stops and 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 more than 50 stops, with four (4) in Charlotte County (see Map 21 and map 21a):

- Central High School – Charlotte Court House
- Charlotte County Library – Charlotte Court House
- Salem School – Red Oak
- Southside Virginia Community College – Keysville

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## Map 21 – Civil Rights in Education Heritage Trail



### AMELIA COUNTY

- AM1 Russell Grove Presbyterian Church and School  
8701 Otterburn Road, Amelia, VA 23002
- AM2 Mrs. Samantha Jane Neil  
16501 Church Street, Amelia, VA 23002

### APPOMATTOX COUNTY

- AP1 Winonah Camp / Mozella Price Home  
102 Carver Lane, Appomattox, VA 24522
- AP2 Carver-Price School  
102 Carver Lane, Appomattox, VA 24522
- AP3 The First African American School in Appomattox  
Near 2623 Old Courthouse Road, Appomattox, VA 24522

### BRUNSWICK COUNTY

- BR1 Southside Virginia Community College  
Christanna Campus  
109 Campus Drive, Alberta, VA 23917
- BR2 Oak Grove School  
22331 Christanna Highway, Lawrenceville, VA 23868
- BR3 Saint Paul's College and James Solomon  
Russell-Saint Paul's College Museum  
100 Athletic Field Road, Lawrenceville, VA 23868
- BR4 Fort Christanna Historical Site  
3875 Fort Hill Road, Lawrenceville, VA 23868
- BR5 Hospital and School of the Good Shepherd  
236 Pleasant Grove Road, Brodnax, VA 23930

### BUCKINGHAM COUNTY

- BK1 One-Room Schoolhouse  
On Lee Wayside Road, Buckingham, VA 23921
- BK2 Buckingham Training School  
Stephen J. Ellis Elementary School  
for African Americans  
245 Camden Street, Dilwyn, VA 23936
- BK3 Carter G. Woodson Birthplace  
Near 2325 C.G. Woodson Road, New Canton, VA 23123

### CHARLOTTE COUNTY

- CR1 Central High School  
515 Thomas Jefferson Highway,  
Charlotte Court House, VA 23923
- CR2 Charlotte County Library  
112 LeGrande Avenue, Charlotte Court House, VA 23923
- CR3 Southside Virginia Community College  
John H. Daniel Campus  
200 Daniel Road, Keysville, VA 23947
- CR4 Salem School  
4050 Salem School Road, Red Oak, VA 23964

### DINWIDDIE COUNTY

- DN1 Southside Virginia Training Center  
26317 W. Washington Street, Petersburg, VA 23803
- DN2 Rocky Branch School  
Near 6009 Rocky Branch Road, Sutherland, VA 23885
- DN3 Early Education in Dinwiddie County  
14101 Boydton Plank Road, Dinwiddie, VA 23841
- DN4 Southside High School  
12318 Boydton Plank Road, Dinwiddie, VA 23841

*Note: Although there are locations you can visit in the counties listed below, they are currently not active members of Virginia's Crossroads.*

### CHESTERFIELD COUNTY

- CH1 Virginia State University  
On Matthews Jefferson Dr. at East River Rd., VSU, VA 23806

### CUMBERLAND COUNTY

- CM1 Rosenwald School at Cartersville  
2018 Cartersville Road, Cartersville, VA 23027
- CM2 Hamilton High School  
1921 Cartersville Road, Cartersville, VA 23027
- CM3 Jackson Davis  
1490 Anderson Highway, Cumberland, VA 23040
- CM4 Cumberland Educational Advancement  
Center & Community Center  
1874 Anderson Highway, Cumberland, VA 23040

### CITY OF EMPORIA / GREENSVILLE COUNTY

- GR1 Greensville County Training School  
115 Ruffin Street, Emporia, VA 23847

### LUNENBURG COUNTY

- LN1 The Peoples Community Center  
1021 Tidewater Avenue, Victoria, VA 23974
- LN2 Lunenburg County Training School  
50 K-V Road, Victoria, VA 23974
- LN3 St. Matthew's Lutheran Church  
Christian Day School  
1364 Free State Road, Meherrin, VA 23954

### MECKLENBURG COUNTY

- MK1 Thyne Institute  
Near 5120 Highway 47, Chase City, VA 23924
- MK2 Boydton Academic and Bible Institute  
Near 18078 Highway 58, Boydton, VA 23917
- MK3 St. Mark's Episcopal Church & Carroll-Boyd School  
3906 Highway 903, Bracey, VA 23919

### HALIFAX COUNTY

- HX1 Meadville Community Center  
7114 Chatham Road, Nathalie, VA 24577
- HX2 L.E. Coleman African American Museum  
Mountain Road School No. 1  
3011 Mountain Road, Halifax, VA 24558
- HX3 Mary M. Bethune High School  
1030 Mary Bethune Street, Halifax, VA 24558
- HX4 Washington-Coleman Elementary School  
1327 Jeffress Boulevard, South Boston, VA 24592
- HX5 Mizpah Presbyterian Church  
308 Ragland Street, South Boston, VA 24592

### NOTTOWAY COUNTY

- NT1 Blackstone Female Institute  
Fourth Street at South Amelia Avenue, Blackstone, VA 23824
- NT2 Mt. Nebo Church  
Near 515 Mt. Nebo Road, Blackstone, VA 23824
- NT3 Ingleside Training Institute  
Near 507 Miller Street, Burkeville, VA 23922

### CITY OF PETERSBURG

- PB1 Earliest Known Public High School for  
African Americans in Virginia  
Near 421 Harrison Street, Petersburg, VA 23803
- PB2 McKenney Library  
137 South Sycamore Street, Petersburg, VA 23803
- PB3 The Peabody-Williams School  
629 South Jones Street, Petersburg, VA 23803
- PB4 Bishop Payne Divinity School  
401 S West Street, Petersburg, VA 23803

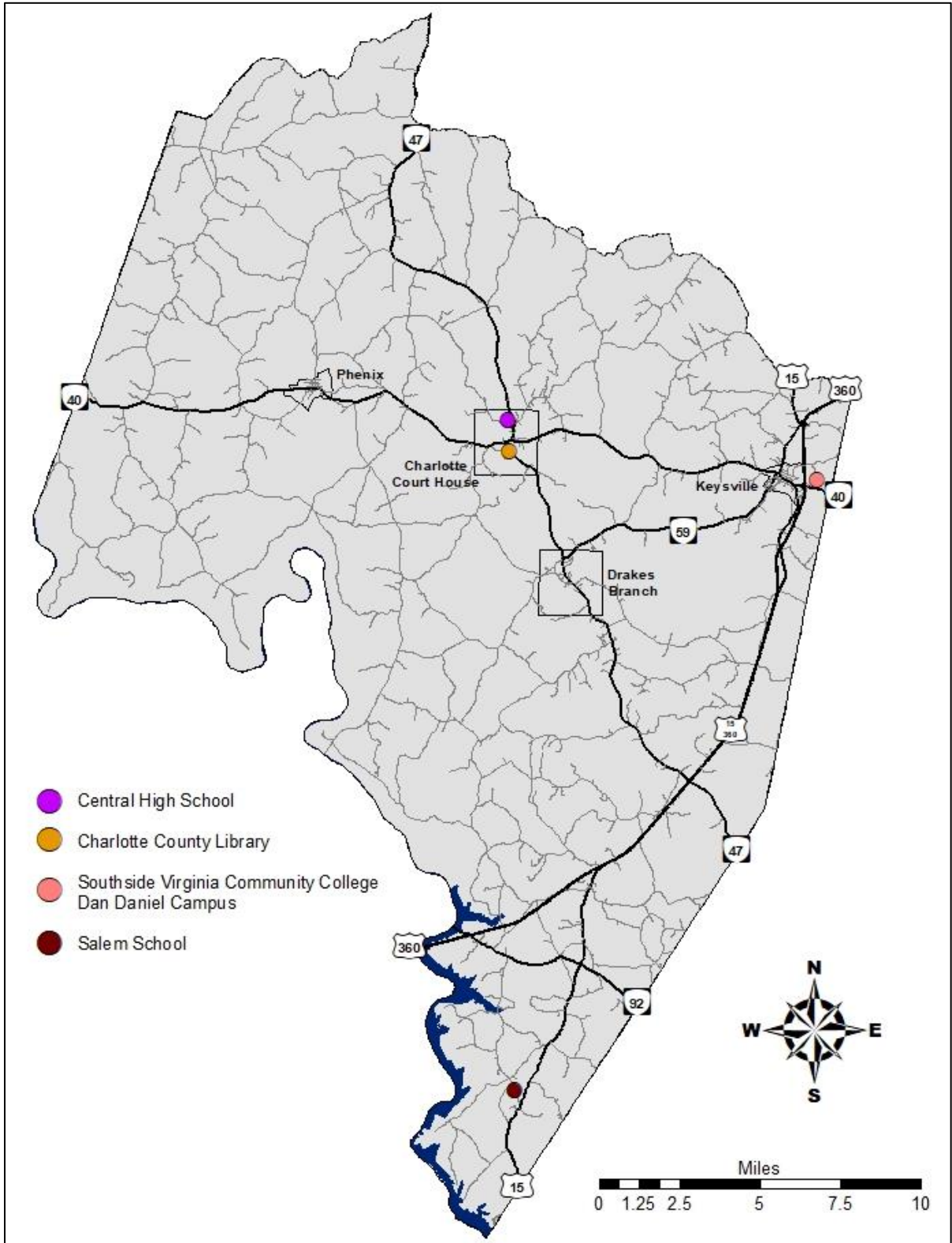
### PRINCE EDWARD COUNTY

- PE1 First Baptist Church  
100 South Main Street, Farmville, VA 23901
- PE2 Beulah A.M.E. Church  
115 South Main Street, Farmville, VA 23901
- PE3 Farmville Female Seminary Association  
On High Street, in front of Ruffin Hall, Farmville, VA 23901
- PE4 R.R. Moton High School  
900 Griffin Boulevard, Farmville, VA 23901
- PE5 Prince Edward County Public Schools  
Near 1499 Zion Hill Road, Farmville, VA 23901
- PE6 Hampden-Sydney College  
Opposite Everett Stadium on College Road,  
Hampden Sydney, VA 23943
- PE7 The Beneficial Benevolent Society of the  
Loving Sisters and Brothers of Hampden Sydney  
99 Kingsville Road, Farmville, VA 23901
- PE8 Prince Edward State Park for Negroes  
788 Twin Lakes Road, Green Bay, VA 23942

Source: [CRIEHT Brochure](http://CRIEHT.Brochure) | [Virginia's Crossroads \(vacrossroads.com\)](http://Virginia'sCrossroads.com)

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## Map 21.a – Civil Rights in Education Heritage Trail Sites in Charlotte County



Map created by CRC – November 2022  
Source: CRIEHT Brochure/Virginia's Crossroads

# Charlotte County Comprehensive Plan, 2024 - 2029

## E. Natural Resources

### Land Surface

Charlotte 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

Charlotte 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 Charlotte Court House as the reference point, Charlotte County is about 170 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 33 is for Keysville, as it was not available for Charlotte County as a whole, and is based on monthly and yearly averages between 1991 and 2020.

**Figure 33 – Climate Data (Averages), Keysville, 1991-2021**

Criteria	Data
<b>Annual Average Rainfall</b>	<b>43.85 inches</b>
<b>Annual Average Snowfall</b>	<b>4.7 inches</b>
<b>Annual Average Temperature</b>	<b>57.4 °F</b>
<b>January Average High Temperature</b>	<b>47.6 °F</b>
<b>January Average Low Temperature</b>	<b>26.1 °F</b>
<b>July Average High Temperature</b>	<b>88.4 °F</b>
<b>July Average Low Temperature</b>	<b>67.1 °F</b>
<b>Month with Highest Average Rainfall</b>	<b>July – 4.34 inches</b>
<b>Month with Lowest Average Rainfall</b>	<b>February – 2.34 inches</b>
<b>Month with Highest Average Snowfall</b>	<b>January – 2.0 inches</b>

Source: National Weather Service

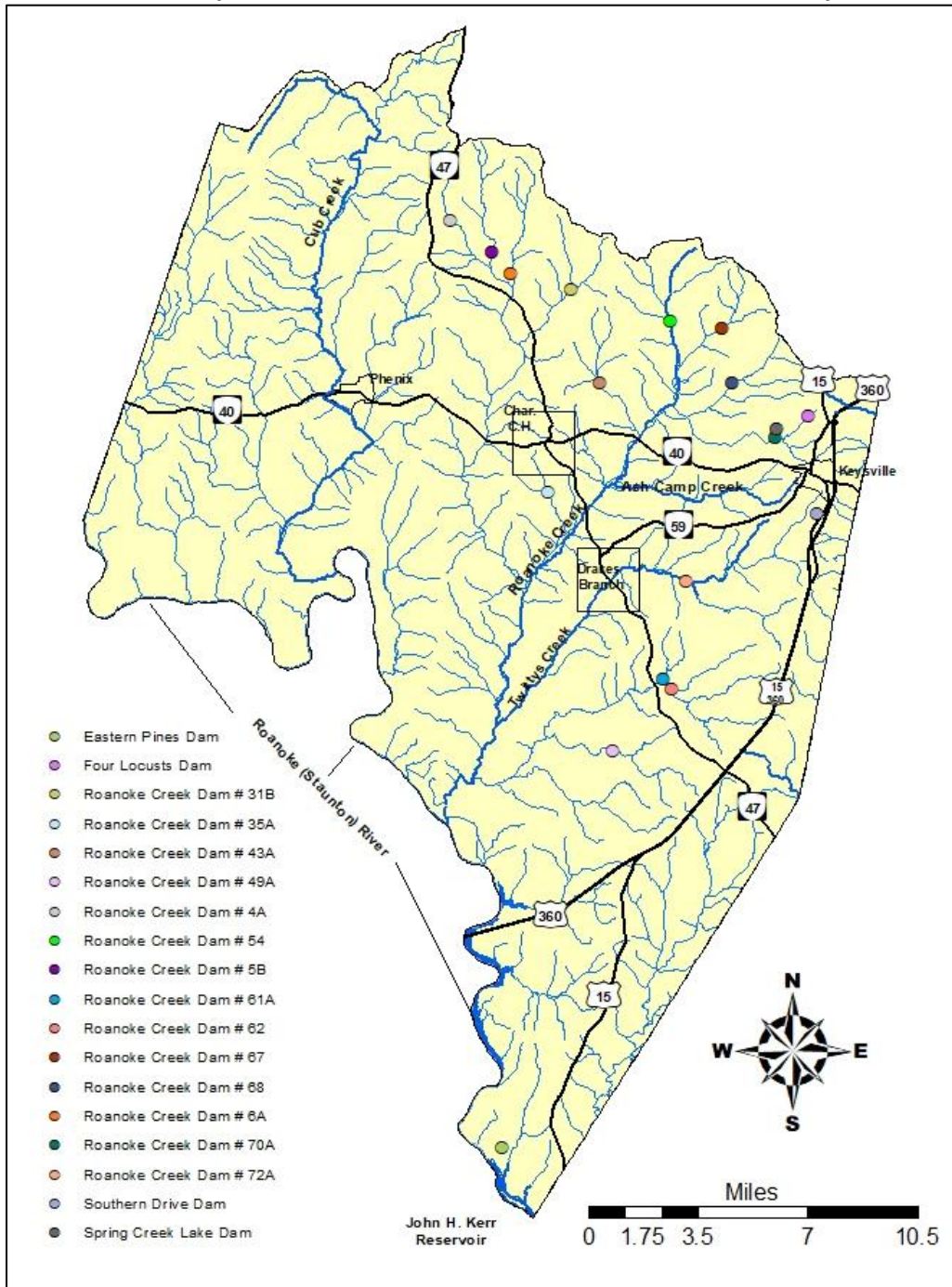
### Rivers and Watershed Dams

The Staunton River (also known as the Roanoke River) forms the southern border of Charlotte County. It winds through Southside Virginia passing through Charlotte County as it empties into the Buggs Island Lake (also known as Kerr Lake) near the Mecklenburg, Charlotte, and Halifax border. The North Meherrin River

## Charlotte County Comprehensive Plan, 2024 - 2029

begins near the town of Keysville and joins the South Meherrin River to create the Meherrin River in Lunenburg County. The Meherrin River is a 92-mile (148 km) long river that flows roughly east-southeast into North Carolina, where it joins the larger Chowan River. Map 22 shows rivers and watershed dams in the County. The data was provided by the Virginia Department of Conservation and Recreation's Dam Safety and Inventory Division.

**Map 22 – Rivers and Watershed Dams in Charlotte County**



Map created by CRC – October 2021

Source: Virginia DCR Dam Inventor

Charlotte County Comprehensive Plan, 2024 - 2029

Figure 34: Charlotte County Dam Classification

Six-Digit ID No.	Legacy ID No.	Dam Name	Hazard Class	Regulated	Latitude	Longitude	Drainage Area (Sq/Mi)	Normal Volume (Acre/Ft)	Maximum Volume (Acre/Ft)	Normal Pool (Acres)	Maximum Pool (Acres)
037001	03701	Roanoke Creek Dam # 70A	Significant	Regulated	37.058	-78.504					
037002	03702	Roanoke Creek Dam # 72A	High, Special	Regulated	36.992	-78.5564					
037003	03703	Roanoke Creek Dam # 35A	Low	Regulated	37.034	-78.636	2.28	162	900	18.2	59
037004	03704	Roanoke Creek Dam # 68	High	Regulated	37.084	-78.5289	4.16	140	1575	30.2	122
037005	03705	Roanoke Creek Dam # 5B	High	Regulated	37.145	-78.667	4.8	112	1379	25	102
037006	03706	Roanoke Creek Dam # 6A	High	Regulated	37.135	-78.6565	5.5	164	1819	35	122
037007	03707	Roanoke Creek Dam # 49A	Significant	Regulated	36.914	-78.5996	5.7	131	2130	30.5	176.2
037008	03708	Roanoke Creek Dam # 62	High	Regulated	36.942	-78.5659	10.9	173	3373	36	218
037009	03709	Roanoke Creek Dam # 67	High	Regulated	37.109	-78.5346	3.9	119	1470	27.5	126
037010	03710	Roanoke Creek Dam # 4A	High	Regulated	37.16	-78.6908	1.67	46	473	8	38
037011	03711	Roanoke Creek Dam # 61A	High	Regulated	36.947	-78.5702	2.66	59	794	12.2	60
037012	03712	Roanoke Creek Dam # 31B	High	Regulated	37.127	-78.6214	4.7	143	1718	35.4	150
037013	03713	Roanoke Creek Dam # 54	High	Regulated	37.112	-78.5646	7.4	203	2798	43	228
037014	03714	Four Locusts Dam	Unknown	Regulated	37.068	-78.4849					
037015	03715	Roanoke Creek Dam # 43A	High	Regulated	37.084	-78.6053	4.76	129	2219	36.2	176.5
037016	03716	Eastern Pines Dam	Unknown	Regulated	36.731	-78.6658					
037017	03717	Spring Creek Lake Dam	Unknown	Non-Regulated	37.062	-78.5034					
037018	03718	Southern Drive Dam	Unknown	Non-Regulated	37.023	-78.4809					

Source: DCR, Southside Soil and Water District

# Charlotte County Comprehensive Plan, 2024 - 2029

## Watersheds

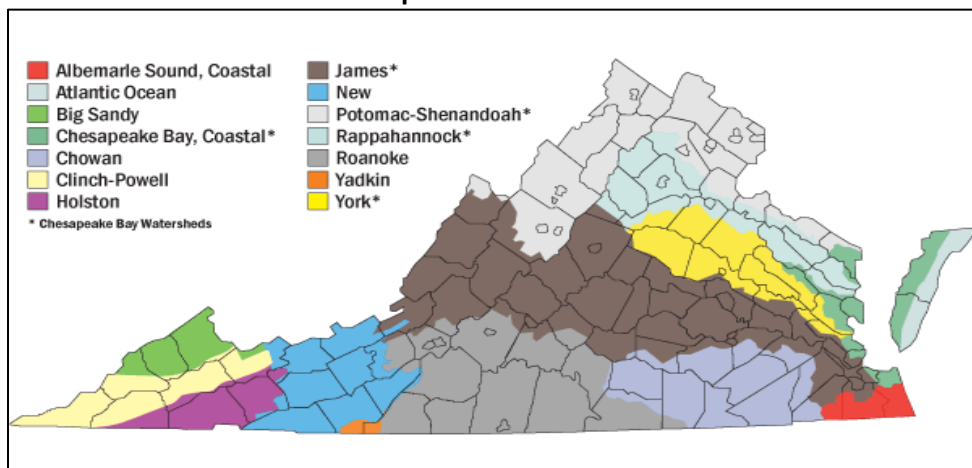
Most of Charlotte County is within the Roanoke River Watershed (see Map 23). The Roanoke River Basin covers 6,393 square miles, or approximately 15% of the Commonwealth’s total area. The basin is bordered by the James River Basin on the north, the Albemarle-Chowan River Basin to the east, and the New River Basin to the west. The southern boundary of the Basin is the Virginia/North Carolina state line. The Roanoke River headwaters begin in the Blue Ridge Mountains in eastern Montgomery County. Once through the City of Roanoke, the river generally flows east-southeast to the Virginia state line, exiting the Commonwealth near the Mecklenburg-Brunswick County line. The river travels southeast across North Carolina and enters the Albemarle Sound. In Virginia, the Roanoke River is often referred to as the Staunton River, particularly below Leesville Lake.

In addition to the Roanoke itself, the Basin also contains the Yadkin River sub-basin. The Yadkin River forms in North Carolina and is the northernmost part of the Pee Dee River drainage. The Pee Dee River flows south entering the Atlantic Ocean near Georgetown, South Carolina. The following seventeen counties and four cities are entirely or partially located within the Basin: Counties of Appomattox, Bedford, Botetourt, Brunswick, Campbell, Carroll, Charlotte, Floyd, Franklin, Grayson, Halifax, Henry, Mecklenburg, Montgomery, Patrick, Pittsylvania, and Roanoke; Cities of Danville, Martinsville, Roanoke, and Salem. These jurisdictions are represented within eight regional water supply plans: Lake Country, Charlotte/Town, Halifax/Towns, Region 2000, Roanoke Valley, New River Valley, West Piedmont, and Southwest Virginia.

The Northeastern portion of the County is located within the Chowan watershed. The North Meherrin River headwaters begin in Charlotte County near Keysville. It runs Southeast to its confluence with the South Meherrin River to form the Meherrin River in Lunenburg County. From there, the Meherrin River continues due south and joins with Chowan River that will eventually flow into the Albemarle Sound. The Chowan watershed covers all or part of 12 counties in Southside Virginia, including Charlotte, and a handful of counties in northeastern North Carolina.

Map 23a shows the sub watersheds in Charlotte County.

**Map 23 - Watersheds**

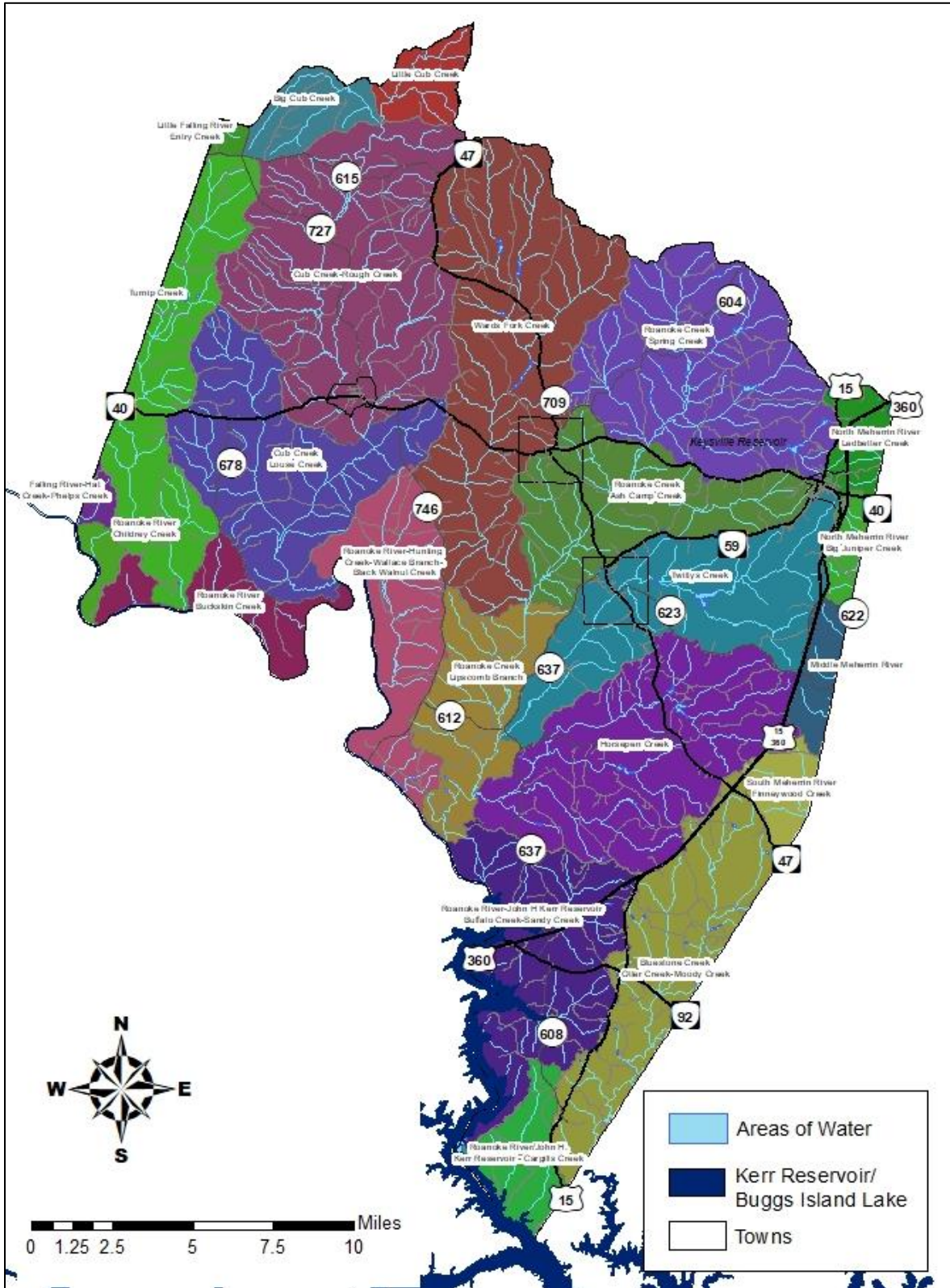


Source: Virginia Department of Conservation and Recreation (DCR) Website

<https://www.dcr.virginia.gov/soil-and-water/wsheds>

# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 23a – Sub Watersheds in Charlotte County



Map created by CRC – March 2023

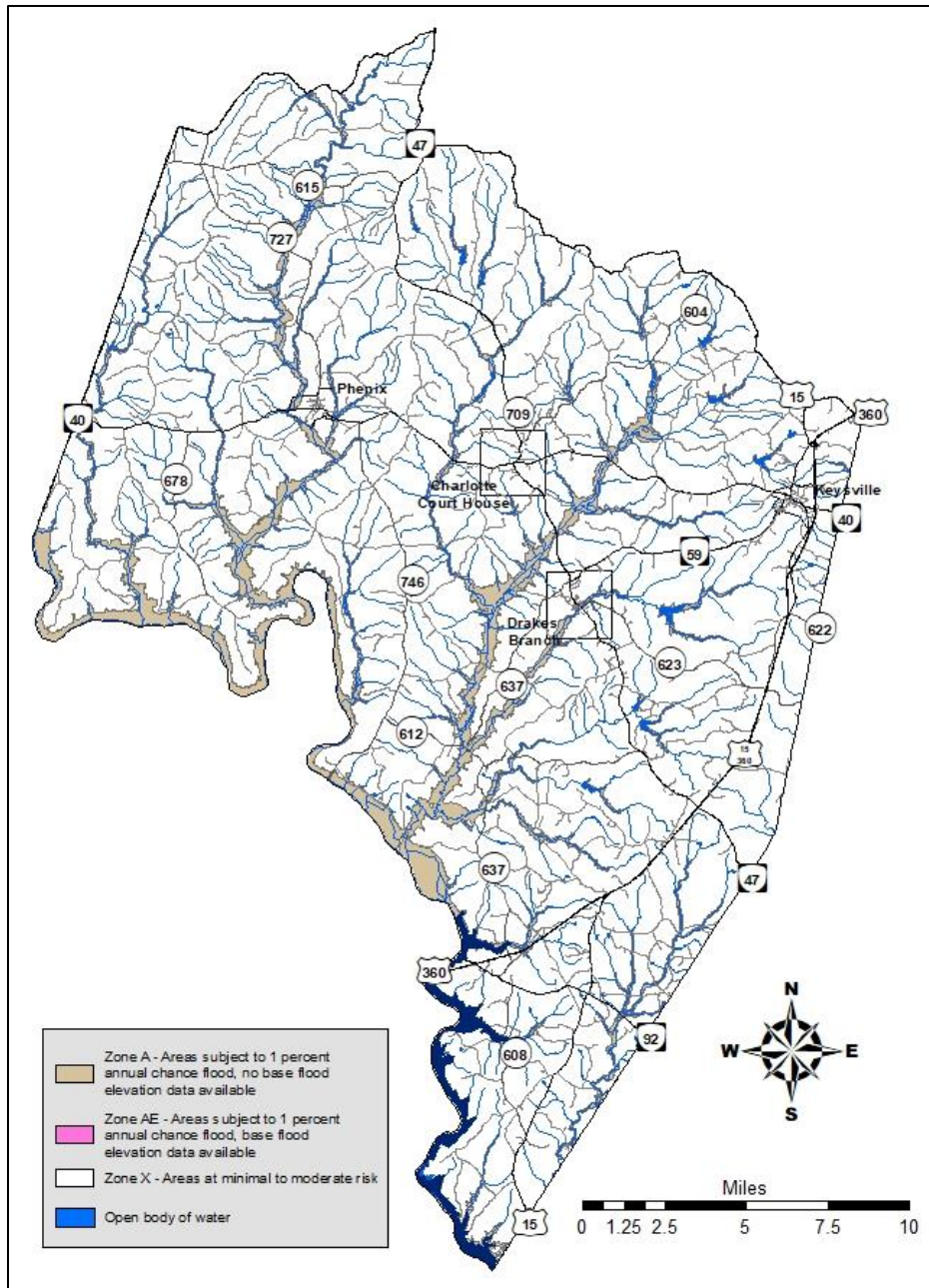
Source: DCR

# Charlotte County Comprehensive Plan, 2024 - 2029

## Flood Zones

Federal Emergency Management Agency (FEMA) releases annual data on areas that flooding tends to occur and base flood information is available. The map below, Map 24, displays the flood zones within Charlotte 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. Zone X is an area that is at a minimal or moderate risk for annual flooding.

**Map 24: Flood Zones within Charlotte County**



Map created by CRC – March 2023

Source: FEMA

## Charlotte County Comprehensive Plan, 2024 - 2029

### River/Stream Flow Rates

There are a few locations within Charlotte County that measure river and stream flow rates to determine the amount of discharge that is released at each location. The US 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 United States Geological Survey site, the average monthly rate for June 2022 for Cub Creek is 46.9 CFS, Staunton River at Brookneal is 1311.0 CFS, and Staunton River at Randolph was 1620.0 CFS. According to the United States Geological Survey site, the average monthly rate for January 2023 for Cub Creek is 96.1 CFS, Staunton River at Brookneal is 2150.0 CFS, and Staunton River at Randolph was 2998.0 CFS. (See Figure 35).

**Figure 35: June 2022 and January 2023 Average River/Stream Flow Rates**

Flow Rates Measured by Cubic Feet per Second (CFS)		
River/Stream	January 2023	June 2022
Cub Creek	96.1	46.9
Staunton River at Brookneal	2150.0	1311.0
Staunton River at Randolph	2998.0	1620.0

**Source: United States Geological Survey**

### Farmland

The number of farms within Charlotte County has fluctuated over the course of the last 20 years. 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. According to the 2017 USDA Agriculture Census, Charlotte County has 460 farms with an average of 264 acres within each farm. Since 1997, Charlotte County has seen a decrease in the number of farms by 118. While the number of farms may have decreased, the average size of farms has increased by 20 acres within the same time frame. See Figure 36.

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**Figure 36: Charlotte County Agriculture Summary**

	1992	1997	2002	2007	2012	2017
<i>Number of Farms</i>	451	578	535	489	518	460
<i>Farm Land (acres)</i>	112,944	141,578	133,719	125,531	149,355	121,667
<i>Average Size per Farm (acres)</i>	250	244	250	257	288	264
<i>Harvested cropland (acres)</i>	19,138	20,211	19,827	24,334	30,013	33,746
<i>Pastureland (acres)</i>	-	50,144	41,869	40,736	39,098	29,658
<i>Farm Receipts</i>	\$14,561,000	\$16,640,000	\$15,805,000	\$19,386,000	\$21,678,000	\$25,976,000
<i>Receipts - Crops</i>	\$8,697,000	\$9,479,000	\$6,585,000	\$6,668,000	\$11,104,000	\$9,810,000
<i>Receipts - Livestock</i>	\$5,864,000	\$7,039,000	\$9,220,000	\$12,719,000	\$10,574,000	\$16,166,000
<i>Hired Farm Workers</i>				391	509	403
<i>Farm Labor Payroll</i>				\$1,487,000	\$2,543,000	\$1,522,000

**Source: 1992, 1997, 2002, 2007, 2012, and 2017 USDA Census of Agriculture**

### Crops and Livestock

Charlotte County grows a variety of crops throughout the growing season. While some crops such as Tobacco have 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 2017 Census of Agriculture, soybean has increased by 9,695 acres since the 2007 Census.

Not only does Charlotte County grow a number of crops, the County's residents also raise a number of livestock. According to the USDA 2017 Census of Agriculture, dairy cattle declined within the county by 655 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

## Charlotte County Comprehensive Plan, 2024 - 2029

closely estimated by the public. Because of this disclosure rule, 2007 and 2012 data regarding the hogs and Pigs inventory is not available for public knowledge. The growth and decline of crops and livestock are denoted in Figure 37.

**Figure 37: Charlotte County Select Farm Activities**

<i>Crop</i>	Acres 2007	Acres 2012	Acres 2017	Change from 2007 - 2017
<i>Corn (for grain)</i>	1,877	2,043	1,792	-85 acres
<i>Corn (for silage)</i>	1,027	873	325	-702 acres
<i>Soybeans</i>	1,790	7,639	11,485	+9,695 acres
<i>Tobacco</i>	976	738	523	-543 acres
<i>Wheat</i>	1,885	2,766	2,033	+148 acres
<i>Hay (all types)</i>	16,794	16,077	16,587	-207 acres
<i>Vegetables</i>	307	195	194	-113 acres
<i>Orchards</i>	28	104	104	+76 acres
<i>Grapes</i>	21	71	73	+51 acres
<b>Livestock</b>				
	2007 Inventory	2012 Inventory	2017 Inventory	Change from 2007-2017
<i>Beef Cattle</i>	8,507	8,716	8,662	+155 Animals
<i>Dairy Cattle</i>	1,303	909	658	-645 Animals
<i>Horses and Ponies</i>	709	527	623	-86 Animals
<i>Hogs and Pigs</i>	D	D	14,876	-
<i>Sheep and Lambs</i>	155	189	270	+115 Animals
<i>Goats</i>	205	487	458	+253 Animals
<i>Poultry (Layers Only)</i>	28,508	1,764	5,252	-23,256 Animals

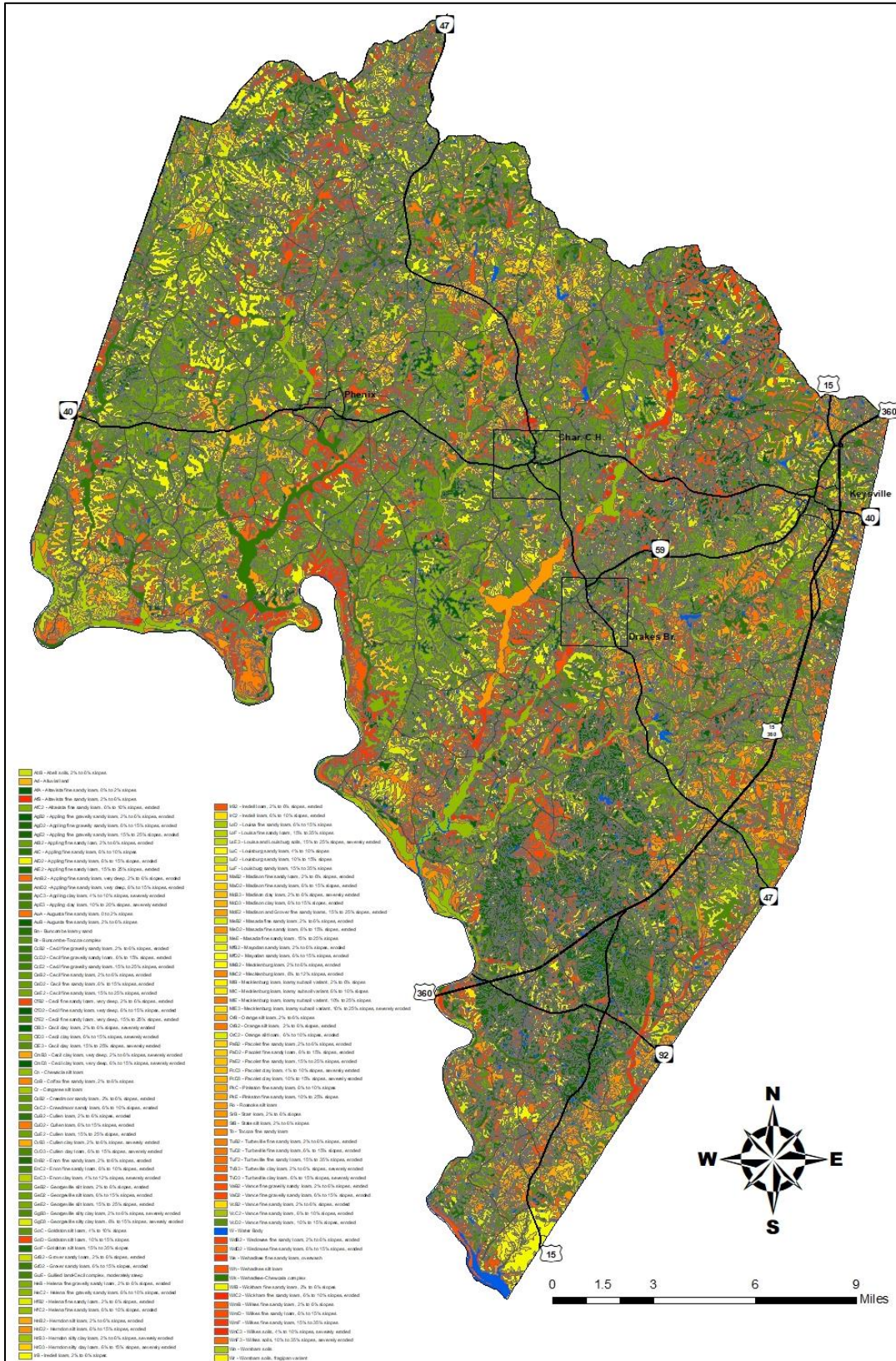
**Source: 2007, 2012, and 2017 USDA Census of Agriculture**

### Soil

Charlotte 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 – Charlotte County Virginia, United States Department of Agriculture Soil Conservation Service and Virginia Polytechnic Institute and State University, 1974. The different types of soils in Charlotte County are denoted in Map 25.

# Charlotte County Comprehensive Plan, 2024 - 2029

## Map 25 – Soils in Charlotte County



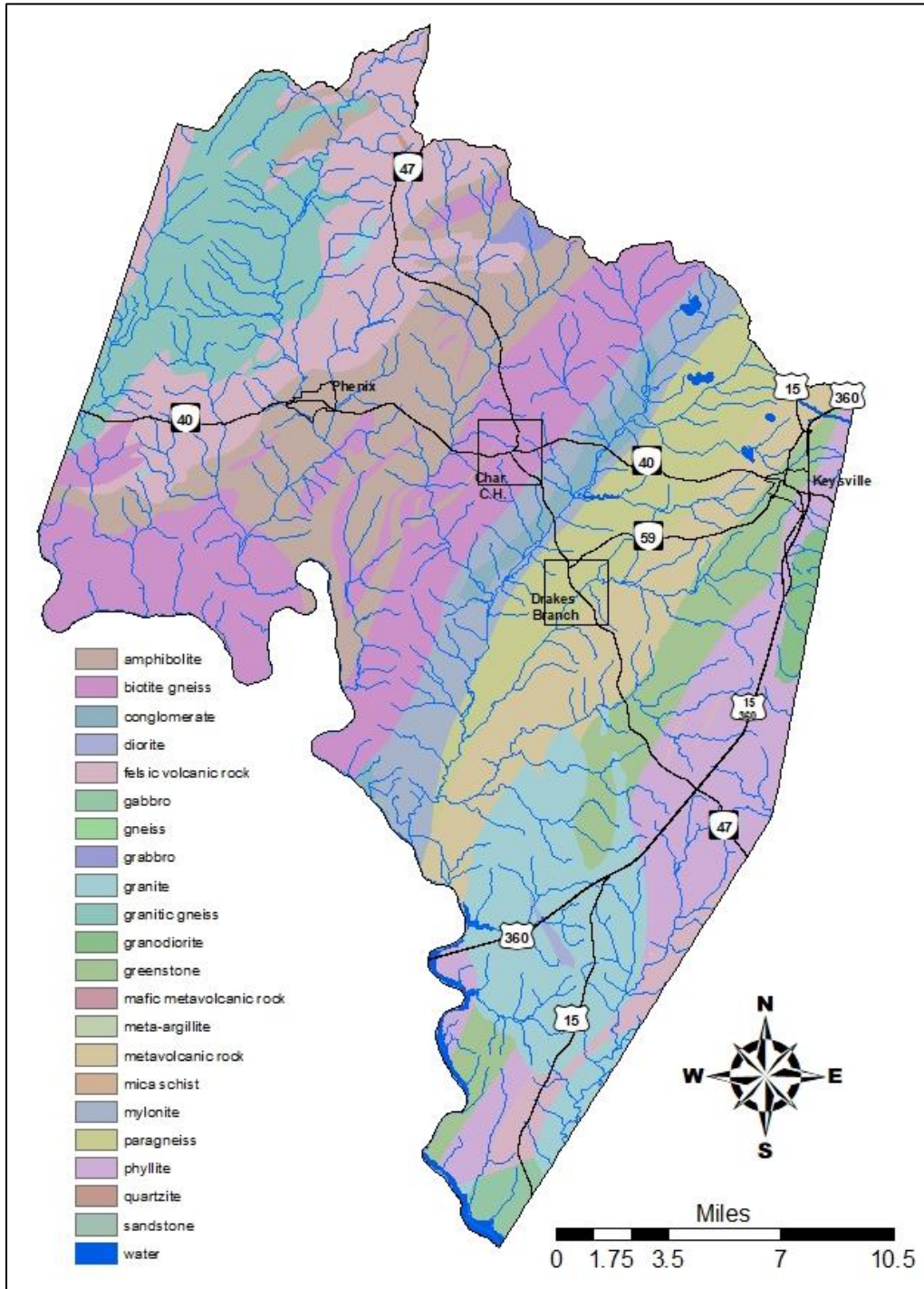
Map created by CRC – November 2021 (source: USDA Natural Resources Conservation Service)

# Charlotte County Comprehensive Plan, 2024 - 2029

## Rocks/Minerals

Map 26 shows the different rock/mineral types in Charlotte 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, gneiss, felsic volcanic rock, schist and granite rocks.

Map 26 – Rock/Mineral Types in Charlotte County



Map created by CRC – August 2022 (source: Virginia Energy)

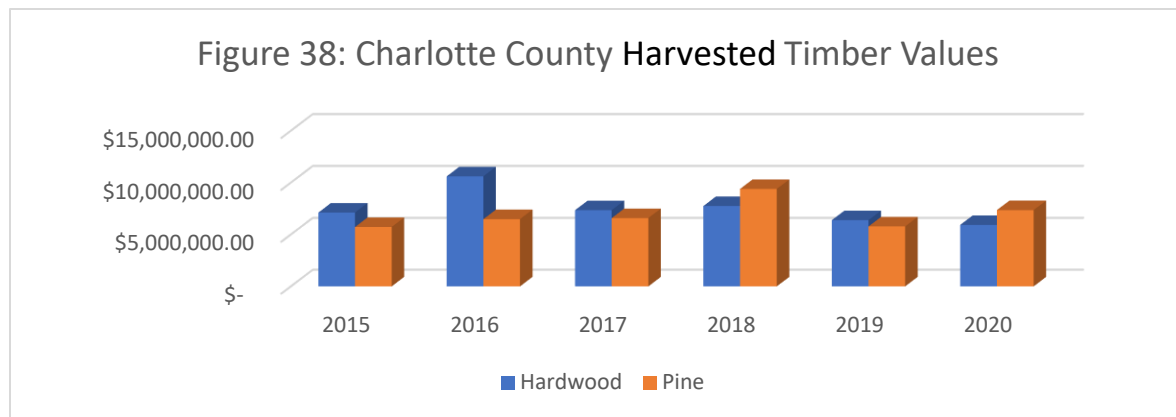
## Charlotte County Comprehensive Plan, 2024 - 2029

### Forestland/Wildland Urban-interface

Forests make up a large part of Charlotte County, both in terms of acreage and economic yields. There are 214,597 total acres of forestland in Charlotte County, according to the 2020 data from the USDA Forest Service. 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 considered for classification as one (1) acre with forest strips must be at least 120 feet wide. Of that total, 5,005 acres are publicly owned and 209,592 are privately owned. The Charlotte State Forest is the only publicly owned forest in the County with the total of 5,005 acres. These figures are based on 39 forest inventory plots checked at a 5-year interval. Dominant soft species in the area include loblolly pine, shortleaf pine, Virginia pine and red cedar. Dominant hardwoods include white oak, red oak, yellow poplar, hickory, black gum, red maple and birch. Figure 38 shows the harvested timber volumes of wood products in Charlotte County from 2015-2020. The harvested timber volumes are measured in units of 1000 cubic feet (cu ft). The timber volumes are based on figures self-reported by the forest industry to the Department of Taxation.

The total stumpage value of the wood products harvested from Charlotte in 2020 (the most recent year for which data is available) was \$12,307,939.63. Of this, \$7,347,649.83 was in pine value and \$5,922,123.00 was in hardwood value with the remainder coming from mixed chips (\$38,166.80). Figure 39 shows the values of wood products in Charlotte County from 2015 to 2020.

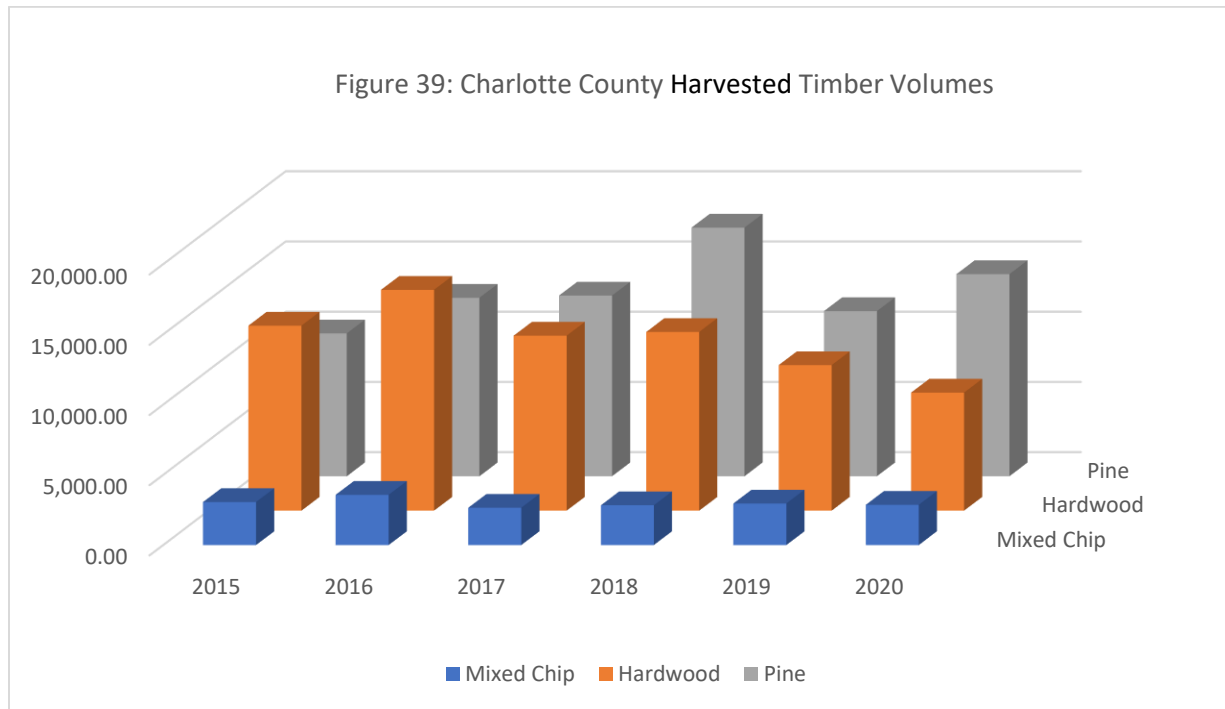
Charlotte County is served by several timber mills and is home to many forestry consultants and timber managers. They work to monitor the timber markets and respond to product demands. Additionally, they work with the VDOF to control insect or disease outbreaks and keep the forest healthy. Forest landowners 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.



Year	Pine	Hardwood	Total (including Mixed Chips)
<b>2015</b>	\$5,720,807.78	\$ 7,111,839.14	<b>\$ 12,873,540.92</b>
<b>2016</b>	\$6,477,634.90	\$ 10,603,791.33	<b>\$ 17,129,104.22</b>
<b>2017</b>	\$6,577,011.25	\$ 7,342,151.71	<b>\$13,954,557.96</b>
<b>2018</b>	\$9,385,768.34	\$ 7,744,451.60	<b>\$17,169,665.94</b>
<b>2019</b>	\$5,776,995.15	\$ 6,379,216.07	<b>\$12,195,626.63</b>
<b>2020</b>	\$7,347,649.83	\$ 5,922,123.00	<b>\$13,307,939.63</b>

Source: Virginia Department of Forestry

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Year	Harvested Pine	Harvested Hardwood	Harvested Mixed Chip	Harvested Total	Total Forestland
<b>2015</b>	10,169.07	13,171.97	3,060.00	26,401.05	220,100
<b>2016</b>	12,704.67	15,719.96	3,576.00	32,000.63	223,585
<b>2017</b>	12,843.55	12,458.28	2,655.00	27,976.83	218,129
<b>2018</b>	17,699.86	12,721.43	2,883.00	33,304.29	213,941
<b>2019</b>	11,755.51	10,360.03	2,956.31	25,071.84	213,956
<b>2020</b>	14,390.48	8,406.10	2,862.51	25,659.10	214,597

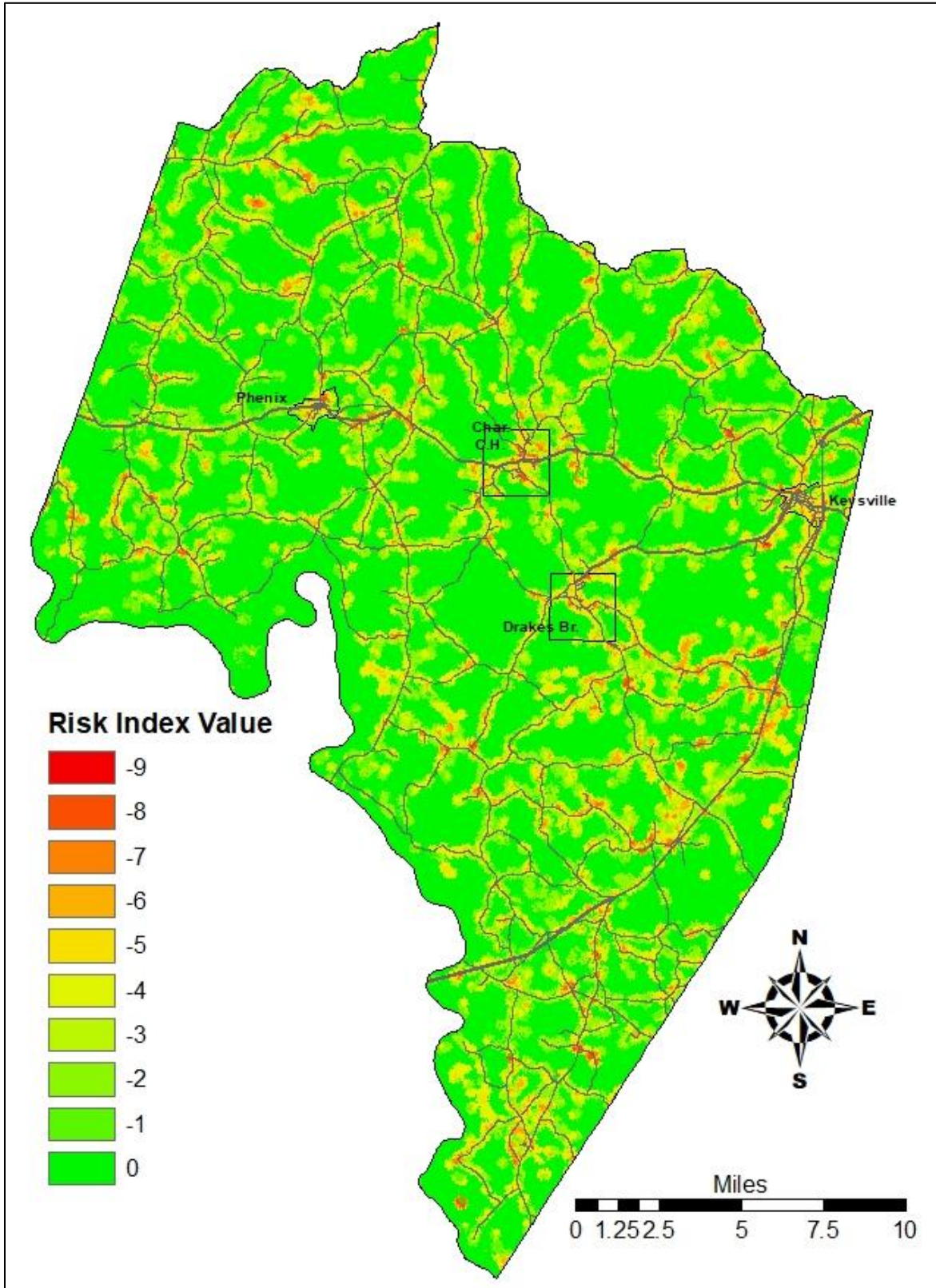
Note: The Harvested Timber Volumes are measured in units of 1000 cubic feet (cu ft)

**Source: Virginia Department of Forestry, USDA Forest Service**

The Wildland Urban Interface (WUI) Risk Index for Charlotte County is shown in Map 26. 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.

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## Map 26 – Wildland-Urban Interface Risk Index



Map created by CRC – August 2022

(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)