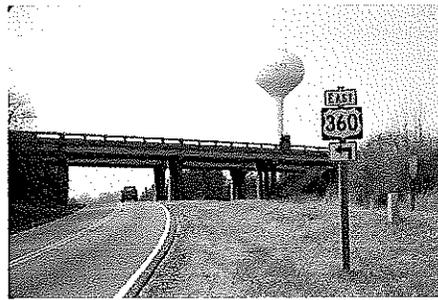


Amelia County, Virginia
Revised Comprehensive Plan
2000 - 2025



May 16, 2001
Including Amendments June 23, 2005

County of Amelia, Virginia

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Norma J. Duty

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Kenneth Llewellyn, Jr.

Support Personnel

JoAnne Ozmore

Consulting Team

Herd Planning & Design, Ltd.

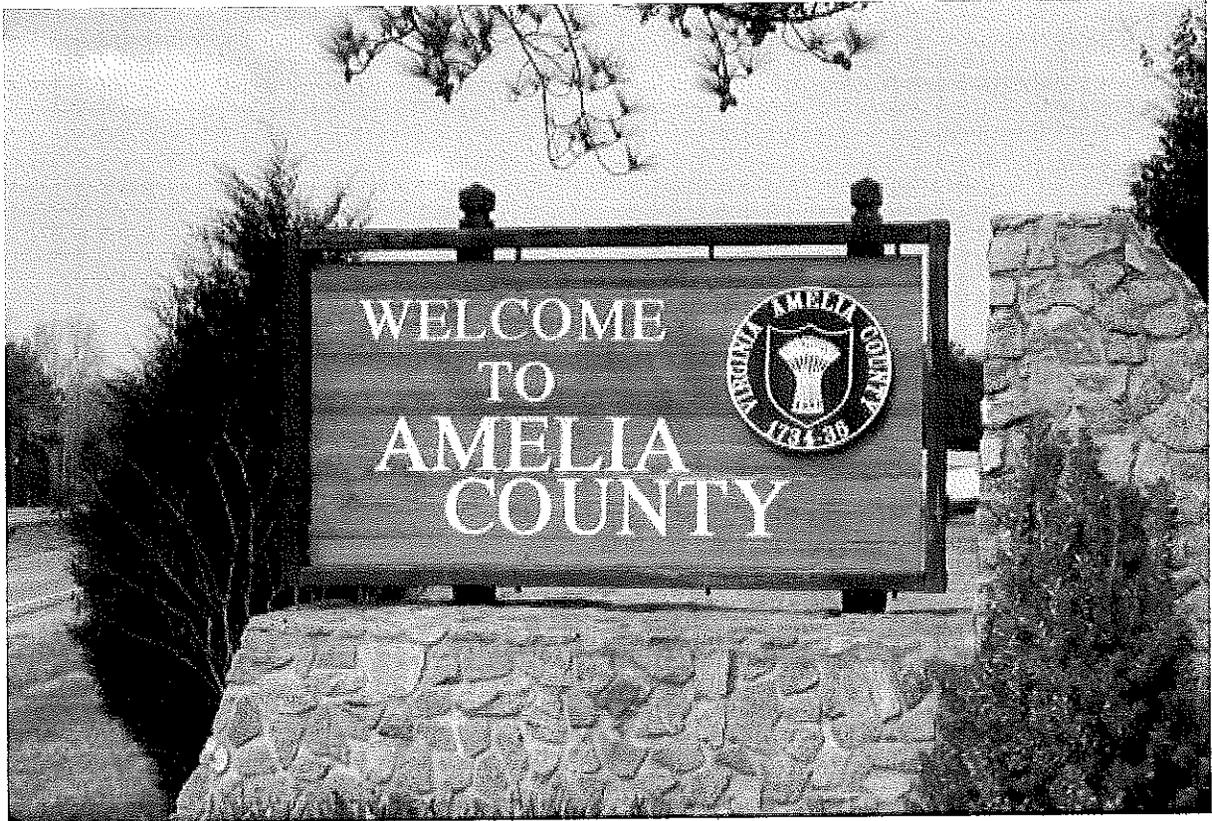
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This Comprehensive Plan was held for public hearing, refined and certified by the Planning Commission on February 26, 2001; held for public hearing by the Board of Supervisors in March; and adopted on May 16, 2001. It is based upon input from the general public, the consulting team, the County Staff, the Planning Commission and the Board of Supervisors.

Amendments to Part VI were adopted on December 17, 2003, as noted herein.

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I. Introduction

The Amelia County Board of Supervisors adopted a completely new Comprehensive Plan on February 15, 1995 to replace the former Plan that was adopted in 1991. The 1995 Plan was the result of more than a year of work by the County Planning Commission, citizens and Board. The Plan received an award from the Virginia Chapter of the American Planning Association in 1996, and has served the County well as a guide for planning and zoning decisions since its adoption.

However, significant changes have occurred in and around Amelia County since adoption of that Plan, and therefore, the County has updated its Plan in order to better address the growth pressures it now faces.

This new Comprehensive Plan is an update of the 1995 Plan, and is the result of several months of work by the Planning Commission and the consulting team. The first draft was held for public hearing by the Planning Commission on February 26, 2001 and after making minor refinements, the Planning Commission certified the draft to the Board of Supervisors on that date. The Board of Supervisors held a public hearing in March. The new plan replaces the current (1995) Plan. The new Plan is not a complete re-write of the 1995 Plan, but rather contains key additions, updates and refinements of data, policies and land use strategies. The basic goals and objectives remain the same, but this updated draft Plan contains new strategies to achieve those goals.

A. The Purpose and Legal Basis of a Comprehensive Plan

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

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

Section 15.2-2223 of the Code of Virginia requires that every governing body in the Commonwealth adopt a Comprehensive Plan for the territory under its jurisdiction by July 1, 1980. Section 15.2-2230 requires the local Planning Commission to review that plan at least once every five years.

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

- improve the public health, safety, convenience and welfare of the citizens

- plan for future development with adequate highway, health, recreational and other facilities
- recognize the needs of agriculture, industry and business in future growth
- preserve agricultural and forestal land
- provide a healthy surrounding for family life in residential areas
- provide that community growth be consonant with the efficient use of public funds.

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

It further states that the comprehensive plan shall be general in nature in that it shall:

- designate the general or approximate location and character of features shown on the plan, including where existing lands or facilities are proposed to be extended, removed or changed;
- show the long-range recommendations for the general development of the territory and may include such items as the designation of areas for different kinds of public and private land use, a system of transportation facilities, a system of community service facilities, historical areas, and areas for the implementation of groundwater protection measures.

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

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

B. Creating a New Comprehensive Plan for Amelia County

Although Amelia County has a relatively small population and is largely a rural, agricultural community, it has experienced a significant amount of growth and development during the past two decades. Rural residential growth has been particularly significant during the past several years, subsequent to adoption of the 1995 Plan. The impacts of this growth have produced heightened concerns among citizens about a variety of issues, including the cost and quality of public facilities and services, environmental impacts, the threat of suffering a loss or reduction in the County's rural character and agricultural land uses, as well as other concerns detailed in this Plan.

This comprehensive planning process undertaken for the 1995 Plan addressed the major concerns of County residents by identifying the fundamental, long term goals for community development for the next five to 20 years, as well as the policies for public

facilities, utilities and land use which the County will need to implement in order to achieve those goals.

This new, updated Plan draws on that earlier work, especially in terms of the underlying goals and objectives of the County's citizens. These have not fundamentally changed during the past six years. Rather, new ways of achieving those goals have been identified.

The County again retained Herd Planning & Design, Ltd. of Purcellville, Virginia to lead the update process. The process has focused on working with the Planning Commission, in addition to a public workshop in October, 2000, to identify refinements and new methods for achieving the County's goals. This draft Plan is the result of that work.

C. Scope of the Plan and Schedule of Work

The work of preparing the new Comprehensive Plan was divided into four major tasks, with substantial public input at key points in the process. These tasks were:

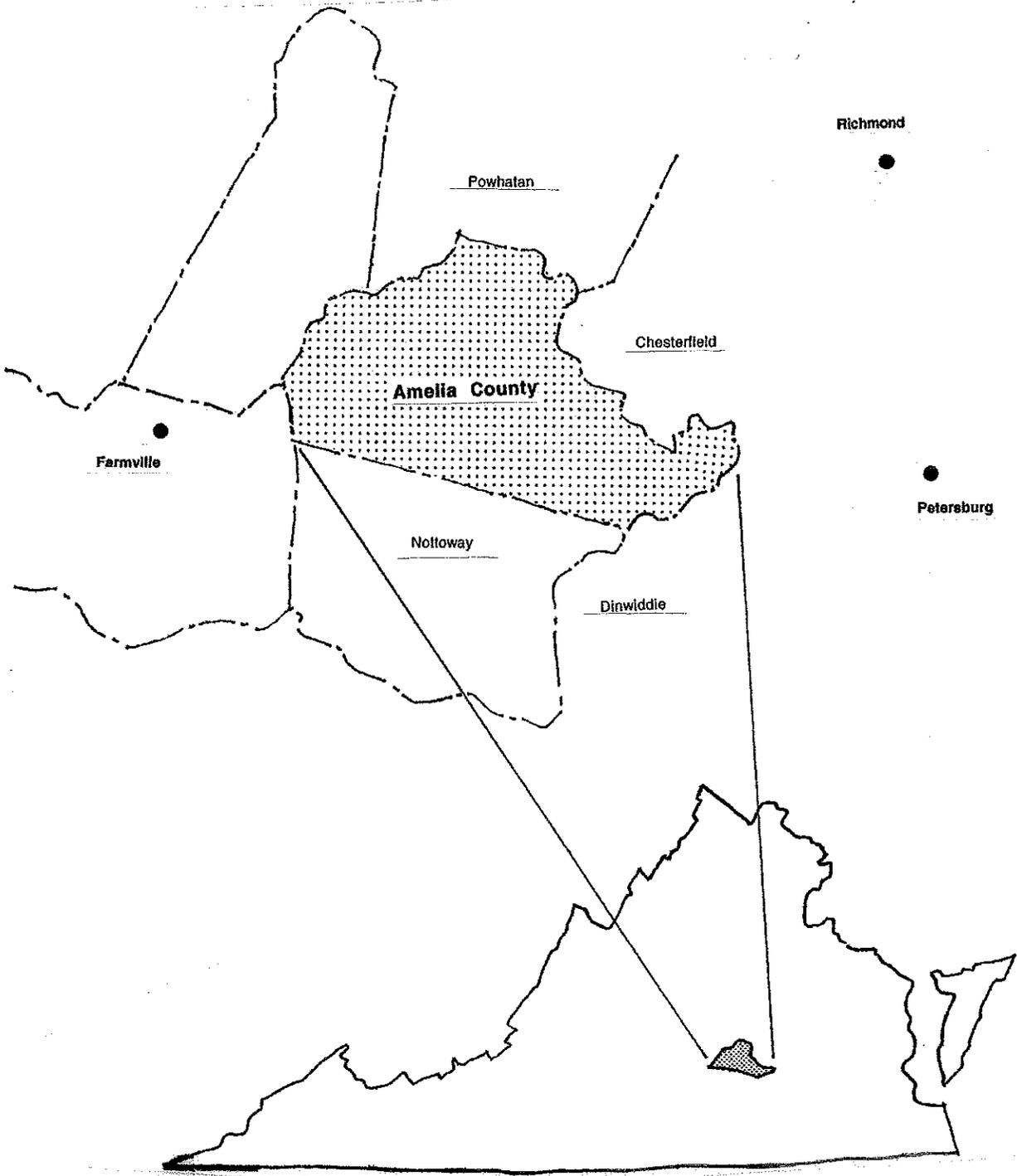
- Background Research and Analysis - updating the key data that supports the Plan's policies
- Review Plan Goals & Objectives - reviewing the basic goals to ensure that they continue to reflect the long term desires of the County
- Prepare & Evaluate Alternative Scenarios - examining alternative methods to achieve the goals
- Prepare Updated Comprehensive Plan Elements - preparing updated policies and growth management strategies

The focal points of the update tasks were land use, transportation and public facilities.

The Planning Commission held a Public Hearing on the initial Draft Plan on February 26, 2001 and certified a refined draft to the Board on that date.

The Board of Supervisors reviewed the Planning Commission's Certified Draft Plan. The Board held its public hearing in March, 2001, and after completing its review and making appropriate modifications, the Board adopted the new Comprehensive Plan on May 16, 2001.

Figure II-1
Regional Location of Amelia County



II. Major Planning Issues

A. Methods of Identifying Issues

During the original planning process in 1993-95, key issues were identified. These were reviewed by the Planning Commission during the 2000-2001 update and found to be still relevant. These issues provided a basis for establishing the County's planning goals and policies for this Comprehensive Plan.

The major issues outlined in this Plan were identified through six methods during the original process in 1993-95:

A written survey of citizen opinion, Countywide. The County mailed a written survey to every postal customer in the County in early January of 1994. Over 4,000 survey forms were mailed and more than 600 (15%) have been completed and returned by the recipients. This response rate is considered to be very good for such a community wide mail survey effort.

Three public Issues Meetings. In late January and early February of 1994, public forum meetings were held at the Mt. Hope and Chester Grove churches and at the Amelia High School Commons. All citizens were invited to these meetings which provided a further opportunity for citizens to offer their opinions about the County's issues and priorities, and to hear each other's ideas.

Two public Vision Meetings. In March of 1994, two public forum meetings were held at the Amelia High School commons to allow citizens at large to refine and affirm the major issues and to create a vision of the future of the County. These vision forums built upon the citizen input received at the three earlier issues meetings.

A series of personal interviews with local leaders. In the late autumn of 1993, the consulting team conducted personal interviews with more than 20 County officials, civic leaders and business people, including the Planning Commission and Board of Supervisors. These interviews focused on identifying the County's major issues and assets, as well as potential opportunities for the County's future.

In addition to these interviews, the consultants met with several government classes at Amelia High School in the late winter of 1994 to get input from students about what they wanted for the future of their County.

Research and analysis of available technical data. During the autumn and winter, the consulting team collected and analyzed data on a range of aspects of the County, including such elements as land use patterns, environmental features, transportation conditions, population growth trends and capital facility needs. Much of this information is contained in this Plan and has helped to further enhance the understanding of many of the issues identified by local citizens during the other three efforts described above.

Discussions with the Steering Committee. The Steering Committee held seven work sessions from February through June, 1994, to review the citizen input and technical information and to contribute its own analysis of the issues.

B. Major Issues Facing Amelia County

Issues were identified and sorted in terms of two major components:

1. the County's most important assets which merit protection, and
2. the major problems or challenges that the County faces now or will face in the future.

The following list of community assets and challenges was distilled from all of the input received at the public meetings during the 1993-95 process. -Following this list is a concluding summary which also considers the information compiled by the consulting team. (Note that the items shown below in italics are those which received the most multiple mentions during the meetings, interviews and in the survey responses.) At the end of this section are highlights from a preliminary compilation of survey results.

1. Amelia County's Most Important Assets

Cultural and Community Development

- *Friendly people, good neighbors*
- *Central regional location, accessibility, proximity to cities*
- *Safety, low crime rate*
- *Small population, "small town" feel, sense of community*
- *Progressive-minded community*
- *Moderate-paced lifestyle*
- *Churches*
- *Uncongested*
- *Historic*
- *Potential for industrial growth*
- *Good residential area for retirement*
- *Proximity to colleges in region*

Environment

- *Rural character*
- *Natural beauty, open space*
- *Quiet*
- *Clean air and water, unpolluted environment*
- *Good land*

Public Facilities and Services

- *Law enforcement*
- *Low taxes*
- *Good school system, educational opportunities*
- *Good access to County Government*
- *Railroad*
- *No traffic problems; good roads*
- *Good primary road - Route 360*
- *Strong fiscal condition*
- *Good water with surface supply potential*
- *Landfill*

Economy

- *Small businesses and industries*
- *Strong agricultural based economy*
- *Reasonable cost of living*

- Timber/lumber business

2. The Most Important Problems and Challenges Facing Amelia County

Planning and Zoning

- *Rapid rate of growth and land development*
- *Controlling scattered, strip development*
- *Scattered mobile home development*
- Managing growth
- Planning for controlled growth of the County - residential and business
- Preserving farmland, forest, open spaces, scenic areas
- Zoning laws
- Maintaining rural atmosphere, rural character
- Inefficient use of land - large, scattered lots
- "Bedroom" community trend
- Incompatible land uses / spot zoning
- Closer scrutiny of subdivision plans; adequate, quality subdivisions
- Make new development pay its way
- Conflicts between rural housing and confined livestock operations
- Locating new growth in the Courthouse Village area
- Necessity of commuting to work
- Preserving historic sites in County
- Identifying growth areas
- Providing for mixed-use zoning
- Strategies to revitalize the Courthouse area
- Improved site plan and design standards (especially Route 360)
- Lack of (adequate) comprehensive plan
- Establish priorities for action

Citizen Involvement

- More citizen involvement
- Social, financial and racial divisions
- Pull people together into common purpose
- Community split over the landfill issue
- Bring the races together
- Fostering community pride
- Common expectation of the "free lunch" (nationwide issue)
- Need for good leadership
- Educating citizens about their responsibilities
- Ensuring that public has a voice in government
- "No growth" attitude; avoiding the "NIMBY" syndrome ("not in my back yard")

Housing

- Lack of rental housing
- Lack of low/moderate income, affordable housing
- Planning and caring for the underclass citizens of community

Economy

- *Getting clean industry, lack of job opportunities*
- *Bringing in light industry, jobs that won't destroy County's assets*
- Protecting agricultural industry
- Protecting timber industry
- Lack of incentive for industry; negative attitude toward industry
- Lack of jobs, especially for blacks
- Provide better jobs, promoting industrial growth
- Small business survival, supporting existing businesses

- Existing site for industrial park in wrong place; location of industrial sites
- Identifying compatible business and industries to complement economic base

Environment

- *Protecting natural resources, good environmental quality*
- *Preservation of open space, prime farmland, scenic beauty*
- Protecting groundwater; threat to groundwater of low density housing on wells
- County landfill
- Poor soil percolation

Public Facilities and Services

- *Providing new and adequate schools*
- Making schools the center/focus of communities
- Improve educational system - teach basics, raise standards
- Renovation of schools
- Need new middle school
- *Water, sewer*
- Needed public sewer and water, updating
- Lack of good public water supply and sewer service
- Funding for water for the Courthouse area
- Lake Genito - will it become a reality?
- Providing public water for the Courthouse Village area
- *Crime*
- Law enforcement issues
- Safety - crime and roads
- *Cost of services caused by growth*
- Balancing taxes and services
- Lack of infrastructure
- Cost of services to new residents - impact on existing residents
- Ensuring incoming users pay for service increases
- Use of landfill revenues - earmark for capital facilities investments
- Direct development to areas proposed or already served by adequate public facilities
- Providing adequate public facilities - utilities, parks, infrastructure, schools
- Lack of adequate County office space
- *Narrow roads*
- Road safety
- Need for paved roads
- Recommendations for road construction/improvements
- Providing recreation facilities and services
- Fire and rescue services; potential paid fire and rescue service
- Need new fire station in Amelia

3. Synthesis and Summary of Major Planning Issues

a. The overall affect of residential and business growth on the County.

Potential concerns:

- How should the County manage residential growth - what kind, location and pattern of residential development is preferred?
- How much and what kind of business growth can and should the County attract, and at what locations?
- What actions, if any, should the County take to attract specific kinds of development?

b. The affect that the location, type and pattern of future rural residential development may have on:

- conflicts with intensive agricultural operations
- conversion of agricultural and forestal land
- traffic capacity and safety on rural roads
- natural beauty of the landscape
- groundwater supply
- tax base and fiscal strength of County
- housing affordability

Potential concerns:

As scattered rural residential development continues, the land use conflicts may increase, road capacity may be reduced, groundwater quality may be degraded, the tax burden on all citizens may increase, yet the cost of housing may go up as well. The burden of all of these impacts will likely be felt by the citizens at large. Yet individual landowners will likely want to retain the ability to develop their property at a reasonable density and cost in order to meet the market demand for new housing, including housing types with lower sales costs such as mobile homes.

These conflicting needs can be balanced and the potential negative impacts can be prevented or reduced, if the location, type and pattern of future rural housing is planned and managed so as to provide features such as, adequate:

- spacing and dispersion of septic fields
- distances and/or buffers between houses and farms
- distances between new public road entrances

c. Traffic capacity and safety of Route 360 as growth occurs along it.

Potential concerns:

As growth proceeds westward through Chesterfield County, the pressure to locate businesses as well as residential subdivisions along Route 360 will increase. Route 360 is an extremely valuable public facility and resource for economic development for the citizens of Amelia County, yet experience has shown that without proper and rigorous planning, such major roads will become clogged by "strip" development with multiple entrances and traffic lights, thereby destroying the value of the road corridor for local and regional travelers.

d. Sewer and water system improvements in the Courthouse area, including:

- planning, financing, design and construction of such improvements
- determining which, if any, other areas of the County should be provided with such services

Potential concerns:

In addition to water quality problems in the Courthouse area which have been ameliorated by recent construction of a central water system, there is the potential for using utilities to help guide development to appropriate and preferred locations, of which the Courthouse is the major one. In addition, there may be other areas of the County that if provided with utilities could provide economic and environmental benefits to the County as a whole.

e. Effectiveness of the County's existing zoning and subdivision regulations in supporting it's long term planning goals.

Potential concerns:

The County's existing zoning regulations and subdivision requirements should be reviewed again, in light of recent development trends during the late 1990s, to ensure that new development will not unduly harm the County's resources and will contribute to the community's long term goals. Concerns such as minimum lot sizes, allowable uses in rural areas, buffers and set-backs between adjoining uses, open space requirements, minimum road frontage requirements, the amount and type of roads and utilities provided by developers, and similar issues should all be reviewed and balanced in terms of their consistency with County goals.

f. Potential affects of various regional, statewide, national and international trends on Amelia's economy and culture. These could include changes in:

- communications and transportation technology and pricing
- fuel prices
- industrial production technology
- labor force demands
- state and federal government regulations
- demographic changes such as aging, income, education, lifestyles, etc.
- broader economic changes such as interest rates, inflation rate, international market changes and competition, etc.

Potential concerns:

Changes that occur outside of the County can greatly affect the local quality of life. Changes in national economic trends and technologies are obvious examples. The County may want to examine some of the more likely changes, establish ways to monitor them and begin preparing to take advantage of the positive changes and protect against the potential impacts of the negative ones.

g. The local, community decision-making process.

Potential concerns:

While Amelia County has a long history of community cooperation and self-reliance, it also has suffered some recent stress and division over a variety of difficult issues. Conflicts within the community are likely to continue to increase as the County grows. Two key factors affecting the level of conflict will be:

- the rate and number of new residents moving to the County from urban and suburban areas and the resulting pressures on the tax base caused by the increasing demand for services, and
- the rate of growth in the surrounding region and the associated increase in regional traffic, environmental impacts and other forms of development activity.

The County may want to consider ways in which it can help prevent or minimize the common conflicts and frustrations that are often associated with growth pressures. These could include establishing processes for involving citizens earlier and more actively in community-wide planning decisions, as it has done with its Comprehensive Plan.

4. Highlights from Countywide Survey

The preliminary results of the 1994 countywide survey of citizen opinion regarding issues were included in the above summaries of key issues identified by citizens and are shown in the table on the following page.

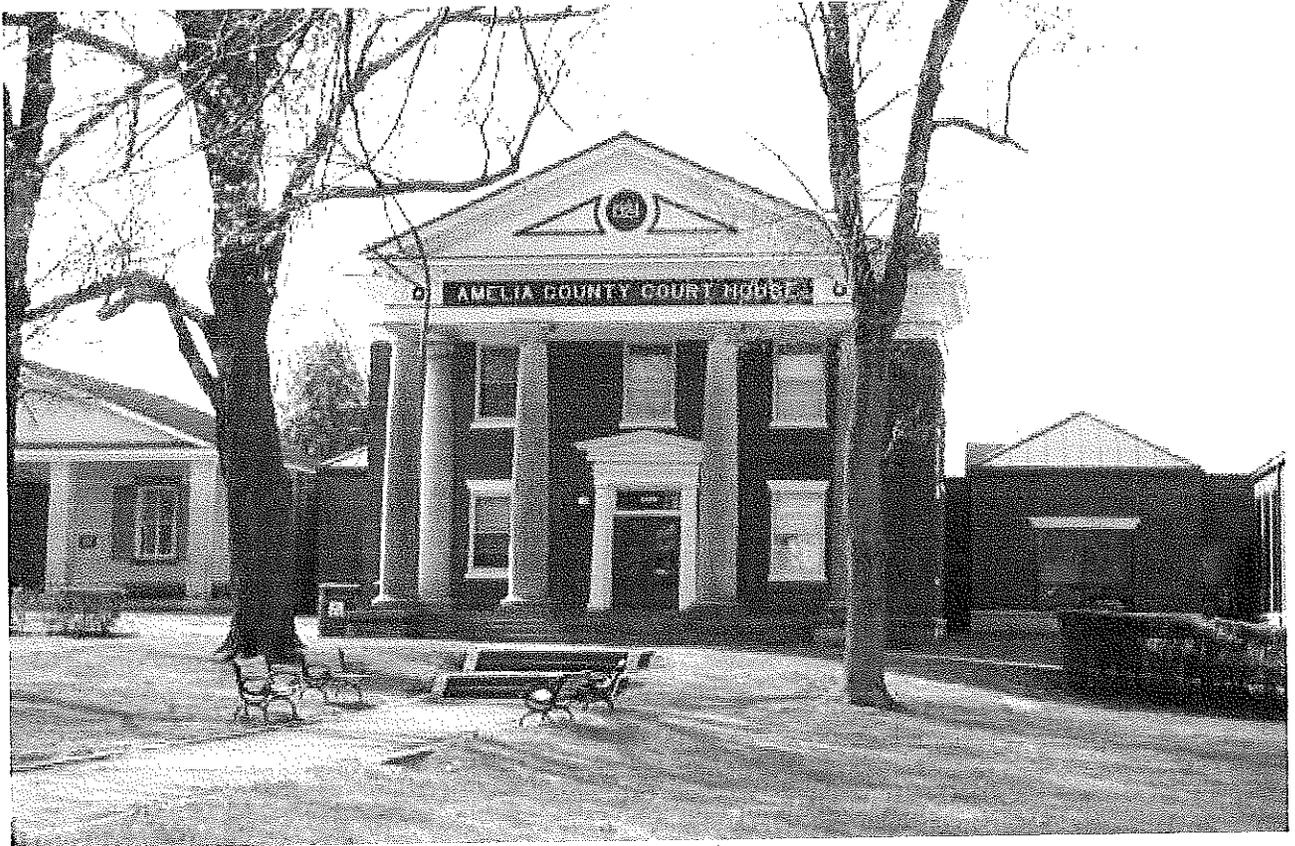
Note that 603 total surveys (15% response rate, which is considered good for these types of surveys) were completed and returned to the County. Total responses to each

question varied somewhat because not everyone filled in a response to each question. Further, the first two questions asked for up to three responses from each person. Total responses to each question are shown in parentheses in the following table.

Table A-1

Results of County Survey of Citizen Opinion, January 1994

Selected Survey Questions	Leading Responses (number of responses shown in parentheses)
<p>1. What are the Three Best Things about living in Amelia County?</p>	<p>1. Rural Character, Open Land (421) 2. Proximity to Richmond (200) 3. Low Taxes (196) 4. Low Crime (184) 5. Clean Air and Water (174)</p> <p>(Total Responses to question - 1,707)</p>
<p>2. What are the Three Worst Problems facing Amelia County now or in the future?</p>	<p>1. Lack of Job Opportunities (403) 2. Rising or Potential Crime (168) 3. Quality of Public Schools (161) 4. Mobile Home Development (119) 5. Narrow Rural Roads (107) 6. Rapid Housing Development (105)</p> <p>(Total Responses to question - 1,517)</p>
<p>3. Amelia County's population increased by 380 people between 1980 and 1990. How many people do you <u>expect</u> will be added between 1990 and 2000?</p>	<p>1. Up to 500 additional people (214) 2. 501 to 1,000 additional people (206) 3. More than 1,000 additional people (123) 4. None or will lose population (41)</p> <p>(Total Responses to question - 599)</p>
<p>10. Which <u>best</u> identifies the area in which you live?</p>	<p>1. Courthouse Area (159) 2. Other (132) 3. Chula (102) 4. Mannboro (77) 5. Jetersville (63) 6. Paineville (51) 7. Outside Amelia County (6)</p> <p>(Total Responses to question - 590)</p>
<p>12. How many years have you lived in Amelia County?</p>	<p>1. less than 2 (48) 2. 2 to 5 (78) 3. 6 to 9 (58) 4. 10 or more (409)</p> <p>(Total Responses to question - 593)</p>
<p>14. Your age is:</p>	<p>1. Under 18 (1) 2. 18 to 34 (87) 3. 35 to 49 (208) 4. 50 to 64 (158) 5. 65 or over (133)</p> <p>(Total Responses to question - 587)</p>



Amelia County Court House

III. Inventory and Analysis: Resources and Trends

A. Regional Setting and History

Location and Size of the County. Amelia County is located approximately 35 miles southwest of the City of Richmond, at the northern edge of the region known as "southside" Virginia.

The County has a rich natural and cultural history including native American settlements, colonial settlements, modern development during the 19th and 20th centuries and a variety of productive mineral, agricultural and forestal resources.

The County is rural in character, covering an area of 366 square miles, with sparsely developed residences, community businesses and churches, interspersed in a gently rolling, central piedmont landscape of mostly agricultural and forestal land. The County's population in 1990 was 8,787 according to the U.S. Census, which set the population in 2000 at 11,400. Amelia County is bordered by the Counties of Powhatan and Cumberland on the north, Prince Edward on the west, Nottoway and Dinwiddie on the south and Chesterfield on the east, with the Appomattox River forming the northern and eastern boundary.

Creation of the County. Amelia County was created by a legislative act in 1734, and was named for Princess Amelia, the youngest daughter of George II of England. The first courthouse was erected shortly after the County was formed, and was located near the settlement of Prideville, now called Truxillo.

After the original courthouse was destroyed by fire in 1766, a new site was selected on West Creek near Dennisville, about 5 miles south of the present location in the Amelia Courthouse village. Thirty years later in 1793, this site was abandoned and another courthouse was erected on land obtained from Henry Anderson, near Pincham's Cool Spring, about 300 yards north of the present site. The original portion of the present courthouse was built in 1924 and has been expanded twice in recent years.

Amelia County was carved almost entirely out of Prince George County and originally contained what is now Prince Edward and Nottoway Counties. Prince Edward County was created in 1754 and Nottoway County in 1789.

Early Settlement of the County. The earliest inhabitants of the area that is now Amelia County are believed to have been Monacan Indians, part of a federation of the Sioux. Bacon's war in 1676 began the midland Indian's downfall, and they gradually moved from the area and the encroaching settlers that continued to arrive during the late 17th and early 18th centuries. One account says that the last tribal Indians had left Amelia by 1730.

Amelia was originally settled by early colonial settlers because much of the tidewater land had been exhausted from the growing of tobacco, and many more settlers were continually arriving, thus putting further pressure on all of the tidewater land resources.

Since the early colonial settlement, Amelia has traditionally been a tobacco growing County and a mainly agricultural economy throughout its history. It is now a very diversified agricultural industry, including not only the traditional tobacco and wheat, but also cattle, poultry, and other grains and livestock.

Mica is an abundant mineral in the County, and mines were successfully worked during the County's early years. Mineral springs had wide notoriety with Amelia Sulfur Springs a resort for all eastern and southside Virginia. Wood and lumber have been a major source of revenue since the civil war and continue to play a very prominent role in the local economy.

In the late nineteenth century, the Amelia Courthouse area was described as a "growing village with six stores and a large steam flouring mill...a tobacco warehouse and factory of immense proportion...three churches, a grade school...a large hotel...[and] a private boarding house....Amelia has as little crime as any of the surrounding counties."*

In the early years of settlement, the Appomattox River and the major creeks that feed it through Amelia, including the Deep, Flat, and Namozine Creeks, were used as "highways" to move supplies and tobacco. In about 1850, the Richmond and Danville Railroad (later the Southern Railroad Co.) was being built through Amelia County.

County Courts were granted extensive powers of local legislation in the colonial period. The Court had authority over assessments, taxes, public buildings and property, relief of orphaned children, jails, hospitals, "ordinances", merchants licenses, wills and real estate transactions, etc. Thus, the Courthouse and its associated activities were central, unifying elements of the County's political, economic and cultural life.

Amelia maintained a militia for internal security during revolutionary war. Militiamen served enlistments of four months each, came and went to take care of farms and businesses, and fought "hit and run" engagements while they were active. Compensation for serving in the Continental army was sometimes made with land rather than cash.

The County prospered between Revolutionary and Civil Wars. The population increased, homes and mills were built, and the plantation system flourished economically and culturally. The larger early plantations ranged in size from several hundred to a few thousand acres, generally around 1,000 acres. The majority were smaller, however.

Early Population Growth. The estimated total population of Amelia County in 1773 was between 15,000 and 30,000 people, of which approximately 50% to 60% of these were black. (note that these totals included the area that is now Nottoway County.)

By 1810 (in what is today the land area of Amelia County) the population was approximately 3,000 whites and 5,500 slaves, and by 1820, the population had grown to 3,600 whites or free blacks and 7,400 slaves. Of this total population, 3,732 were engaged in agriculture, 27 in commerce and 347 in manufactures.

Amelia County was greatly affected by the strife of the Civil War and was the site of some of the final events of that war. On April 4, 1865, General Lee's troops entered Amelia via Goode's bridge near the current Route 360 bridge at the Appomattox River and proceeded to Amelia Courthouse. The battle of Sailor's Creek occurred shortly thereafter and was the last major action of the Civil War. Three days later, on April 9, General Lee surrendered at Appomattox.

- * "Amelia County, Virginia: An Outline of the Soil, Productions, Minerals, etc." by Judge F.R. Farrar, 1888

Development of Transportation. The upper Appomattox River became a major commercial route in the early days as the land around the river banks was settled. By 1810, the Upper Appomattox Company had completed navigation improvements on one hundred miles of river, including a five and a half mile canal with locks, an aqueduct and a basin in Petersburg. Several side canals were built in Amelia. River traffic continued well into the 1900's.

Early Virginia settlers followed the Indian hunting and trading paths along the ridges where there was less mud and fewer hills. Roads gradually evolved from these paths, connecting stores, mills, County seats, bridges, ferries, churches and ordinaries (inns). Cross lay roads (corduroy) were built to improve on the mud surfaces and later, sandy soil was placed on top of the clay to provide a firmer and smoother surface for travel.

The first autos in the County were seen in the early 1900's. There were only two autos in Jetersville in 1916. Macadam hard surface roads came to Amelia in 1930's as auto use increased. First the Richmond Road (Route 360) was paved, and then the road toward Mannboro and finally to Clementtown. Well into 20th century, blacksmith shops were important and common businesses to serve the typical vehicles of the day which included buckboards, surreys, ox carts, wagons, buggies and carriages.

The railroad changed travel habits substantially. Instead of shipping tobacco and wheat to Petersburg down the Appomattox River, most commodities were sent to Richmond by train instead. This began to fundamentally change the orientation of development and human activity from a focus to the river, to a focus on the rail lines.

Tourism increased with the use of the railroad, including visits to Otterburn Springs near Amelia. Communities located along the railroad thrived, while others such as Paineville began to dwindle. Chula grew around the railroad, and at one time included several stores, a telegraph office, two rooming houses and a depot. Bus lines and autos forced the railroad to discontinue passenger service by 1957. Now, the main rail cargo is pulpwood.

As roads improved, public stage coaches delivered mail and passengers, as well as magazines and newspapers. Mail delivery to post offices was once a week in 1894, expanding to three times a week by 1900 and then soon after, was delivered every day. In 1909 rural mail delivery service was established.

Telephone service began in Amelia in 1903 when eight telephones were installed - four in the Brackett's bend area and four at Chula.

Development of Churches and Education. Amelia County was originally under the jurisdiction of the Anglican Parish of Bristol, formed in 1642. When Amelia County was formed in 1734, it was designated as Raleigh Parish.

The Presbyterian Church established in 1756, and in 1768 there was a petition to license the Separate Baptist Church. In addition to Anglican, congregations in 1775 included Presbyterian, Baptist and Friends. There was a Methodist Episcopal Circuit by 1790 and the Reformed Baptist movement came to Amelia around 1820.

Providing education services in the early years of the County was very difficult with a dispersed population and limited transportation facilities. No real villages were present in

the County until after the Civil War. Most people lived on plantations or individual farms. Therefore, education was provided mainly at the family level, sometimes at the community level and sometimes with assistance from churches. Boarding schools were used, too, as well as live-in tutors for all children in a family group.

The Virginia constitution of 1868 required that a statewide public school system be established. The first Amelia public school was held in the hotel in the village about 1871. In 1881, the first public school building was erected, a one room frame building. By 1885 there were 19 public schools for whites and by 1887 there were 21. Transportation of students to the Amelia school began in 1911 as a means of achieving the necessary enrollments. This transport evolved from wagons to buses during the next several years.

In 1951 the Amelia school became a 12 year system. In 1964 Amelia County public schools were integrated and the one and two room schools were closed, the last one in 1966. In 1969 the system was unified.



People gardening in the Court House village

B. Population

1. Population Trends

Local and Regional Growth. Although the size of Amelia County's population declined steadily between 1920 and 1970, the rate of decline slowed during the 1950's and 1960's. The County's population then began growing during the 1970's and has continued to grow substantially during the past two decades, with a substantial increase of nearly 30% during the 1990s. Table B-1 below shows the past trends in population growth in the County.

Table B-1
Total Population Growth in Amelia County
1920 - 2000

Year	Total Population	Population Added	Percent Change
1920	9,800	--	--
1930	8,979	-821	-8.4%
1940	8,495	-484	-5.4%
1950	7,908	-587	-6.9%
1960	7,815	-90	-1.2%
1970	7,592	-223	-2.9%
1980	8,405	+813	10.7 %
1990	8,787	+382	4.5%
2000	11,400	+2516	28.6%

Sources: U.S. Bureau of the Census; Piedmont Planning District Commission; Virginia Employment Commission; Herd Planning & Design

Much of the increase in population in recent years has come from a net "in-migration" of people moving into the County from other areas. This growth has been supplemented by a natural increase caused by a greater number of births than deaths within the population.

The rate of population increase between 1990 and 2000 was even larger than the double-digit increase during the 1970s, and the increase in absolute numbers of people was larger still. More than 2,600 people were added to the County's population for a total increase of nearly 30% for the decade (29.7%).

It is also important to note the regional context in which Amelia County is situated in terms of growth trends and potential. Neighboring Chesterfield County to the east has grown very rapidly during the past two decades, reaching a population of over 209,000 in 1990 and a population of 259,903 in 2000. Although Amelia County has not experienced the huge *absolute* growth of Chesterfield, Amelia's *percentage rate* of population increase has been higher than Chesterfield and most other counties in the state. A comparison of recent growth rates of neighboring Counties is shown in Table B-2 below.

Table B-2
Recent Population Growth of Neighboring Counties 1980 - 2000

(all figures are rounded)

Neighboring Counties	Total Population 1980	Total Population 1990	Percent Change	Total Population 2000	Percent Change
Chesterfield	141,400	209,000	48%	259,903	24%
Powhatan	13,100	16,000	22%	22,377	40%
Cumberland	7,900	7,800	-1%	9,017	16%
Prince Edward	16,500	17,300	5%	19,720	14%
Nottoway	14,700	15,000	2%	15,725	5%
Dinwiddie	22,600	21,000	-7%	24,533	17%
Total in Piedmont Planning District*	83,550	84,900	1.6 %	97,103	14%

Sources: U.S. Bureau of the Census; Herd Planning & Design

Note:* Piedmont Planning District includes the Counties of Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway and Prince Edward

The proximity of the cities of Richmond and Petersburg and the Town of Farmville creates further regional growth pressure on Amelia County, particularly in terms of residential demand, as people look for more affordable land prices within a reasonable commuting distance of those employment centers.

Neighboring Chesterfield County also contributes to the regional growth pressure. Planning policies for its southern and western area which abuts Amelia, call for a conservative approach to growth based upon the limitations of public facilities in the area and the environmental importance of the watershed that feeds Lake Chesdin. It will therefore likely be many years before that portion of Chesterfield County is opened for dense, suburban development. However, such a planning strategy does not eliminate the indirect pressures on Amelia from the rapid growth continuing to occur in the other parts of Chesterfield County.

In addition to the regional context for population growth, the state and national contexts should be noted. Virginia continued to be one of the fastest growing states in the nation during the 1990's. It has strong prospects for maintaining that status in the coming decades due to a variety of natural, cultural and economic factors.

The bulk of the Commonwealth's growth has occurred in an area often referred to as the "golden crescent," a multi-jurisdiction region stretching from northern Virginia through the Richmond area and on through tidewater Virginia. Amelia County is situated at the fringe of this dynamic area, and as such, is subject to many direct and indirect impacts, both positive and negative, of the growth that occurs in this larger region.

Population Characteristics. Although generally stable, the composition of Amelia County's population has been changing as growth has occurred. Generally, during the past decade the County's population on average has become older, more educated, earns a higher income, is more likely to have moved to the County from another place, and is more likely to commute outside of the County to their job. These trends are evident in the following comparisons of key census data from 1980 and 1990, and some of the early available data from the 2000 Census. The following population data will be updated as 2000 Census becomes available:

- The population has become somewhat older, with a median age of 31.4 in 1980 compared to 34.6 years in 1990.

- *The population has attained a higher level of education on average, with 48% of adults having completed at least four years of high school in 1980 compared to 56% in 1990.*
- *The median household income is 16% higher (in constant dollar values), having risen from \$22,947 in 1979 to \$26,612 in 1989 (both figures expressed in 1989 dollars.) In 1979, 9.3% of families in the County had incomes below the poverty level compared to 8.4% in 1989. (Amelia ranks 56th in poverty status among Counties in the Commonwealth, meaning that 55 had higher poverty rates than Amelia, while 39 had lower rates.)*
- *A greater percentage of the population has moved to Amelia from other places. In 1980, 18% of the residents had moved to the County from another County or State within the previous five years; in 1990 the percentage was 21%.*
- *A greater percentage of the work force commutes outside the area to work. In 1980, 45% worked outside of the County compared to 58% in 1990. Note that this percentage has increased steadily in recent decades - it was 24% in 1960 and 40% in 1970. In addition, the average travel time to work increased from 31 minutes in 1980 to 33 minutes in 1990.*
- *Average household size has fallen. In 1980, the average size of occupied housing units was 3.0 people per household. In 1990, it had fallen to 2.8.*
- *The black population has continued to decrease as a percentage of the total. In 1980, 38% of the population was black, compared to 32% in 1990, and 28% in 2000. The median age of blacks rose from 31 years in 1980 to 36 years in 1990 and the number between ages 20 and 29 declined by 135, indicating an out-migration of younger people.*

2. Population Forecasts

A range of updated potential forecasts has been prepared for comparative purposes, based upon the most recent data available, including forecasts made by the Virginia Employment Commission, as well as extrapolations of recent trends in development activity in the County. These updated forecasts are shown in Table B-3.

It is important to note that future population growth will depend upon a variety of factors, many of which are beyond the control of the County and many of which are very difficult to predict with any certainty. Therefore, it is useful to formulate a range of forecasts, each based upon a different set of assumptions about regional as well as local factors.

Note that the original population forecasts prepared for the Comprehensive Plan in 1994 have proven to have underestimated the population growth of the County that occurred during the late 1990's. Thus, six new alternative forecasts have been prepared, which use a different set of assumptions, based upon events during the past several years and revised expectations for changes during the next two decades. Below, these forecasts are contrasted with the low and high forecasts contained in the 1995 plan.

The following updated, alternative forecasts also provide a range of alternative futures, but are based upon the following assumptions and sources, as follows:

1. The low trend forecast prepared in 1994 for the 1995 Plan assumed a continuation of the growth rates the County experienced during the 1980's, presuming a steady demand for rural residential lots and a continuation of primarily residential rather than employment development, with only minor improvements in public facilities and utility capacity. The low trend assumption prepared for the 2000 Plan Update assumes a 1.0% annual growth rate which is approximately half of the annual rate experienced during the late 1990's.

2. The high trend forecast prepared in 1994 for the 1995 Plan assumed growth rates during the next two decades will be similar to what the County experienced during the 1970's, assuming a substantial increase in demand for rural lots, some expansion of local employment opportunities and significant expansions or improvements in public facilities and utility capacity.
3. Current forecast of the Virginia Employment Commission (extends only to 2010).
4. The forecast of Woods & Poole, a private forecasting firm that prepares forecasts for localities across the country.
5. A "Low Trend" forecast which assumes an average annual growth rate of 1.0%, or about half of the recent trend rate.
6. Extrapolation of the current VEC forecast to the years beyond 2010, at an average annual rate of 2.166%.
This is the selected forecast for planning purposes because it is based on the official VEC forecast, it closely matches recent trends (option #7 below), and it reflects a "moderate" range forecast.
7. Extrapolation of the recent trend growth rate of the late 1990s, (average annual rate of 2.215%), or slightly less than the average rate for the decade as a whole.
8. A "High Trend" forecast which assumes average annual growth rate of 3.0%, a significant increase above the recent trend rate.

Table B-3
Alternative Population Forecasts for Amelia County 2000 - 2025

Alternative Forecasts	Year						
	1995	2000	2005	2010	2015	2020	2025
1. 1995 Plan (VEC Estimate)	9,130	9,488	9,770	10,059	10,355	n/a	n/a
2. 1995 Plan (High Estimate)	9,160	9,660	10,170	10,720	11,290	n/a	n/a
3. Current VEC (1999)	9,700	11,303	n/a	14,003	n/a	n/a	n/a
4. Woods & Poole	9,680	10,530	10,900	11,300	11,720	12,150	12,550
5. "Low" Forecast (1.0% avg. annual)	9,700	11,303	11,880	12,486	13,122	13,792	14,495
6. Extrapolate VEC (2.16% avg. annual)*	9,700	11,303	12,581	14,003	15,588	17,351	19,313
7. Match 1994-99 Rate (2.2% avg. annual)	9,700	11,303	12,612	14,071	15,700	17,518	19,546
8. "High" Forecast (3.0% avg. annual)	9,700	11,303	13,103	15,190	17,610	20,414	23,666

Sources: Virginia Employment Commission; Woods & Poole; Herd Planning & Design, Ltd.
* Selected Forecast for Planning Purposes

Based upon the trends of the past two decades and the prospects for continuing growth pressures in the Richmond region, population growth forecasts for the County have been raised above the expectations in 1995. Amelia County is expected to experience a growth rate similar to some of the faster growing Counties in the state, in the range of 25 percent per decade. This rate would produce population levels in excess of 15,000 by 2015 and nearly 20,000 by the year 2025. As the County's planning process moves forward on a continuing basis, prospects for higher or lower growth rates will be continually examined as new information becomes available.

Thus, comparison of the data in Tables B-2 and B-3 above, even if growth rates remain relatively high for the next two decades, Amelia County will still have a population level

comparable to what several other moderately sized neighboring counties have today. This perspective may give some comfort to citizens and leaders who are concerned about the potential negative impacts of growth on the County.

3. Residential-Based Land Demand

Following are preliminary estimates of future land demand to accommodate the expected residential growth needed to support the forecasted population increases.

**Table B-4
Residential-Based Land Demand for Amelia County 2000 - 2025**

Factor	Extrapolated VEC Trend (Forecast #6)	
Population	Single Family	Mobile Homes
2000-2005	767	511
2005-2010	853	469
2010-2015	951	523
2015-2020	1,322	441
2020-2025	1,472	491
Total 2000-2025	5,365	2,435
Pop. per Household	2.6	2.2
Households Added		
2000-2005	295	232
2005-2010	328	213
2010-2015	366	238
2015-2020	509	200
2020-2025	566	223
Total 2000-2025	2,063	1,107
Vacancy Rate	8%	4%
Housing Units Added		
2000-2005	271	223
2005-2010	302	205
2010-2015	337	228
2015-2020	468	192
2020-2025	521	214
Total 2000-2025	1,898	1,062
Units per Acre	0.25	0.37
Land Demand in Acres		
2000-2005	1,085	603
2005-2010	1,208	553
2010-2015	1,346	617
2015-2020	1,871	520
2020-2025	2,083	578
Total 2000-2025	7,593	2,871

Source: Herd Planning & Design

Notes: Attached and multi-family units are included in detached unit totals because they represent less than 3% of total units and less than 1% of land area; mobile homes are expected to constitute half of all new housing units between 1995 and 2015 and to become 33% of the total housing stock by 2015, compared to 24% in 1990; then diminish to 25% of total stock by 2025; all figures are rounded; assume 40% of single family units are urban at 2.0 du/acre average and 60% rural at 0.17 du per acre; assume 33% of mobile homes are urban at 5.0 du per acre and 67% rural at 0.25 du per acre.

The preceding analysis indicates that approximately 10,464 acres of land will be needed for residential development during the next 25 years, including village ("urban") development and rural development, with most of the land needed in the rural areas due to the lower overall densities.

These estimates are subject to modification based upon the future availability of utilities, market demand and the effectiveness of County planning policies.



Industry east of Amelia Court House

C. Employment

1. Resources and Trends

Competitive Advantages. Amelia County has a strong set of fundamental local economic resources which have historically provided substantial economic stability as well as a reasonable level of prosperity for the County. These competitive advantages are based mainly on the County's natural resources, particularly the agricultural and forestal land base. In addition, the County has a variety of human resources which enhance its capability and potential for economic strength. The primary economic resources include:

- a high quality natural resource base of hardwood and softwood forests, surface and ground water supplies, farmland, clean air, developable land, various natural recreational resources, historic areas and a scenic piedmont landscape
- a good local labor force known for its honesty, work ethic and self reliance (note that in 1990 over 56% of persons over 25 years of age were High School graduates, the third highest percentage among the Counties in the Piedmont Planning District, but still well below the State average of 75%)
- proximity to economic, cultural, governmental and educational centers such as the neighboring cities of Richmond and Petersburg and the Town of Farmville
- major regional highway transportation facilities, including the Route 360 corridor and the Norfolk Southern Railway line which bisects the County
- a relatively moderate cost of living in terms of housing and local taxes
- an overall high quality of life and "small town" rural life style
- a modern landfill for solid waste disposal

Competitive Disadvantages. The County also, however, suffers from several disadvantages in terms of employment and economic development activity and potential. These include:

- very limited area served by public sewer and water
- a relatively limited recreational facilities, cultural resources, health care facilities and other resources that provide a more complete community facility environment
- a relatively small number of existing employers and few major industries
- a work force that while relatively well-trained, does not provide the capability needed for certain industries and companies
- intensifying competition, automation and productivity improvements that require higher and more specialized labor force skills
- limited job opportunities and relatively low wages which contribute to the decreasing size and capability of the labor force

Elements of Local Economic Strength. Considered as a whole, these elements reflect the basic economic strengths and weaknesses of the Amelia County

community for creating, attracting and fostering economic activity. The economic strength of a given jurisdiction relies on three primary elements:

- the production and export of goods and services to other areas in order to "import" dollars into the local area and create a vibrant economy
- the diversification of the local economic base in order to provide stability and variety in employment opportunities, and
- the development of jobs that use higher skills and produce higher incomes in order to increase the prosperity of the local economy, as well as to remain competitive in the increasingly demanding and constantly changing regional, national and international economies

Factors Beyond the County's Control. Many factors which affect the local economy are largely beyond the control or influence of local citizens and leaders. These would include:

- interest rates
- energy prices
- inflation
- topography and geology
- location of federal and state government facilities, and
- national and international monetary, fiscal and trade policies

Factors the County Can Control. However, the County can exert substantial control over various critical elements such as:

- provision of public facilities and services
- quality of the local education system
- protection and enhancement of the existing natural resources, and
- availability and promotion of appropriate sites for residential, commercial and industrial development

Effects of Economic Development. The type and amount of economic development which occurs in the County can strongly influence the kind of residential development that supports it, and vice versa. The type of economic development will also affect the cost of providing local public services and facilities, the health and character of the natural environment and the overall character of the community as it grows.

While the effects of economic growth are not necessarily all positive, there is broad consensus among most local leaders that the risks of not encouraging economic development are greater than the possible "side effects" of such growth. The potential negative impacts of economic growth should be identified however, in order to begin mitigating them. These impacts can include:

- increases in new residents to hold the jobs that are created, who then demand additional public services, thereby increasing the tax burden on existing residents
- increases in traffic congestion, environmental pollution, crime and other impacts of greater population and crowding

- economic growth can produce higher incomes in the labor force, requiring increases in salaries of local government workers in order to recruit and retain them, thus causing upward pressure on local taxes, as well as greater wage competition among local employers
- to the extent that incomes rise and demand for housing increases as job opportunities expand, the cost of housing can also increase and/or its availability to broad segments of the community can decrease

The desire to capture the positive effects of economic growth while minimizing the potential negative impacts is a central purpose of community development programs. In order to be fully successful, economic growth must have a net positive effect on the overall quality of life of local residents, not just on income.

Local Economic Development Initiatives. Amelia County has undertaken a variety of substantial efforts at promoting and encouraging local economic development, including establishing its own Industrial Development Authority and the purchase of a County Industrial Park Site, which was later sold to a private landowner.

The County is, proceeding with sewer line extensions along the Route 360 corridor near the Courthouse area which will assist in encouraging further business development in that corridor.

In addition to its own efforts, the County is also an active member in the Piedmont Planning District Commission which coordinates the Economic Development District Program established by the Economic Development Administration. Through this program, Amelia County has been designated as a Re-development Area since 1972, making it eligible for certain community development grant programs.

Two recent efforts that could enhance the tourism industry are now complete. First is the establishment of a Veteran's Cemetery by the U.S. Department of Veterans Affairs, located on Route 681 north of the Courthouse area. Although this project is not designed as a tourist resource, it is expected to create "spin-off" benefits by attracting visitors to the County. Second, six Counties and the City of Petersburg formed the Southern Piedmont Retreat Group which developed a driving tour of the Route of Lee's Retreat from Petersburg to Appomattox. In addition, State officials have recommended that the roads along the Route be designated as Virginia Byways which could further enhance public awareness of this historic resource.

Labor Force Trends. Labor Force participation has increased steadily during the past two decades, consistent with regional and national trends. In 1970 one third of the County's residents were included in the labor force, compared to 50% in 1980 and 65% in 1990.

Changes in the employment sectors of the County labor force between 1980 and 1990 are also largely consistent with broader trends. These are shown in Table C-1 below. It is important to note that more than half of this labor force commutes out of the County to jobs located in other jurisdictions, and therefore these data describe the Amelia County labor force rather than its local economy and job market. The table shows strong increases in the construction, transportation, communications, retail trade and public administration sectors, in conjunction with decreases in manufacturing and wholesale trade.

The County's unemployment rate during the past two decades has been consistently below the state average, ranging from 3.1% in 1970 to 8.5% during 1992, then moderating during the mid 1990's until reaching a low of 2.5% in 1999.

Table C-1
Labor Force Employment Trends
in Amelia County
1980 - 1990

Industry	1980	1990	Change 1980-1990	
			Amount	Percent
Agriculture, Forestry, Fisheries, Mining	397	459	62	15.6 %
Construction	398	542	144	36.2 %
Manufacturing	884	829	-55	-6.2 %
TCU	203	299	96	47.3 %
Wholesale Trade	113	91	-22	-19.5 %
Retail Trade	406	690	284	70.0%
FIRE	83	119	36	43.4 %
Services	847	938	91	10.7 %
Public Administration	156	246	90	57.7 %
Total	3,487	4,213	726	20.8 %

Sources: Bureau of the Census, U.S. Department of Commerce and Herd Planning & Design

Notes: TCU means transportation, communication and utilities; FIRE means finance, insurance and real estate

Economic and Employment Trends. Like much of the central piedmont region, Amelia County's economy has long been based on agriculture, timber and lumber. In addition, the County has rapidly become more of a "bedroom" community with more than half of the local labor force commuting out of the County to their jobs.

Agriculture, manufacturing, construction and government are the largest sectors of the County's economy. Agriculture and manufacturing are both basic industries in that they produce goods for export and thus add wealth to the community by "importing" dollars from outside. Federal and state government could also be considered a basic industry from a local perspective.

Agriculture and forestry provide a significant number of local jobs and wages in the County as well as substantial exports. They are also the County's dominant land use activity. Sales of agricultural products totaled over 57 million dollars in 1997, making Amelia one of the most agriculturally productive Counties in Virginia.

In addition, raw materials produced by the forest industry are manufactured sector into a variety of other goods for export, such as lumber and wood components.

While the data below show that retail and wholesale trade have declined in the County during the past decade, they indicate that the construction industry has expanded substantially. These trends appear to reflect the growing residential demand in the County, in concert with strong competition and accessibility to commercial establishments in neighboring jurisdictions and the increase in commuting lifestyles.

Table C-2
At-Place Employment Trends in Amelia County
1979 - 1998

Industry	1979	1989	1998
Agriculture	324	N/A	106
Construction	168	311	583
Manufacturing	435	512	399
Wholesale Trade	122	86	205
Retail Trade	252	225	467
Services	102	147	752
Government	389	439	561
Total	1,800	1,720*	3,073

Sources: Virginia Employment Commission; Piedmont Planning District Commission; US Dept. of Commerce, Bureau of Economic Analysis, 6/15/00.

*Does not include agriculture sector

Job growth in the local economy during the recent decades has been driven primarily by expansion in the construction, trade and service sectors. Manufacturing employment has declined in recent years, meaning that the construction, trade and service sectors are the primary areas of expansion, in addition to government. The trend of declining manufacturing jobs has also occurred elsewhere in the state and country as both productivity and competition have increased.

While tourism is not yet a major industry in Amelia County, it is growing locally, as well as in the state and the nation, and offers potential as another "export" industry that will bring in dollars from outside the County. The tourism industry actually consists of portions of several economic sectors including retail trade, services and agriculture, and is not usually shown as a separate employment category for statistical purposes. Some of the recent increases in the trade and service sectors shown in table C-2 can be likely be attributed to growth in tourist-related businesses.

2. Employment Forecasts

Data in Table C-2 and from the U.S. Bureau of the Census show that jobs located in Amelia County were relatively stable during the 1980's, but have increased substantially during the past decade, in concert with the dramatic increases in population. Virginia Employment Commission (VEC) and U.S. Department of Commerce data show a gain of about 150 jobs per year between 1989 and 1998.

Services and construction have surpassed government employment as the largest category. While the most dramatic changes during the 1980's saw a major increase in the manufacturing, services, construction, and government sectors, the 1990's produced substantial increases in trade as well as continued expansion of services and construction, and a significant drop in manufacturing.

Given the strong economy of the late 1990s, it would not be prudent to base job forecasts on this trend continuing steadily or indefinitely. Therefore, the job forecasts below are a blend of the job growth rates of the 1980s and those of the 1990s, with employment expected to grow by about 50 jobs annually. Assuming recent trends, the allocation of employment by type during the planning period will occur as shown in Table C-3.

Table C-3
At-Place Employment Trends Scenario
by Type of Industry in Amelia County
1998-2020

Industry	1998	2000	2010	2020	1998-2020 Change	
					Amount	Percent
Agriculture, Forestry	106	105	94	85	-21	-20%
Construction	583	606	758	947	364	62%
Manufacturing	399	395	356	320	-79	-20%
Wholesale Trade	205	209	230	253	48	23%
Retail Trade	467	481	577	693	226	48%
Services	752	790	987	1,234	482	64%
Government	561	567	595	625	64	11%
Total	3,073	3,153	3,597	4,156	1,083	35%

Sources: US Bureau of Economic Analysis and Herd Planning & Design, Ltd.

Of course, abrupt changes in the business climate can effect business openings, closings, and corporate realignments. In the event any of these things occur, these forecasts could be altered.

Amelia Courthouse Urban Area. Although the County does not have any incorporated places, the seat of government and density area is generally referred to as Amelia Courthouse. It is located at the intersection of Routes 360, 38, 681 and 614. This approximately 3.4-mile by 3.4-mile area has the greatest concentration of urban and professional services in the County. It has an estimated population of approximately 2,000, or about 20 percent of the County's population.



Streetscape in Amelia Courthouse

D. Land Use and Development Patterns

Amelia County has an extensive land base of mostly undeveloped land in agricultural and forestal uses with only 3,439 total residential units in 1990, and an estimated 4,850 units in 2000 (estimated from building permit data). Those units are generally dispersed, indicating that less than 7% of the County is developed with non-agricultural related uses.

Much of the undeveloped agricultural and forestal land has development potential, although a variety of significant, general constraints to development do exist. These include:

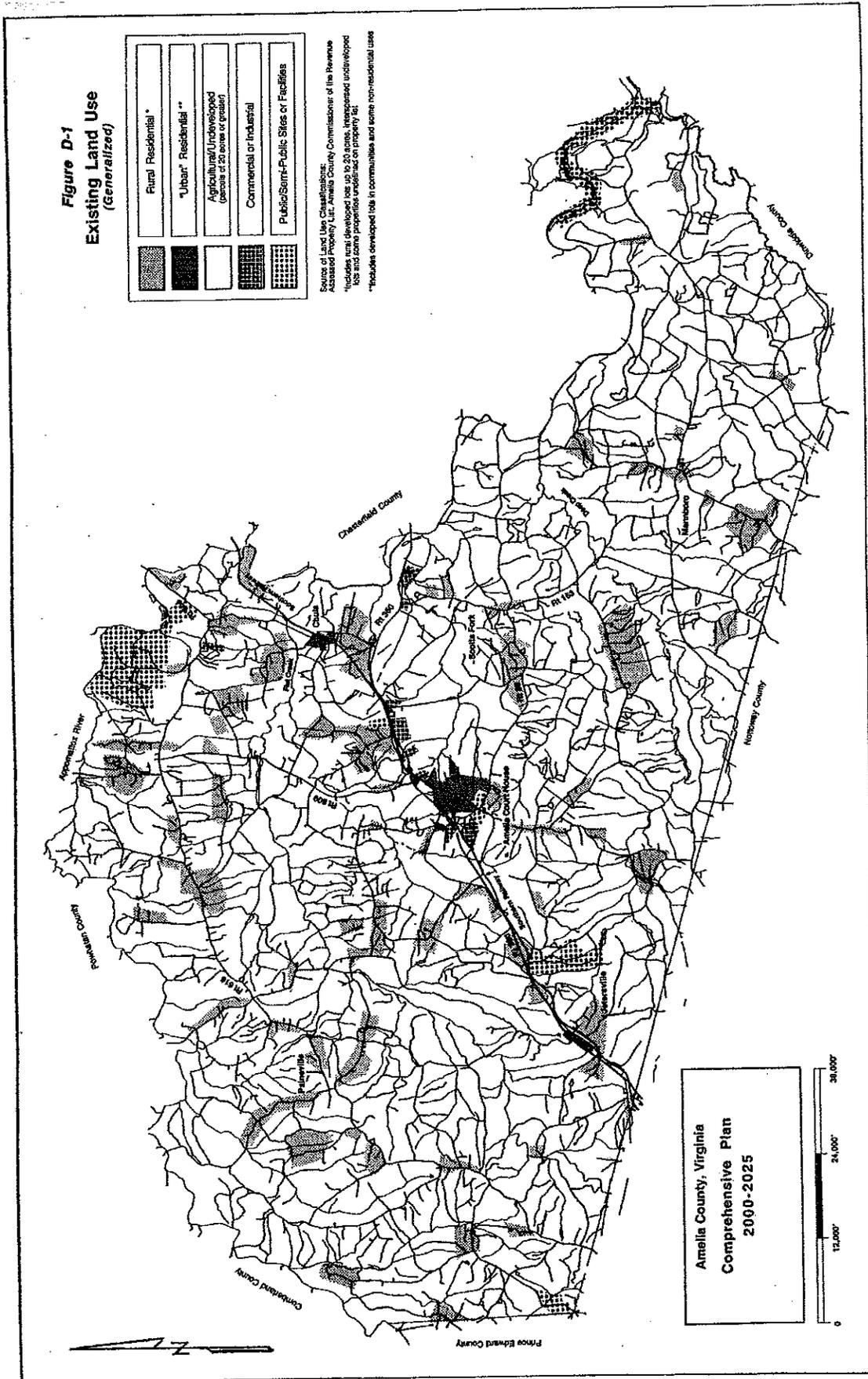
- although it is increasing as a reaction to regional growth pressures, the market demand for development is finite, both Countywide and in specific areas
- site-specific, environmental constraints such as flood plains, wetlands and percolation limitations
- infrastructure availability and cost, particularly roads, water and sewer
- owner intentions and financing capability
- County policies and regulations regarding permitted land uses and density

These constraints affect different properties in different ways, and will vary with changes in the economy, regional growth pressures, the level of government investment in infrastructure and the preferences of home buyers, businesses and industries.

General Trends in Land Use and Development. The traditional development pattern of the County has generally been one of single family dwellings on rural lots, sparsely scattered among forests and farms, as well as small clusters of structures in compact settlements. Small country stores and churches serve as community focal points, with the courthouse area the central focus for the County. New residential development has tended to occur as either incremental, single lot development or small, rural subdivisions in a somewhat scattered, "strip" pattern, based upon the opportunities provided by road frontage, permeable soils and ownership intentions to develop.

During recent years, the relatively low cost of rural residential lots, combined with the access to jobs in the Richmond and Petersburg areas have increased the demand for rural housing development in Amelia. With improved transportation and communication technologies, households and employment centers tend to become more dispersed, as home buyers seek the lowest land prices and more comfortable rural lifestyles.

The larger commercial and industrial establishments have tended to concentrate along the Route 360 corridor, north of Route 360 and along Route 153. Commercial uses have also concentrated in the Courthouse area, along with most of the public buildings. The Courthouse area has declined somewhat, however, as a commercial center for the County, likely due in part to the construction of the nearby shopping center on Route 360 and by the increased accessibility of residents to commercial centers in neighboring jurisdictions.



Development Approvals. The land development approval process generally consists of three major phases or levels of regulatory control.

The first level is the zoning classification which establishes the permitted uses and densities for the property. If the existing zoning is appropriate, the developer can proceed with subdivision. If a different zoning district is needed, however, the owner/developer must request a rezoning from the Board of Supervisors. If the Board of Supervisors approves a rezoning request, the zoning district classification for that property is changed, usually permitting different and often more intensive use of the property. Such an action by the Board of Supervisors is legislative and discretionary in nature. The zoning classification of a property is the major determinant of what kinds of land uses can occur on the property, and therefore rezonings are a good indicator of future development patterns in the medium to long term .

The second level is subdivision approval, which is normally an administrative process that divides a property into two or more separate lots which can then be built upon or sold to builders. As such, subdivision activity can be a good indicator of future development for the short to medium term.

The final level or phase is the building permit which allows the actual construction of a building to occur. This is also an administrative process. It is a strong indicator of current construction activity.

Approved applications for each of these phases of development give indications about the location, type, rate and pattern of current and future development in the County. The following analysis examines recent trends in these three development activities in Amelia County.

Existing Zoning. Land in the County is currently zoned as one of 13 conventional zoning district classifications. The Zoning Ordinance also provides for three overlay districts (Flood Plain, Route 360 and Cluster Development) as well as a temporary mobile home district.

The County adopted a comprehensive rezoning in 1995, based upon the new Comprehensive Plan adopted earlier that year. Among the effects of this zoning action was to reduce to the overall development capacity of rural land by creating two lower density districts, the A-5 and RP-5 districts which limit density to not more than one house per five acres. Although the potential development that is theoretically permitted by those 13 zoning classifications is still very large, most land is not actively in the development market at any given time, so the maximum development potential will not likely be realized on a Countywide basis for a very long time, if ever. Certain zoning districts, however, may reach their capacity, and specific properties may need to have the zoning changed in order to meet development needs in the County.

(Note that the specific provisions of each of these districts are summarized in more detail in Section III. J. in the discussion of the County's development regulations.)

The vast majority of land (over 80%) is zoned A-5 or RP-5, which permits agricultural uses and residential lots at a density of one dwelling per five acres.

In theory, tens of thousands of houses could be developed in the County's rural areas under the provisions of the existing districts. However, the limitations of market demand, soil capacity and the desires of current land owners make that magnitude of development very unlikely in the foreseeable future.

Regardless of the supply of zoned land, every tract is unique, and as economic and market circumstances change, owners may request to have their property rezoned in order to make more intense or more appropriate use of it for development.

Trends In Subdivision Activity. While the Board of Supervisors may exercise its legislative discretion in deciding whether or not to grant a rezoning request, the approval of subdivision plats are essentially a ministerial action which the County staff must approve if the applicant meets the technical requirements of the ordinance.

Subdivision activity has continued to be relatively dispersed throughout the County, despite the changes in the zoning regulations made in 1995. There continues to be little apparent direct relationship to soil quality, major road access or other similar factors which typically guide the location of rural development. This subdivision pattern has produced a substantial inventory of undeveloped lots in various parts of the rural areas of the County. These lots do, however, generally follow a "strip" pattern along existing secondary roads, which raises the serious long term concerns about the impact on capacity and safety of the County's secondary road system.

Trends in Building Permit Activity and Construction. Construction trends were identified by examining data on the number of building permits by type of use and/or structure, Countywide for the major land use categories. Permits on a Countywide basis are shown in Table D-1.

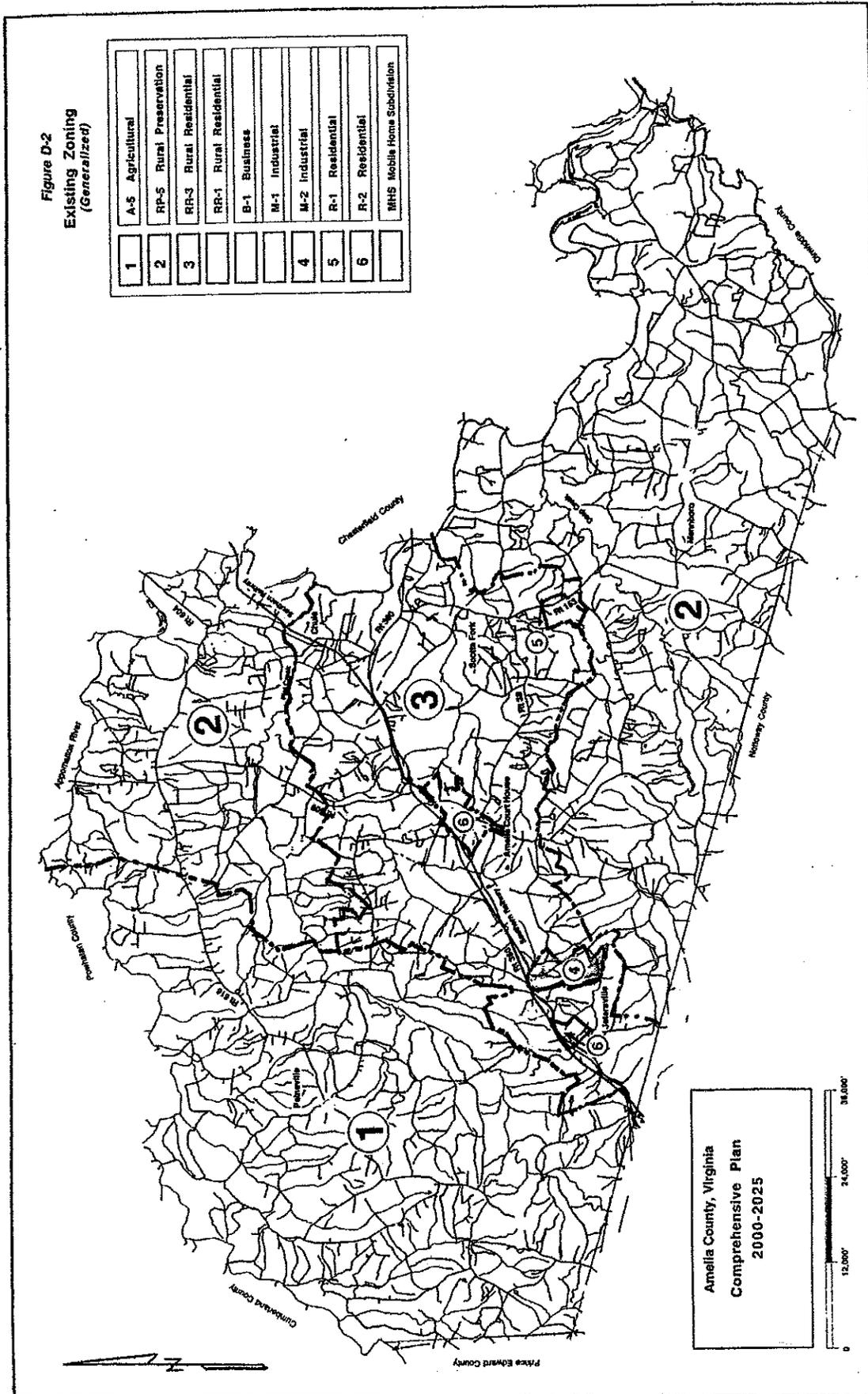
**Table D-1
Number of Building Permits County-Wide
by Land Use Category (1981 - 2000)***

Year	Residential	Commercial / Non-Residential	Mobile Homes
1981	58	15	33**
1982	46	30	27**
1983	81	18	49**
1984	73	23	48**
1985	96	6	60**
1986	95	4	60**
1987	60	5	58**
1988	98	11	90**
1989	64	13	99
1990	81	4	98
1991	71	3	94
1992	94	29	109
1993	66	20	79
1994	99	22	87
1995	89	26	106
1996	79	31	66
1997	97	22	87
1998	98	25	78
1999	88	17	81
2000	76	21	81
Totals	1,609	345	1,490

Source: "Annual Units Authorized in Virginia's Counties and Cities,"
Center for Public Service, University of Virginia; Amelia County Planning Office

Notes: * does not include other permits such as additions and alterations,
agricultural structures and non-taxable structures

** Data from 1991 Comprehensive Plan



Residential Permit Activity. Residential activity has continued at a fairly steady pace during the past decade, with some of the occasional dips that normally occur in conjunction with construction cycles. However, in Amelia, these variations in construction activity have not coincided as clearly with the larger regional and national fluctuations compared to many other localities, indicating that the pace of development in this area may not be so strictly tied to outside forces, but rather may be much more regional and local in nature.

Slightly more than 50% of the residential permits during the three years following the 1995 Comprehensive Plan have been for mobile homes, which is consistent with previous trends. It should be noted that a substantial percentage of mobile home units are often replacements for existing units and as such, do not represent a net addition to the housing stock or the population of the County.

A much smaller percentage of permits have been issued for attached or multi-family dwellings, with none issued in 1991, for example.

Geographically, new housing construction has been distributed throughout the County during the past two decades, although some concentrations of activity have occurred in the Route 360 corridor area including the vicinities of Chula, Jetersville and Amelia Courthouse, and along the corridors of Routes. 612, 630, 608, 614 and 604 .

Non-residential Permit Activity. Most commercial and industrial development of a non-agricultural or forestal nature has occurred along the Route 360 corridor, consistent with the regional access provided by that roadway, and building activity in these sectors increased substantially during the mid-nineties.

Value of New Construction. Approximately 60% of the total value of taxable new construction in the County since preparation of the 1995 Plan was for residential uses, while the remaining third was for commercial, industrial and agricultural structures. The percentage of commercial construction value has risen substantially during this period, from only 5% in 1995 to over 14% in 1996 and 35% in 1997.

Table D-2
Value of Construction Countywide
by General Land Use Category (1989 - 2000)*
 (in thousands of dollars)

Year	Residential	Commercial / Non-Residential	Mobile Homes
1989	\$3,440	\$1,835	\$1,589
1990	4,609	1,150	1,285
1991	4,464	618	1,522
1992	5,626	906	1,712
1993	4,150	596	1,213
1994	5,772	382	1,450
1995	7,335	864	2,150
1996	7,195	1,566	2,253
1997	8,802	6,645	2,532
1998	7,444	1,077	3,353
1999	8,634	854	3,786
2000	8,559	2,573	3,355
Totals	\$76,030	\$19,066	\$26,200

Source: Amelia County Planning Office; Herd Planning & Design

Notes: *does not include other permits such as additions and alterations, agricultural structures and non-taxable structures; values as indicated by building permits, not assessments; not adjusted for inflation; all figures are rounded

Land Use Patterns. Most of the approval actions permitting future development eventually lead to actual changes in land use. The following tables show current land use allocations based upon the assessment records of the Commissioner of the Revenue. The land use categories used by the Commissioner do not fully coincide with those used for planning purposes, thus the following table attempts to combine the two into a useful data set.

**Table D-3
Land Uses and Corresponding Zoning Districts
(Generalized)**

Land Use Category*	General, Working Definition	Generally Corresponding Zoning Districts
Agriculture Agriculture (20 to 99 acres) Agriculture (over 99 acres)	active or in-active farmland	A-5 Agricultural RP-5 Agricultural Preservation RR-3 Rural Residential
Forest Agriculture (20 to 99 acres) Agriculture (over 99 acres)	land with forest cover	A-5 Agricultural RP-5 Agricultural Preservation RR-3 Rural Residential
Rural Residential Single Family Residential (Urban) Single Family Residential (Suburban)	residential lots w/o public water or sewer, constructed at overall density of no greater than one unit per acre and not in an urban area	A-5 Agricultural RP-5 Agricultural Preservation RR-3 Rural Residential
Urban Residential Single Family Residential (Urban) Single Family Residential (Suburban) Multi-Family Residential	dwelling with public sewer or within urban settlements	R-1 Residential R-2 Residential
Commercial Commercial / Industrial	retail, wholesale, office	B-1 Business B-2 Business B-3 Shopping Center
Industrial Commercial / Industrial	manufacturing, assembly, and warehouse, mills, refineries	M-1 Industrial M-2 Industrial
Public and other Exempt (government, religious, etc.)	semi-public and government uses such as schools, parks, utilities, public roadways, etc.	(multiple districts)

Source: Herd Planning & Design

Note: *Bold Face type indicates general categories for planning purpose, plain type indicates closest corresponding categories of the Commissioner of the Revenue data.

The approximate percentage of land in these uses, Countywide, is shown in the following table. These acreage estimates are based upon the real property assessment records of the Commissioner of the Revenue and recent building permit activity. (The land uses are not necessarily located in the corresponding Zoning Districts, due to non-conforming uses as well as to the overlap of permitted uses between Districts, such as rural residential uses being permitted in the Agricultural Zoning Districts).

Most new residential dwellings continue to be served by private, on-site septic drainfields and on-site wells.

Table D-4
Approximate Estimated Current Land Use, County-Wide

Land Use Category	% Land Area of County
Agriculture (20 to 99 acres)	30+ %
Agriculture (over 99 acres)	60+ %
Single Family Residential (Urban)	< 1%
Single Family Residential (Suburban)	6 %
Multi-Family Residential	<1 %
Commercial / Industrial	<1 %
Exempt (government, religious, etc.)	1 %
Total	100%

Sources: data from the Commissioner of the Revenue, 1993; Herd Planning & Design, Ltd.
 Note: All figures rounded

Development Potential. The development potential allowed by existing zoning of undeveloped land is still very large due to the total acreage involved and far exceeds the expected land demand for the next 20 years. Thousands of housing could be built in the County under the new A-5 and RP-5 districts, in addition to the potential construction in the higher intensity RR-3 and R districts.

Even if soil limitations are assumed to limit development capacity to a small percentage of that allowed under zoning, the County still has more than enough zoning to accommodate expected development, and may still, in fact - despite the rezoning of 1995 - have enough zoning to create severe problems for groundwater supplies, rural character of the landscape and road capacity.

Development Patterns. Taken as a whole, the preceding data show several general land use and development trends in recent years have implications for the future of the County in terms of water quality, traffic, agricultural character, cost of public services and the like. These trends and implications are discussed below in terms of the rate, pattern, location and type of development and development approvals.

Rate. The overall rate of land development in the County has been relatively steady throughout the past decade. Although it has had its ups and downs, it has not been subject to the "boom and bust" cycle that many other localities have experienced. This steady growth has provided a healthy economic environment for some sectors of the local economy, but it has also raised concerns about the capacity of the public infrastructure.

The subdivision and development of single family residential lots has been relatively strong, while the rate of business and industrial construction was low during the most of the past decade with a strong increase in recent years. If this steady growth continues as expected, it will help fuel the local construction and retail economy, but will also create increasing pressures for expanded public facilities and services and higher average tax burdens.

Pattern, Location and Type. Development has continue to occur in a generally scattered and dispersed pattern, spread over a wide area of the County, focused within general proximity to US Rt. 360. Because of the low density of the overall pattern and the relatively high capacity of the existing road system (particularly the main artery, Route 360), the County has been able to absorb this dispersed growth pattern with relatively few negative impacts. However, as this pattern of growth continues, it will be increasingly difficult to manage the impacts, particularly the conflicts between farms and residential units, the

demand for public facility improvements and expansions and the increasing congestion and safety problems on rural roads.

E. Natural Resources

1. Geology

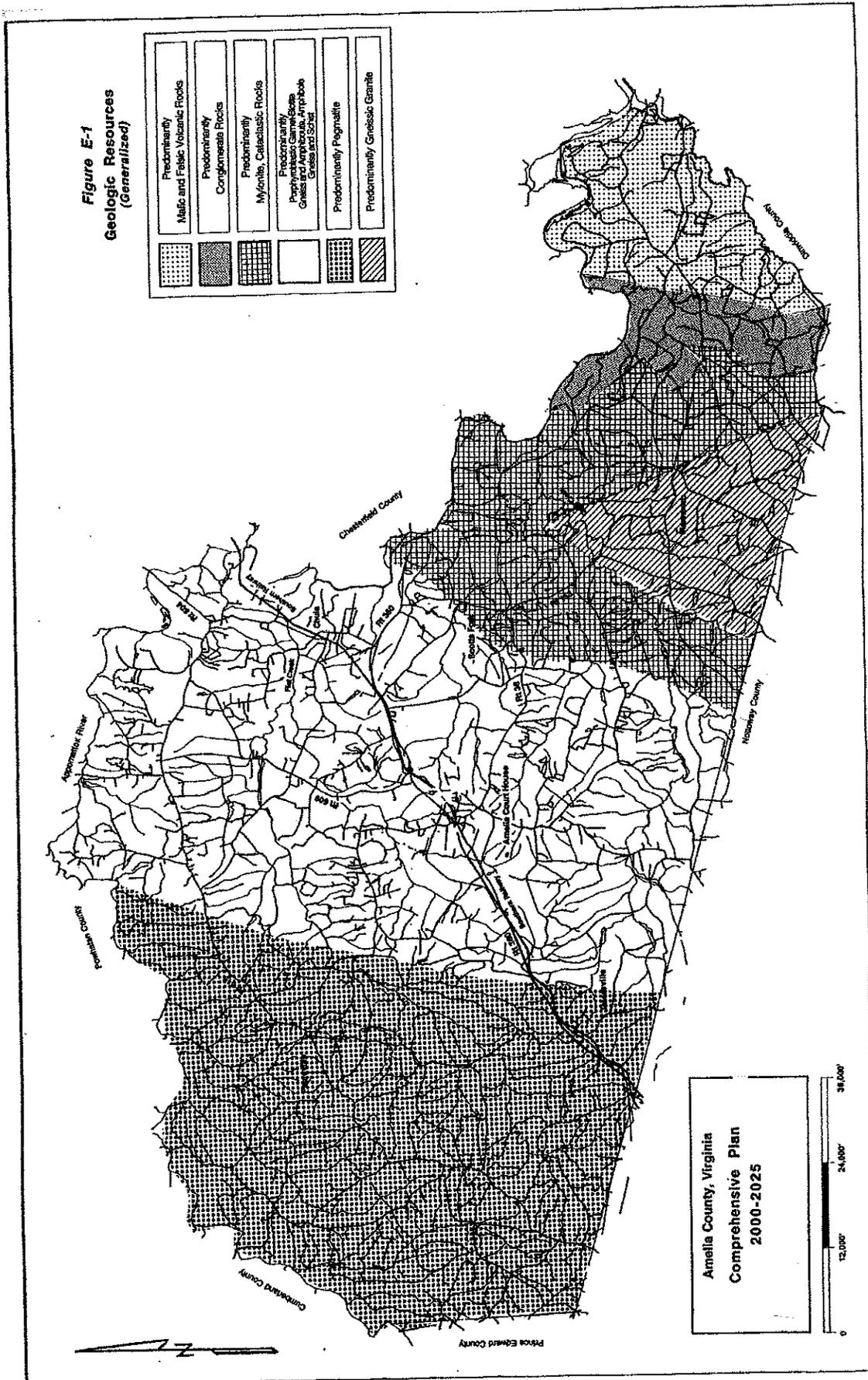
Amelia County is in the Piedmont physiographic province, including both eastern and central Piedmont formations, and is underlain primarily by igneous and metamorphic rocks. Sedimentary rocks of the Triassic age occur in the eastern part of the County, including sandstone and shale formations. The bedrock throughout the Piedmont is overlain by a nearly continuous layer of loose, weathered material called "regolith" which is composed of soil, saprolite (well-weathered rock) and alluvium (deposited from streams.) (refer to Figure E-1)

Masses of coarse-grained igneous rock known as pegmatite are common, particularly in the central portion of the County. These rocks have historically been an important source of mineral production. Mica has been the most significant commercial material derived from the pegmatite and was mined intermittently for about a century, reaching a peak of activity during World War II when 55 sites were in production within the County. Some pegmatite mines have yielded feldspar and kaolin for pottery; quartz for ornamental aggregate in concrete; and beryl, columbite-tantalite, as well as a variety of gem minerals such as garnet, topaz and amazonstone.

Very limited commercial mining is currently underway in the County, although the Morefield Mine, known for its pegmatite production and located on Route 628, has been reopened for both recreational and commercial purposes. In addition, the County in recent years has granted land use approvals for two quarries for extracting rock. Areas with significant potential for mining and extractive activities are shown in Figure E-2.

2. Soils and Slopes

Soil Types. A detailed soil survey of Amelia County has been completed and mapped by the U. S. D. A. Soil Conservation Service. The Virginia Department of Conservation and Recreation, Division of Soil and Water Conservation in conjunction with the Information Support Systems Laboratory at Virginia Polytechnic Institute and State University has recently prepared a digitized data base of this information which is available to the County. There are seven general soil associations within Amelia County as shown in the following table and in Figure E-3.



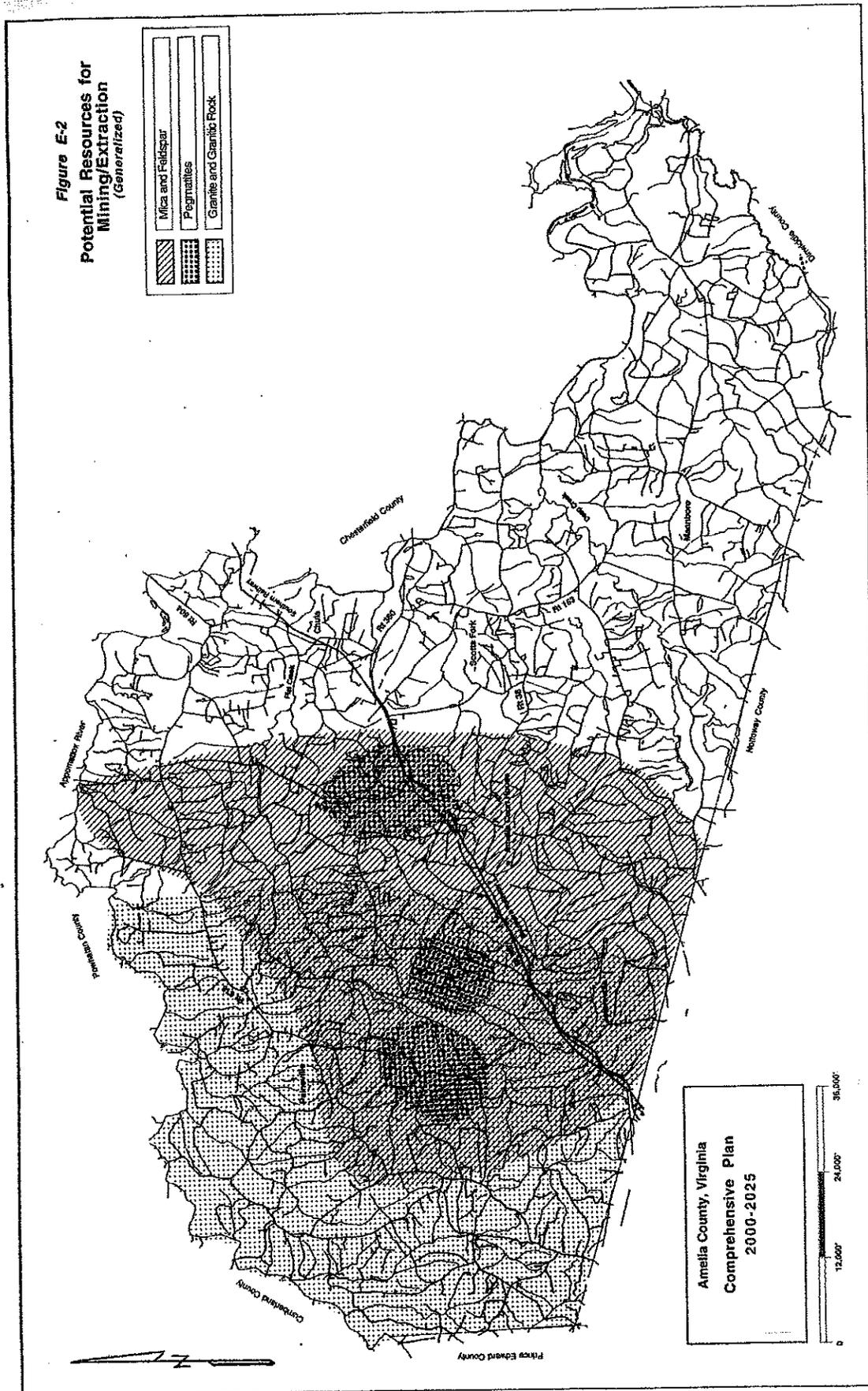


Table E-1
General Soil Map Units in Amelia County

Soil Unit	Approximate % of County
1. Cecil-Applying-Wedowee	60%
2. Georgeville-Cid-Herndon	5%
3. Wedowee-Applying-Chewacla	10%
4. Mayodan-Creedmoor	<3%
5. Applying-Wedowee-Winnsboro	15%
6. Winnsboro-Helena-Wedowee	<5%
7. Chewacla-Dogue-Chastain	<3%

Sources: U.S.D.A. Soil Conservation Service; Herd Planning & Design

Soil Properties. Soils are typically evaluated in terms of their fundamental properties and characteristics as well as in terms of how these properties affect the general suitability of the soil for various land use activities such as agriculture, timber, rural development on septic systems and urban development on central utilities. The basic properties that facilitate such evaluations include slope, depth to bedrock, shrink-swell potential and permeability.

Slope. Most soils are typically associated with defined ranges of slopes, due to the close relationship between the processes which formed the soil type and those which formed the topographic shape of the land forms. In general, areas with very little slope are often associated with poorly drained soils and areas with very steep slopes often have rock, floodplain or other limitations for human activities.

Depth to bedrock. The depth to bedrock essentially indicates the thickness of the saprolite material or regolith layer between the bedrock and the surface, which reflects the amount of material that is available for excavation and other uses. Shallow depths to bedrock can be associated with limitations for constructing septic systems and related development constraints.

Shrink-swell potential. Shrink-swell properties reflect the change in volume of the soil associated with a change in moisture content. High shrink-swell potential is typically associated with clay content and can cause difficulties or require special designs for foundations, road bases and other structural elements.

Permeability. Permeability is a measure of the rate at which water and air travel through the soil. Typically, permeability measurements are used to determine the rate of downward movement or "percolation" of water through the soil when the soil is saturated. Such a measurement provides a rating of the capability of the soil to support a septic systems as well as for structural designs and drainage systems.

The general properties of selected major soil types are summarized in the following table.

Table E-2

Selected Properties of Soils in Amelia County

Soil Series	Slope Range	Depth to Bedrock	Shrink / Swell Potential	Permeability	Suitability for General Agriculture	Suitability for Timber-Pulpwood	Suitability for Septic Drainfields
1. Appling	0-15 %	60"	Moderate	Moderate	Good	Fair	Moderate
2. Cecil	0-15 %	60"	Moderate	Moderate	Good	Fair	Moderate
3. Georgeville	0-15 %	60"	Low	Moderate	Good	Good	Moderate
4. Helena	0-15 %	48-60"	Moderate	Slow	Fair	Fair	Severe
5. Herndon	0-15 %	84"	Low/Mod.	Moderate	Good/Fair /Poor	Fair	Mod./Severe

Sources: Piedmont Planning District Commission; General Soil Map of Virginia.; General Soil Map of Amelia County; Herd Planning & Design

Soils Suitability for Agriculture and Forestry. Prime and important agricultural soils are those that are best suited for agricultural use. These soils are usually found in areas that are not steep or stony and are well drained and watered. They can be found in isolated patches throughout the piedmont, although they tend to be found in alluvial deposits near rivers. In addition to the prime soils, there are other soil groups that while not classified as prime, are very productive, especially for pasture and timber.

Quality soils and important farmland are the foundation of the County's agricultural industry, one of its largest and most valuable economic base sectors. Like many other natural resources, agricultural land is being threatened by urban expansion and scattered rural development because soils that are suitable for farming are also usually well suited for development due to their good drainage, mild slopes, depth to bedrock and good percolation for septic fields. (Soils with the best potential for cultivating crops are shown in Figure E-4.)

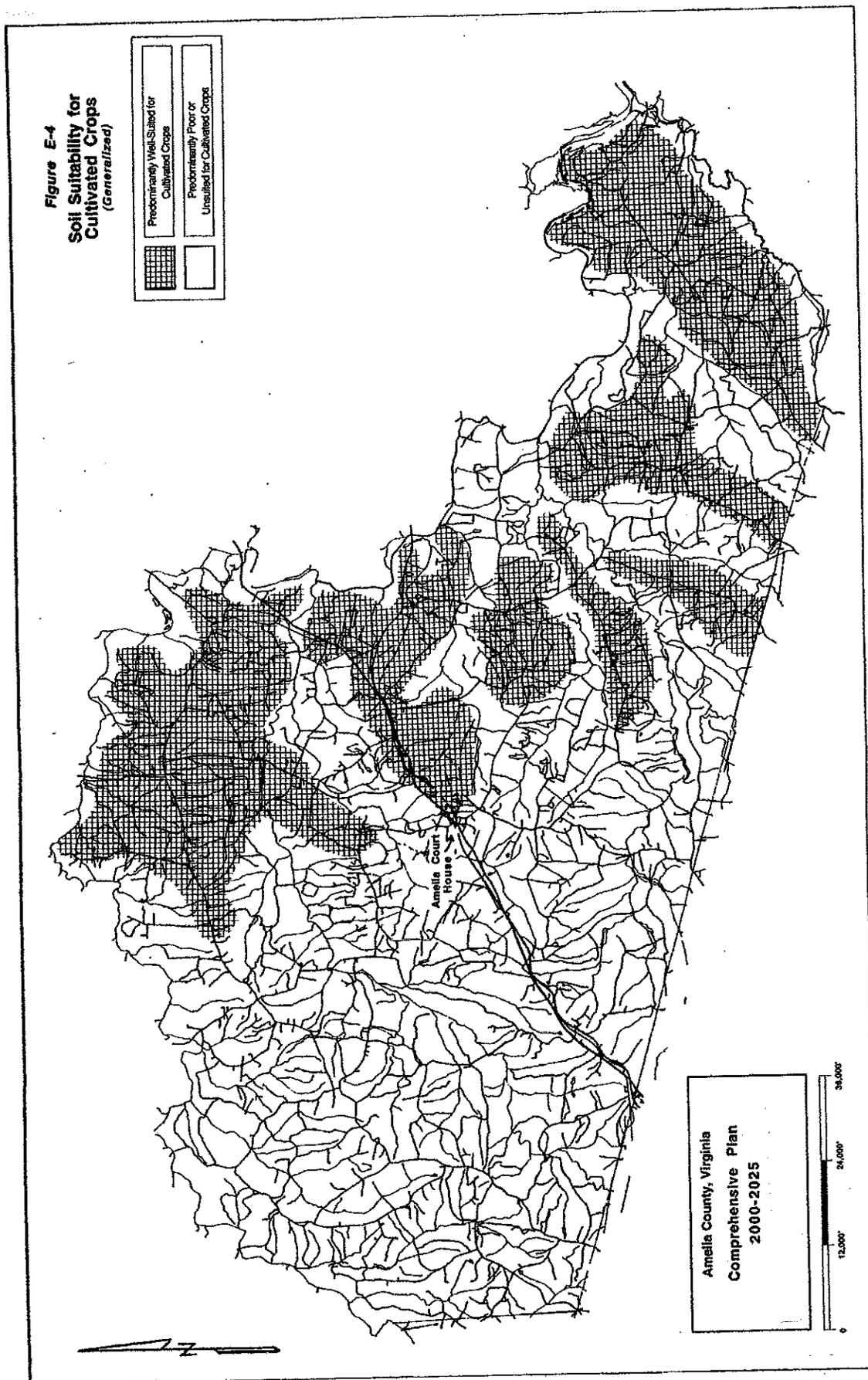
The suitability of soil for timber production in Amelia County is consistently very good over most areas of the County, which is consistent with the County's strong timber industry.

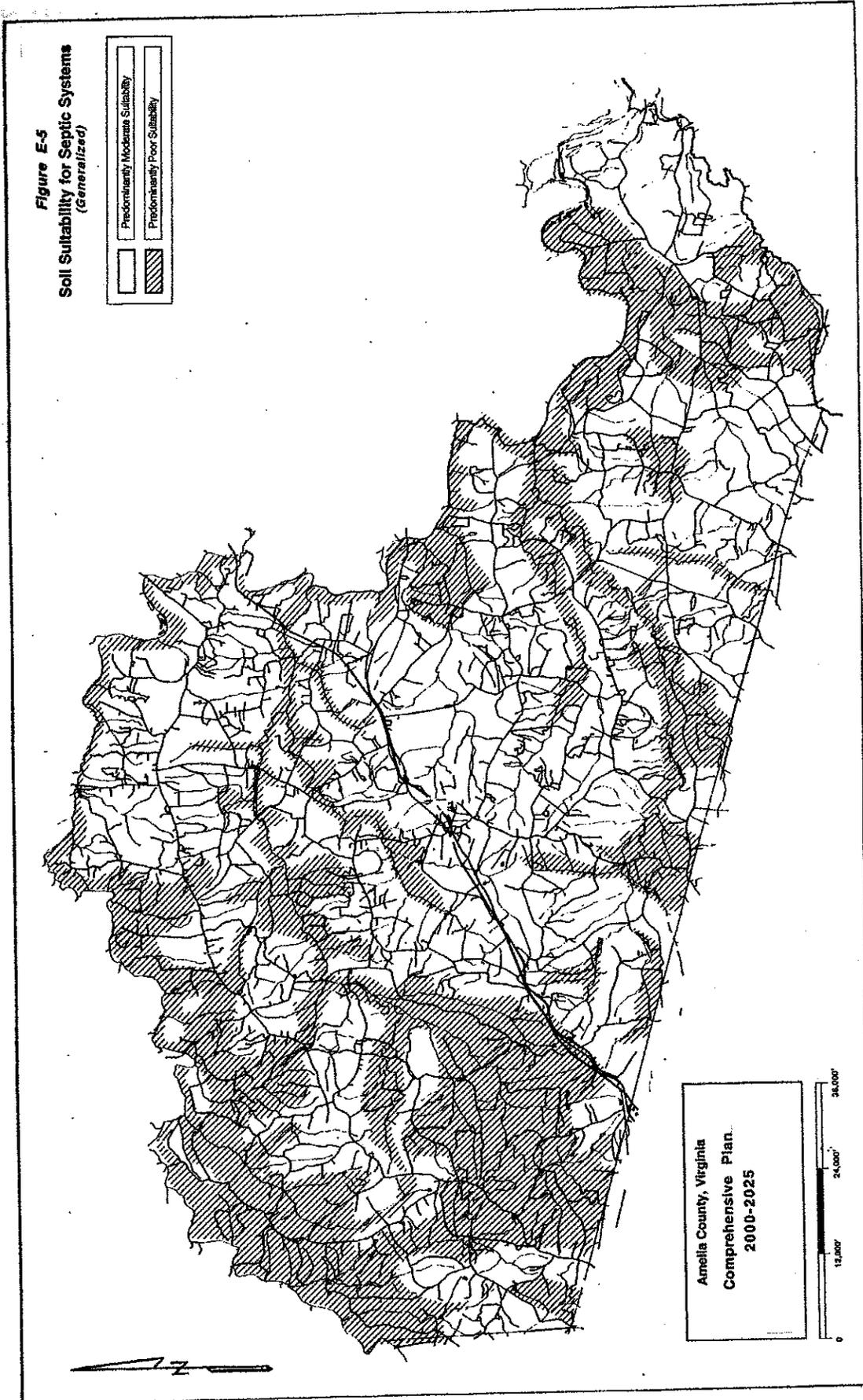
Soils Suitability for Development. Soil suitability for development is typically determined by the suitability for on-site septic drainfields (for rural development) and the suitability for building construction which typically includes factors such as depth to water table, depth to rock, slope of grade, etc.

Most of the soils in Amelia County have a depth to bedrock of at least four to five feet, although in some places, bedrock comes within two feet or less of the surface. Slopes are generally moderate, mostly less than 15%.

In the most general sense, the soils with low permeability, steep slopes and shallow depth to bedrock are less suitable for construction, particularly for installation of on site septic or central sewer systems. While some areas of the County contain various combinations of these limitations, for the most part, the restrictions are not severe.

Generally, soil with good percolation for septic fields is most easily found in the central areas of the County where the land is moderate to well drained. The northern and western areas tend to have more rock and clay, and some areas east of Deep Creek also have septic limitations due to low permeability.





In those areas where the permeability is poor, the land area needed to locate a suitable septic field site may be larger than the minimum allowable lot size, and in areas where the soil and subsoil geology is rocky, it may produce excessive costs that could preclude or discourage the installation of sewer and water lines. None of these conditions would necessarily preclude all development but the engineering measures that may be needed, such as specially designed foundations, can increase the cost of development in those areas, thereby reducing the feasibility and shifting the development to other locations. (refer to Figure E-5.)

Topography and Steep Slopes. Amelia County has gently rolling topography, typical of the Virginia Piedmont region. This topography is generally well suited for either agriculture or development. Elevations range from 200 to 500 feet above sea level. Because of the generally moderate nature of the terrain, steep slopes (typically defined as those of greater than 25%) are found on only a very small percentage of the land, mostly along the stream corridors and frequently within the 100 year flood plain. Approximately a third of the County has essentially level land with slopes between 0% to 8%. About half of the County contains moderate slopes of between 8% and 15%, while only about a fifth has significant slopes of greater than 15 %.

The County's topography forms a series peninsulas or "fingers" of land that are divided and defined by the drainage ways of the creeks and streams. The better soils tend to be located along the ridge tops of these peninsulas and this "dendritic" pattern is thus strongly reflected and emphasized by the human settlement of roadways and buildings that follow very closely along the tops of these formations.

3. Groundwater

People in the Piedmont region and Amelia County have traditionally relied upon groundwater as the major source of water supply. It has been and remains a relatively abundant and economical source of water for both the region and the County. Early settlers often used springs as convenient water sources and the location of such springs was often a key determinant in the location of population settlements. Excavated wells have been the other source of groundwater and during the course of development, these have become the major source of water in Amelia County.

The use of water in Amelia County in 1983 was estimated to be 935,000 gallons per day from groundwater sources and 812,000 gallons per day from surface water sources. Most residential users rely on groundwater wells for their water, and the County has no major public water impoundments, so groundwater remains a vital natural resource for the County's population.

While the Piedmont area of Virginia is generally considered to have an abundant supply of groundwater, such supplies are not uniform over the entire region. In addition to supply limitations, groundwater can be contaminated from a variety of sources. Thus, it would likely benefit the County's economy and public health if the quality and quantity of groundwater is managed so as to preserve its capacity for providing a relatively low cost and reliable source of water supply for local residents and businesses.

Hydrologic Cycle. Precipitation is the major source of water to the Piedmont region, in addition to surface waters that flow through the area from other regions. Precipitation falling on the land either runs off into streams which flow eventually to the oceans, or it infiltrates the ground and follows a more complicated path to the sea. The process of water infiltration and percolation through the ground is the

source of the groundwater supplies which provide most of the water for the people, plants and animals of the region.

Water which infiltrates the surface of the ground moves downward through the soil until it reaches impermeable rock. During this infiltration process, some water remains lodged between the mineral grains and is absorbed by plants roots and returned to the air through the plants (evapotranspiration.) Water which passes down to the impermeable rock saturates the rock which lies immediately above the bedrock as well as the fractures within the rock.

The upper surface of this zone is called the water table. Some of the water in this saturated zone is removed naturally by rising upward through "capillary" action to replace water lost to evapotranspiration, and by flowing to the surface through springs and stream beds. It can also be removed by constructing a well which penetrates below the water table and installing a device such as a pump to raise the water to the surface.

Over the course of time, groundwater gained through precipitation (recharge) balances the groundwater loss (discharge). However, in the short term, periods of less than normal precipitation tend to lower the water table, and periods of greater precipitation raise the water table temporarily. The change in water table typically fluctuates substantially with changes in recharge and discharge activities, with lag times occurring between the causes of the changes and the actual evidence of the changes.

In the Piedmont region, precipitation is the only source of groundwater recharge, unlike some other regions of Virginia where deeper regional groundwater flow systems may provide additional recharge capability. Generally in the Piedmont region of Virginia and Maryland, about 20 to 30 percent of precipitation effectively reaches the groundwater system and serves to recharge the groundwater supply. The remaining precipitation is lost to surface runoff and evapotranspiration through plants.

Movement of Groundwater and Wells. Water is stored and moves through the spaces among the mineral particles and along fractures and bedding planes within the rock. The porosity of rock is a measure of the amount of space within the rock volume that is available for storing water, while permeability is a measure of the ease with which water can flow through the openings and spaces in the rock.

In order to be productive as water sources, wells must intercept fractures in the rock where water is stored and moves. Generally, wells are sealed off by well casings in the shallow saprolite areas in order to prevent contaminated water from entering the well, and the water supply for the well is generated by the well tapping into deeper fractures.

The abundance of fractures in the rock is thus a key factor in determining the amount of water a well yields. Generally, the greater number of fractures which a well intercepts, the greater the yield. However, in crystalline rock formations, the weight of the overlying rock tends to seal off fractures in the deeper areas so that well yields generally do not increase at deeper than 300 feet. By contrast, in sedimentary rock formations well yields increase with depth.

There are basically three types of wells: dug, bored and drilled.

Dug wells. These are large in diameter, often exceeding 30 inches in diameter, and relatively shallow in depth, to just below the water table. Due to their shallow depth, these wells often dry up during periods of drought and are subject to contamination from surface pollution sources. Most of the early wells in the Piedmont were dug wells because these can be created by hand, without sophisticated equipment.

Bored wells. These are similar to dug wells in that they are also excavated into the shallow rock material, but usually extending to the bedrock, deeper than dug wells. Typically 18 to 24 inches in diameter, bored wells are created by using a mechanical auger and because they extend to greater depths than dug wells, generally offer a more dependable supply of water.

Drilled wells. These penetrate the fractured bedrock and offer the most dependable source of groundwater supply. Drilling is done with a rotating bit attached to long steel rods, powered by a diesel drilling rig and cased down to the depth of bedrock with steel or polyvinyl-chloride (PVC). The drilled wells are the safest and most dependable of the three types for use in Virginia's Piedmont. In Amelia County, most new wells are drilled, although bored wells are still used.

In Amelia County, much of the underlying rock consists of granites and metamorphosed sedimentary rocks with bedrock that has generally low permeability and thus relatively limited quantities of groundwater, although some wells have produced very high yields. Most wells in the County are in the range of 50 to 150 feet in depth, although most new wells are drilled and tend to be in the range of 150 to 500 feet. The water table above bedrock is dropping in some areas, causing some older, shallower wells to go dry and producing the need to drill deeper into the bedrock to obtain new wells.

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

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

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

In Amelia, most of the wells are used for individual residences, farms and small businesses and produce less than 10 gallons per minute. The relatively limited production per well is not atypical of many wells throughout the Piedmont region, yet with more careful siting aimed at maximizing production, it could be expected that many wells with higher average yields could be developed.

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

Potential for Groundwater Contamination and Development. The most widespread source of groundwater contamination in the Piedmont region is septic systems. The contaminants that may come from septic systems include nitrates, sulfates, chlorides, bacteria and viruses. Although the placement of the drainfields of septic systems is important in their proper functioning and avoidance of contamination problems, after many years of use, the capacity for septic fields to properly protect the groundwater from harmful contaminants decreases due to the reduction in the capacity of the soils to filter

and absorb the contaminants. Some of the contaminants from septic fields, including nitrate, sulfate and chloride, can move down to the water table even when a septic drainfield is placed in appropriate soils. Thus the placement and design of septic fields is critically important to long term groundwater quality in developing areas of the Piedmont.

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

While studies of the geologic formations in the Piedmont region indicate that there is a substantial and dependable supply of groundwater, the particular supplies in a given location can best be determined by more detailed hydrologic studies. Measurement of stream flow, precipitation and water-table fluctuations can be used in calculating the potential supply of groundwater that can be withdrawn without adversely affecting either ground or surface water supplies in a given area.

Groundwater offers several advantages over surface water as a public water supply resource, including the following:

- the underlying land can continue to be used for other purposes - no dam or reservoir is required
- little or no treatment of the water is required - especially important in light of the strengthening of State and Federal regulations for water quality standards
- no water loss is incurred from evaporation
- a low capital investment and ability to expand supply economically
- a lower susceptibility to drought-related shortages.

Options for managing groundwater supplies in the Piedmont region include reserving tracts of land for the development of groundwater supplies; installing well fields for public water supply in areas with the highest potential for strong yields; protecting wells and recharge areas from contamination and determining the optimal balance between the use of groundwater versus surface water supplies.

4. Surface Water and Watersheds

Major Watersheds. Amelia County is contained entirely within the Appomattox River watershed, with all of the County's creeks and streams ultimately flowing to the Appomattox. The major surface water systems include Nibbs Creek and Flat Creek north of Route 360, Smacks Creek, Beaverpond Creek and Deep Creek south of the Amelia Courthouse area, and the Winticomack and Namozine Creeks draining the southeastern end of the County.

A gauging station on the Appomattox River north of Chula measures an average flow of 441 million gallons of water per day, while a station on Deep Creek just east of its intersection with Route 153 measures an average of 83 million gallons per day.

Table E-3 shows the relative size of the major watersheds in the County. These are also shown in Figure E-6.

Table E-3
Major Watersheds in Amelia County

Watershed	Approximate % of County
1. Appomattox River (and other smaller tributaries)	40%
2. Flat Creek	25%
3. Nibbs Creek	10%
4. Deep Creek	20%
5. Narnozine Creek	5%
Total	100%

Source: Herd Planning & Design

Surface Water Supply and the Lake Genito Studies. The Appomattox River has been recognized as having potential for the development of a large regional water supply facility and a series of studies have been carried out to examine that potential. Studies were prepared in 1982 and 1985 through a joint venture between the Richmond Regional Planning District Commission and the Piedmont Regional Planning District Commission to evaluate a potential impoundment known as Lake Genito. In 1986, Amelia County joined with Powhatan, Cumberland and Chesterfield Counties to prepare further studies to examine the feasibility, impacts, organizational options and potential development strategies. That study recommended that the four jurisdictions enter into a combined effort to foster the development of a small scale regional water facility. Those recommendations have not been actively pursued in recent years.

With the apparently increasing concern that the U.S. Environmental Protection Agency has shown toward large scale surface water supply facilities, it is unlikely that approval and development of a Lake Genito reservoir would be feasible in the foreseeable future.

Floodplains. Floodplains are those areas along streams and rivers which are prone to periodic flooding. Exact determination of floodplain limits varies depending upon engineering methods, regulatory requirements and the date of the study. Also, over time, the courses of streams and rivers themselves may change. Nevertheless, the hazards of floods have prompted federal and state laws which require management of floodplains where the probability of flooding is greater than one percent (the 100-year floodplain.)

The Federal Emergency Management Agency (FEMA) has completed a comprehensive study for all water courses draining more than one square mile within Amelia County. In some places, site-specific studies may have been performed as part of a development plan. Any of these sources can be used to determine if a property is subject to flooding. The general extent of major 100 year floodplains is shown in Figure E-7.

Floodplains are critical environmental resources due to their function as a natural and economical stormwater management system, as well as their value as wildlife habitats and recreational areas. Construction in floodplains is subject to damage by floodwaters, but substantial changes to existing terrain can also affect the conveyance or storage of the natural channel to the detriment of upstream or downstream landowners. As such, the local government has an obligation to manage land uses within these areas to protect the landowners' properties and the public health and safety.

The only uses which should be permitted in floodplains are those which do not change the hydraulic characteristics of the river, would not be damaged by floodwater and

would not convey pollutants downstream if flooded. Some examples of the above include agriculture and recreation. Exceptions are often made for uses which cannot be located elsewhere such as utility lines and road crossings, so long as measures are taken to minimize the impact on existing conditions. These protections can be extended to floodways draining less than 640 acres but more than 50 or 100 acres. These areas perform many of the same functions as larger floodplains, but are not currently mapped by any state or national agency.

Wetlands. Wetland areas are a valuable natural resource which occupy a small percentage of the County's land base. They reduce floodwater peaks by storing the floodwater and reducing velocity, serve as groundwater discharge and recharge areas, improve water quality and provide food and habitat for fish and wildlife.

Wetlands are defined by the Clean Water Act as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support the prevalence of vegetation typically adapted for life in saturated soil conditions." Section 404 of the federal Clean Water Act empowers the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency to regulate the placement of fill or dredged material into the waters of the United States including wetlands. Placement of fill or dredged material into such designated wetlands areas may require a permit or authorization by the Corps of Engineers.

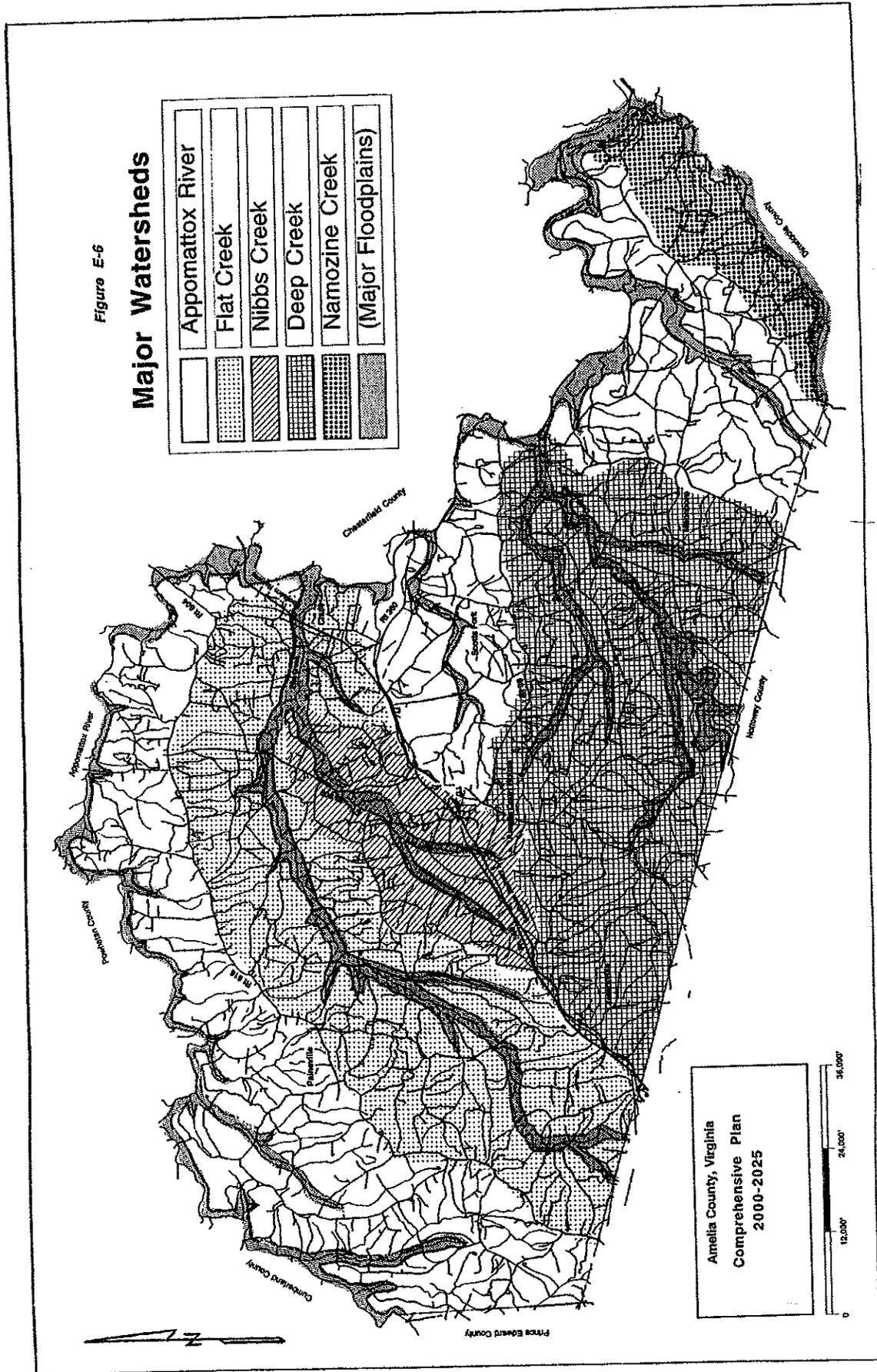
The regulations surrounding this sensitive issue continue to change. The manual used to identify and delineate wetlands has undergone at least two major revisions during recent years and may be revised again in the future. Further, the Army Corps' maps were produced from aerial photography and limited field visits, and therefore not all wetlands are shown on the maps and the delineations of the wetlands shown are not necessarily accurate. The purpose of the maps is to indicate to developers and citizens the presence of wetlands

Approximately 6,092 acres in Amelia County have been identified as non-tidal wetlands by the Virginia Department of Conservation and Recreation, Division of Soil and Water Conservation. This constitutes about 2.7% of the County's land total area. Most of the wetlands in Amelia County are located along rivers and within valleys, predominantly in and around the floodplain areas. Ideally, a landowner should determine or be notified of the presence of wetlands prior to subdivision so that plans can be made to avoid them. If development is proposed in these areas, the owner should contact a wetlands consultant and/or the local U.S. Soil and Water Conservation Service office for field delineation.

5. Forests

Forests are a primary element in the natural landscape and economy of Amelia County and its neighboring jurisdictions in the central piedmont area. Forests cover nearly three-quarters of the County's land area and produce multiple environmental, economic and cultural benefits.

In addition to the economic benefits of timber production, forests provide habitats for many plant and wildlife species, resources for outdoor recreation, protection from sedimentation and erosion, groundwater recharge areas and visual buffers between land uses. Forests are an inherently renewable resource and therefore, with the use of proper timber management practices, the County's forest land can continue to provide these multiple benefits to the community.



Timber Industry. Timber has been an important component of the County's history of economic development and remains so today. Nearly three quarters of the County's land is forested, with approximately 169,000 acres or 74% of this forest land area classified as timberland or as minimally productive and commercially available in 1992 by the U.S. Forest Service.

Approximately two-thirds of the forest land in the County is owned by farmers and other individuals, while less than 30% is owned by timber corporations. Several timber companies have been selling some of their local forest holdings in recent years as corporate strategies have changed. This trend has potential implications for increasing development pressures on Amelia's forested land.

About 44% of the timberland in Amelia County consists of the Loblolly-Shortleaf Pine type, and about 41% of the Oak-Hickory forest-type. The remainder is in Oak-Pine and Oak-Gum-Cypress types.

The average annual growth of sawtimber in the County currently exceeds the amount harvested by 12 million board feet, producing a net increase in supply. Most of this increase has been in the Pine stocks, with hard Hardwoods being removed at an annual rate of 6.2 million board feet in excess of annual growth.

The timber industry is an important segment of the State's economy as well as that of the central Piedmont region. It ranks behind only poultry and meat animals in total market value of crops sold in the state.

The County's soil and topography both provide good fundamental conditions for the timber industry. These features along with a growing demand for both primary and secondary forest products, indicate that the industry will continue to play a major role in the County's economy and natural environment.

Challenges include pest management, particularly the pine bark beetle, as well as managing the timber resources and harvests so as to limit on-site and off-site impacts on soil, water and visual quality.

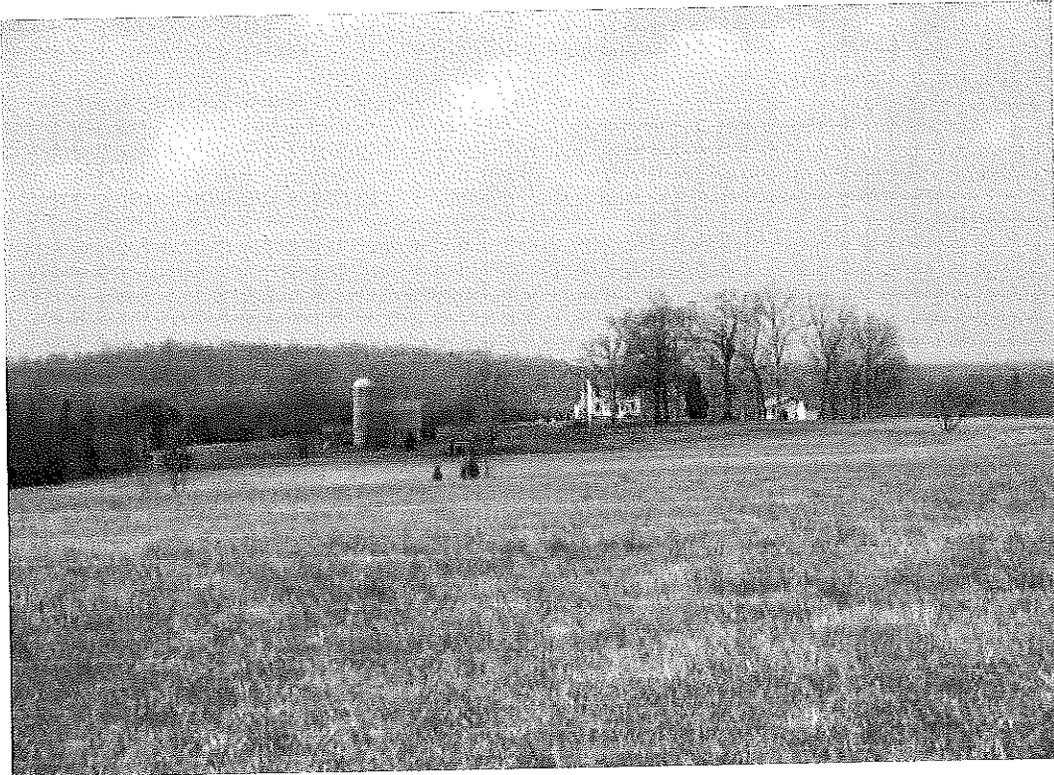
Outdoor Recreation. Hunting, fishing, hiking, camping and related outdoor recreational activities rely on the forest lands as a principal resource. These activities are a significant economic and cultural element of the local community. Not only are they popular pursuits of many local residents, but they also attract visitors to the County.

State Agencies and Lands. The Commonwealth of Virginia provides various technical support efforts for local forest resources, and manages some important forest land areas. These include:

The Virginia Department of Forestry . Operating under the State's Secretary of Economic Development, the State Forestry Department has an office in Amelia which serves the Amelia County area. The local state forester works with landowners to promote sound forest management and harvesting practices, prepare forest management plans for individual landowners, promote reforestation through cost-sharing programs and planting supervision, and works in cooperation with other local, state and federal agencies on related matters such as forest fire prevention and fire fighting.

The Virginia Commission of Game and Inland Fisheries. This Department is responsible for managing and regulating fish and wildlife resources, including hunting and fishing activities. It works cooperatively with other government agencies such as the Virginia

Department of Forestry in managing forest activities in the area. It also is responsible for managing the 2,217 acre Amelia Wildlife Management Area.



Farm north of Amelia Courthouse village

F. Agricultural Resources

Agriculture is a fundamental element of the economy, character, history and culture of Amelia County. Along with timber, it is the County's major industry in terms of total land area used and remains one of the top basic industries in terms of employment and export production. It also contributes many indirect benefits including the scenic quality of the agricultural landscape, as well as its potential for attracting tourism in conjunction with the County's historic resources.

Agriculture is also the foundation for the cultural heritage of the community, including the strong sense of self-reliance of Amelia's citizens. However, as farming operations have intensified their use of the land while scattered rural residential development has continued, conflicts between the two land uses have become increasingly evident.

Agriculture has a long history in the County and continues to be a major economic base industry. Amelia ranks ninth in total agricultural production of all Counties in Virginia. It is also one of the leading Counties in the production of broilers, eggs, tobacco, corn for silage, barley, and soybeans. Several of these commodities, particularly broilers, have good prospects for further growth and expansion, placing Amelia County in a strong competitive position.

Farm Size and Productivity. The most recent Agricultural Census (1997) shows that 78,483 acres or approximately 33.5% of the County's total land area is in farms - an increase from the past two census years of 1992 and 1987. This is a very significant percentage in light of the fact that a large percentage of the County's land is in timber. The total market value of products sold from farms increased by two-thirds between 1987 and 1992, from \$34,124,000 to \$57,543,000.

Table F-1

Total Land in Farms in Amelia County

	1974	1978	1982	1987	1992	1997
Total Number of Farms	475*	446*	446	322	292	336
Total Acres	108,700	93,200	93,500	73,391	70,411	78,483
Percent of Land in Farms	47 %*	40 %*	40 %*	32 %	30 %	33.5 %
Average Size of Farm (acres)	229	209	210	228	241	234
Average Size of Farms with Sales of \$10,000 or More (acres)	N/A	N/A	361	398	n/a	n/a

Source: U.S. Census of Agriculture 1987; Piedmont Planning District Commission

Notes: *Derived from data in the table; All figures are rounded.

During the decade between 1987 and 1997, the total acres in farms increased, along with the total value of goods sold. The number of beef cows and chickens sold also increased, while hogs and sheep declined. The number of tobacco farms decreased from 42 in 1987 to 25 in 1997, but the amount of land in tobacco increased from 353 acres to 563 acres. The number of poultry farms increased from 29 to 50 in the ten year period, while the number of dairy farms decreased from 33 to 20.

Farm Prices, Income and Costs. Economic pressures on the agricultural industry continue at both the local and state wide levels. Total market value of agricultural products sold increased by 68% during the decade, but total farm production expenses increased by 75%.

Some sectors of the agricultural economy in Amelia County appear to be strong relative to the rest of the state, including poultry and beef while other sectors such as hog production appear to be suffering from changes in prices, costs and marketing procedures. In addition, the tobacco industry is threatened by changes in quota allotments.

Land Values. While farm production, sales and income experienced an upward trend, the value of the land and buildings on farms also increased substantially during the past decade in Amelia County, rising by 38%.

This increase could be due to a combination of factors, including greater investments in structures such as poultry houses, as well as increases in land value due to residential market pressures.

Land Use Pattern. The County's most productive lands for general agricultural uses are located in a band that bisects the central portion of the County from north to south, an area underlain generally by schist and gneiss geology, with relatively permeable and well-drained soils.

In recent years, a significant amount of scattered residential development has occurred in many of these agricultural areas, creating a variety both of positive and negative impacts. This increase in rural residential development has resulted from the combination of several economic, cultural and regional forces, including

- an increasing demand from home buyers for a rural residential lifestyle
- economic pressures on farmers who need to sell off a few lots in order to raise capital
- regional growth pressures and relatively low prices of land in Amelia County compared to some neighboring Counties to the east.

The trend has raised broad concern among farmers as well as rural residents about increasing conflicts between residential uses and intensive farming activities, as well as the existing and future quality of ground and surface water supplies.

Use Value Assessment ("Land Use") The Use Value Assessment program, commonly referred to as "land use," is used in nearly every state in the nation. Under the Use Value program, local real property taxes on qualifying agricultural land are based only on the land's value for agricultural production, rather than on its fair market value for other kinds of potential uses. This results in generally lower local property tax burdens on the farmland owner, reflecting the actual use of the property and the negligible level of local public services and facilities it requires.

Many jurisdictions in Virginia include forest land in the use value assessment program, however Amelia County does not use this provision. The County has had discussions as whether to include forest land in the Use Value program. Some of the public policy questions that this discussion raises include:

- would the Use Value program produce enough financial benefit to owners of forest land to cause them to decide to keep their land in forest uses if they were otherwise planning to convert it or sell it to a non-forestry entity?

- if the Use Value program is not extended to forest land, will the rate of transfer or conversion of such land increase, and if so, what are the long term implications to the County of such transfers?
- what will be the potential impact on the average homeowner of shifting portions of the real property tax burden from forest land to residential property?

Agricultural Support. A variety of public and private enterprises in the County and surrounding region provide technical and business support to the local agricultural industry.

These include a wide range of local businesses that provide goods and services for the farming and forestry industries, including feed and seed dealers, machinery and implement suppliers, veterinarians, and others; the V.P.I. Cooperative Extension Service, an agency jointly funded by the State and the County which provides technical and educational programs aimed primarily at the agricultural sector; the U. S. D. A. Soil Conservation Service; the Virginia Division of Soil and Water Conservation; the U. S. Agricultural Stabilization and Conservation Service; the Farmers Home Administration, and the Virginia Farm Bureau Federation, Inc.

While many of the private support businesses are located in neighboring jurisdictions in addition to or instead of Amelia, most of the Federal and State agencies have offices in Amelia.

Summary. Amelia County has a strong agricultural and forestal industry which contributes greatly and fundamentally to the character and economy of the County. The industry has continued to respond to changing market forces with some sectors undergoing expansions and others declining or threatened with decline. An overall evolution toward greater commodity specialization appears to be continuing. Various pressures on the local agricultural industry are becoming evident. These include:

- Future development pressures which tend to:
 - reduce the amount of farmland available for rent
 - shorten lease periods, thereby reducing incentives for proper, long term land management practices
 - increase conflicts with neighboring residential uses
 - increase transportation problems of heavy equipment on rural roadways
 - increase pressures on the agricultural sector to protect groundwater quality and control the impacts of soil erosion on surface water quality
- Regulatory pressures from state and federal governments for:
 - water quality levels
 - nutrient management requirements
 - pesticide use
- Cost pressures from:
 - Increases in the value and cost of land in some areas
 - Increases in various other costs of production, including chemicals, machinery and fuel
 - Increasing difficulties in maintaining an adequate labor supply
 - Aging of farm operators in some sectors



A new residence east of Amelia Courthouse

G. Housing Resources

Housing Types. Amelia County has a generally good housing stock consisting of mostly of conventional single family detached dwelling units (SFD), located in and around small traditional hamlets, in rural residential subdivisions and dispersed among farms and forested areas.

Only about two percent of all units are attached duplexes and townhouses or multi-family apartments. In recent years, about half of the County's new housing units have been mobile homes, producing an increase in the percentage of mobile homes from 14% to 24% of the total.

The following table shows recent changes in numbers of total housing units in the County by type of unit. (Complete 2000 US Census data not is not yet available for inclusion at this time).

Table G-1

**Change in Number and Type of Housing Units
in Amelia County 1980-1990**

	1980	1990	Change	% Change
Single Family Detached	2,358 (79%)	2,543 (74%)	185	+8%
Attached, Duplex, Multi-Family	201 (7%)	82 (2%)	-119	-60%
Mobile Homes	418 (14%)	814 (24%)	396	+95%
Total Housing Units	2,977*	3,439**	+462	+16%

Sources: U.S. Census

Notes: *Does not include vacant, seasonal units (1.3% of total)
**Includes vacant and seasonal units (8.1% of total)

Homeownership is very strong in the County and has remained basically stable during the past two decades, decreasing only slightly from 81.1% in 1980, to 80.5% in 1990 and then rising to 81.9% in 2000. The overall vacancy rate has also decreased to 8% in 2000 from slightly less than 9% in 1990.

As it did in many other jurisdictions, the average household size (persons per housing unit) in Amelia County has declined during the past two decades, from 3.0 in 1980 to 2.8 persons per household in 1990, to 2.66 in 2000. This is attributable mainly to demographic changes in the nature of household formation. When compared to population changes and dwelling construction, it also indicates that many new household formations were likely created by people moving from an existing household and establishing a new one. These were likely young people starting out, or older people retiring or relocating.

Table G-2 summarizes the housing occupancy characteristics in the County and the extent these have changed during the past decade.

Table G-2
Housing Occupancy in Amelia County 1980-2000

	1980	1990	2000	Change 1980-2000	% Change
Total Housing Units	2,977	3,439	4,609	1,170	34%
Occupied Units	2,758	3,131	4,240	1,109	35.4%
Owner Occupied	2,236 (81%)	2,520 (80.5%)	3,474 (81.9%)	954	37.9%
Persons per unit	3.04	2.80	2.68	-0.12	-4%
Renter Occupied	522	611	766	155	25.4%
Persons per unit	2.94	2.81	2.59	-0.22	-8%
Vacant Units	219	308	369	61	19.8%
Owner vacancy rate	1.1%	1.1%	0.8%	-0.3	-27%
Rental vacancy rate	9.1%	3.6%	5.7%	2.1	58%

Sources: U.S. Bureau of Census; Herd Planning & Design

Housing Condition. Only 6.8% of the housing units in the County lack complete plumbing facilities. Virtually all units are served by wells for water supply and individual, and most have on-site septic fields for wastewater disposal. Approximately 300 dwelling units in the County are served by public sewer. Table G-3 below shows the allocation of utility services to housing units in the County in 1990. (Complete 2000 US Census data not is not yet available for inclusion at this time).

Table G-3
Utility Service to Housing Units

Type of Service	No. Units	Percent
Water Supply		
Individual well - Drilled	1,975	57%
Individual well - Dug [or Bored]	1,331	39%
Public system or private company	89	3%
Other water source	44	1%
Total Units	3,439	100%
Sewage Disposal		
Septic tank or cesspool	2,875	83%
Public sewer	299	9%
Other sewer disposal	265	8%
Total Units	3,439	100%

Sources: U.S. Bureau of Census; Herd Planning & Design

Housing Costs and Affordability. Compared to many other areas of the state and region, housing in Amelia County is relatively affordable to most residents. The median value of owner-occupied dwelling units in the County in 1990 was \$54,100, an increase of 66% from \$32,600 in 1980, but virtually unchanged in value when corrected for inflation. These values compare to median household incomes of \$29,474 in 1989 and \$14,253 in 1979 which represent an increase in median income of about 25% when corrected for inflation.

Approximately 15% of homeowners paid 30% or more of their household income in monthly owner costs. The average monthly mortgage payment for mortgaged units was \$503 in 1989. Only about 10% of renters paid 30% or more of their gross household income in rent in 1989. The median gross monthly rent was \$327.

Although these figures indicate that housing appears to be generally affordable in the County, there are still a significant number of residents who can not afford adequate housing, as indicated in part by the 233 units that had incomplete plumbing facilities and the 126 units that had incomplete kitchen facilities. As the local market demand for housing increases with regional growth pressures, the issue of housing affordability may become more of a threat to the overall well-being of the community.

The significant increase in the number and percentage of mobile home units in the County may reflect an effort to produce housing that is more affordable than the average unit. Mobile home units do represent a potential solution for at least part of the affordable housing demand. However, as a housing strategy they present a variety of fiscal and esthetic trade-offs to the County, including the potential long term value depreciation of the structures and the potential cumulative visual impact that scattered, unplanned units can have on the County's scenic, rural landscape.



Historic residence in Amelia Courthouse village



Historic Grub Hill Church, north of Amelia Courthouse

H. Historic Resources

Amelia has a large number of significant historic resources, including structures which reflect the architecture and culture of the past such as houses, farm buildings, churches and bridges, as well as sites and other larger areas where significant historic events occurred. Thirty-four historical sites have been identified by the Virginia Department of Historic Resources, with seven sites being listed on the State and/or National Registers.

Historic Structures. It was customary for large landowners of the tidewater area to secure grants of land in the piedmont and central Virginia regions and then to place an overseer in charge of these properties. Therefore, few real mansions are found in Amelia or the surrounding Counties, yet there are some very prominent and important examples of the early residential and civic architecture still evident, including the sites listed below, which are on both the Virginia Landmarks and National Registers of Historic Places. The location of these sites is shown in Figure H-1.

Grub Hill Church - 1849-50. (St. John's Episcopal) Chula Vicinity.

Consecrated by Bishop William Meade in 1852, this church was part of the re-activation of the Episcopal denomination in rural Virginia during the mid 19th century.

Egglestetton - 1760's. Located in the Chula Vicinity.

This is a medium-sized plantation house, featuring a gambrel roof, built before the 1770's for Joseph Eggleston.

Farmer House - early 19th century. Located in the Deatonville vicinity.

Example of an early 1820's, large, wood frame I-house, with a center passage, single-pile plan.

Haw Branch - built soon after the revolutionary war. Amelia Vicinity.

This is an outstanding example of southside Federal architecture, of the early 19th century.

Wigwam - 18th and early 19th century dwelling. Located in the Chula Vicinity.

This was the home of William Branch Giles, Virginia Governor in 1827.

Dykeland - mid 19th century.

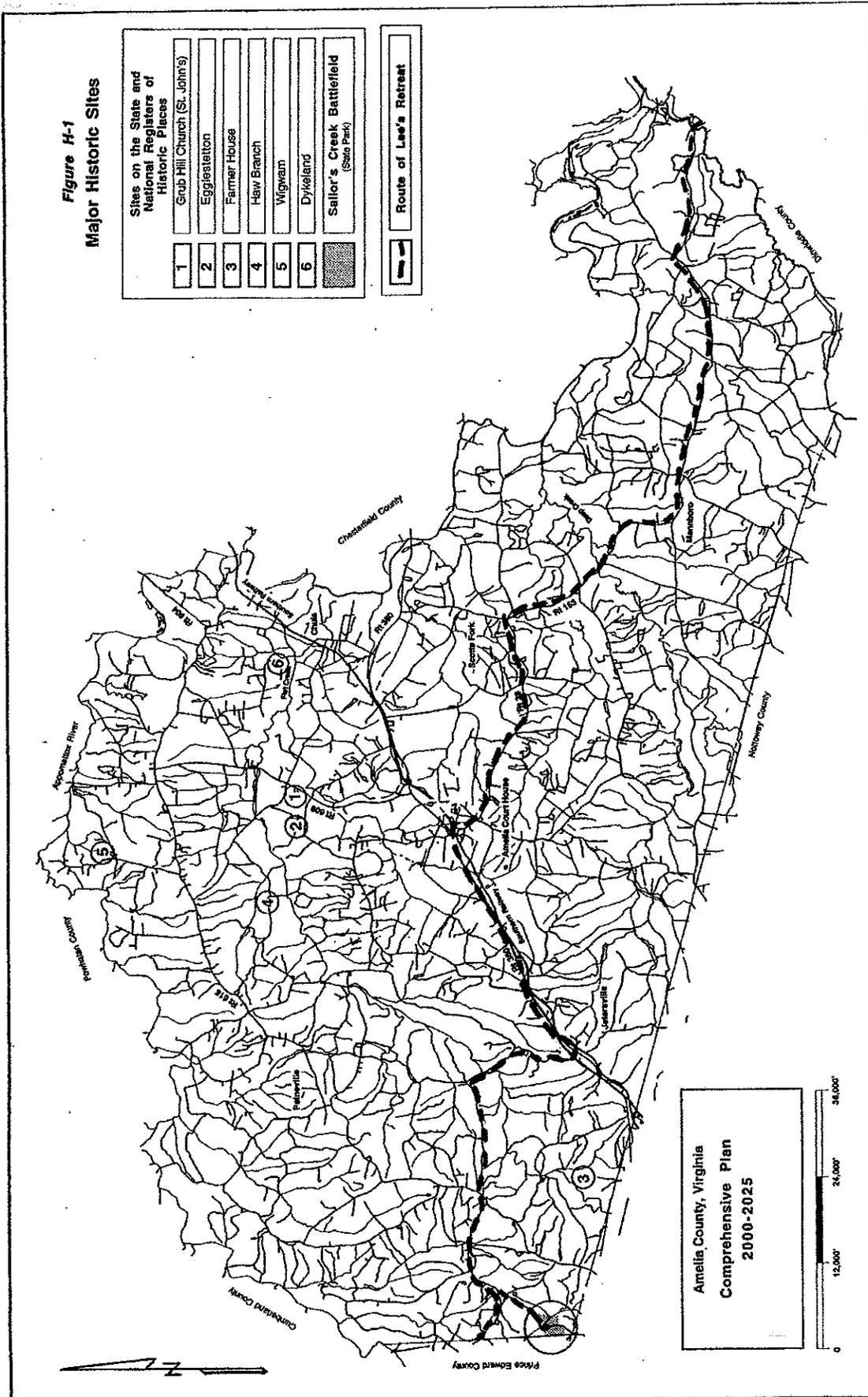
This is a representative example of both vernacular and high-style architecture in Amelia County of the mid-19th century, and residence of Lewis E. Harvie, entrepreneur and local political leader.

Historic Sites. In addition to the significant structures noted above, two prominent local historic sites relating to Civil War events have been given particular recognition in the County.

Sailor's Creek Battlefield. Also listed on the Virginia Landmarks Register, this was the site of the last major action of the Civil War, taking place only days before Lee's surrender at Appomattox. This site is now a 215 acre State-owned park, located at the western edge of the County.

The Route of Lee's Retreat. Just prior to the battle at Sailor's Creek, Lee's forces retreated through Amelia County, crossing into the County by way of Goode's bridge. The roadways

which coincide with the path of Lee's retreat have recently been identified for a Driving Tour and have been proposed for designation as a Virginia Byway.



I. Public Resources

The following inventory analysis summarizes those public resources for which the government of Amelia 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 Amelia County.

1. County Government Structure and Administration

Amelia County is governed by a five member Board of Supervisors, elected from five distinct election districts, as well as five elected constitutional officers: the Commissioner of the Revenue, the Commonwealth Attorney, the Clerk of the Circuit Court, the Sheriff and the Treasurer. The Board of Zoning Appeals is appointed by the Court to hear appeals of zoning regulations and interpretations.

The Board of Supervisors employs a professional staff, headed by the County Administrator, to carry out the day to day operations of the County Government. Other key staff departments and functions are summarized in following sections of this report.

In addition, a variety of appointed community Boards and Commissions assist in developing and implementing County government policy. These include the Planning Commission, School Board, Industrial Development Authority, Parks and Recreation Board, Library Board, Board of Social Services, and others.



New Court House and County Administration Building

2. Community Facilities, Services and Utilities

a. Administrative Facilities

The County currently owns and operates several buildings in the Amelia Courthouse which house the various County government departments and agencies. While much of this space is sufficient for the intended functions, there are several deficiencies in both quantity and quality of space in order to maintain efficient service to the public, accommodate necessary growth, and to ensure well as safe and adequate access for all citizens, including the disabled population.

The County recently completed a space study to examine the current and forecasted needs and explore potential alternatives for providing adequate space, and has begun the process of upgrading the existing buildings to meet the requirements of the Americans with Disabilities Act (ADA), a federal law that mandates reasonably adequate access for the disabled to all public buildings. The primary buildings and related facilities which the County controls include the following:

Boepple Building. This is the location of the County Commissioner of Revenue, the Registrar and the Treasurer.

Health Department Building. This is the location of the State Health Department offices, which includes sanitarians as well as medical personnel.

New Library. A new library was recently completed, located across from the old middle school.

The Agricultural Building. This building currently houses the VPI Cooperative Extension service.

The Courthouse Building. This structure has been recently renovated so as to provide space for the County Administration and planning functions, as well as continuing to house court rooms and chambers for the Circuit Court, as well as offices for the Sheriff, the Clerk of the Circuit Court, District Courts, Clerk of the District Court, Juvenile and Domestic Relations Court Services.

In addition, rented office space for the Social Services Department and a maintenance facility are both provided within the Amelia Courthouse area.

b. Education

The Amelia County Public School System operates an Elementary School, a Middle School and a High School all of which are located in or adjacent to the Courthouse area.

The Elementary School (grades K-5) is a newly opened facility with a capacity for 1,000 students and a current enrollment of 832. This facility replaces the former elementary school which was built in stages between 1935 and 1976.

The Middle School (currently grades 6-7) is an older facility consisting of several buildings which were constructed between 1923 and 1963, totaling 45,000 square feet. It's capacity is somewhat limited due to its size and age, and has a current enrollment of 390.

The High School (currently grades 8-12) was built in 1979 and expanded in 1982, with a total of 78,300 square feet and an original design capacity of 600. The

current enrollment is 580. Future additions will provide the High School with a capacity of 800.

Total enrollments in the system increased from 1,515 to 1,687 between 1990 and 1994, an 11% increase during that time. Between 1995 and 2000, total enrollment increased to 1,802, a 7% increase, for a total increase of 19% during a period when the County's overall population increased by nearly 29%. The current and projected enrollments for the three schools are shown in Table I-1.

**Table I-1
Current and Forecasted Student Enrollments
for Amelia County Public Schools, 2000-2020**

School Facility	2000	2010	2015**	2020**
Elementary	832	927	925	925
Middle	390	526	515	515
High	580	654	640	640
Total	1,802	2,107	2,080	2,080

Source: Amelia County School Administration; Center for Public Service, Univ. VA
 **Extrapolated using trend, by Herd Planning Design

The current student/teacher ratios are shown in Table I-2 below.

**Table I-2
Current and Student/Teacher Ratios and other Personnel
for Amelia County Public Schools, 2000**

School Facility	Students	Teachers	S/T Ratio
Elementary	832	56	14.85
Middle	390	35	11.1
High	580	50	11.6
Central Office, Bus Drivers and Maintenance	N/A	N/A	N/A
Total	1802	141	12.8

Source: Amelia County School Administration

The School Board has proposed to expand the Middle School and High School facilities on existing school property. These improvements are intended to effectively provide the system with modern facilities in order to meet the needs of current curricula and technologies for each level of education.

Other educational institutions which serve Amelia County citizens include the Amelia Academy, a private school located in the Courthouse area which serves grades K - 12, a joint Amelia-Nottoway Vocational-Technical School located in Nottoway County.

In addition, there are several institutions of higher education in adjacent jurisdictions, including the John Tyler Community College in Chester, the Richard Bland College and Virginia State University near Petersburg, Longwood College and Hampden-Sydney College near Farmville, and the University of Richmond, Virginia Commonwealth University and Virginia Union University in Richmond.

c. Sewer

Public sewer service in the County is limited to the Courthouse area where a lagoon system treats an average of 105,000 gallons per day (gpd) of effluent. Recent construction of a new treatment plant provides a maximum treatment capacity 300,000 gpd, thereby providing up to approximately 200,000 gpd of added capacity for new development and also allowing the County to meet state and federal effluent standards. Plans have been completed for extending and upgrading the system as well, including the correction of some infiltration problems. The new lines will extend service eastward along Business Route 360 onto U.S. 360 to the Food Lion Shopping Center area.

d. Solid Waste Management

In 1990, the County entered into an agreement with Chambers Waste Systems of Virginia to construct and operate a new state-of-the-art landfill in the County. The intent of the County was to be able to meet the new state and federal requirements for sanitary landfills while keeping direct costs to the citizens to a minimum.

In May of 1993, the Maplewood Recycling and Waste Disposal Facility opened on a 794 acre site located approximately five miles west of Amelia Court House, just south of Route 360. The facility uses modern security, screening, storage and liner systems and has an anticipated life span of 20 to 30 years, depending upon the size of the future waste stream.

In conjunction with the landfill operation, the Chambers company will construct and service several permanent solid waste collection and recycling centers located throughout the County, including one at the landfill site which began operating when the landfill opened. The current "greenbox" system of trash collection will be discontinued in a coordinated manner with the opening of each new collection site.

In addition to the site at the landfill, new collection sites at Pleasant Grove and Deatonville are now in operation and a third site is being designed for Ponton's store at Routes 614 and 720. The County is also pursuing a site near Mannboro. The Ponton's store site and the Mannboro site are planned to begin operation in the spring of 1994. The County has recently negotiated a commitment from the Chambers company to construct and manage two additional sites, one likely to be located at the old landfill site at the end of Route 703 and the other at a site yet to be determined.

e. Public Safety and Law Enforcement

Fire protection is provided by five volunteer fire companies which are well distributed throughout the County, located in Mattoax, Mannboro, Amelia Court House, Jetersville and a newly opened one in Paineville. The Emergency Squad provides ambulance and rescue services to all of Amelia County and the western part of Chesterfield County. It is located on Route 614 in the Courthouse area. Repairs to the Amelia Fire Company facility have been budgeted for FY 94, including painting the building and correcting drainage problems, and the addition of a rescue-utility van.

The County has upgraded its 911 emergency response system to an Enhanced (E-911) system.

The Sheriff's department is located in the Courthouse complex in Amelia Court House. It currently has a total of 15 personnel, including 6 deputies as well as support and communications personnel, and is assisted by the Virginia State Police.

The County is a member of the Piedmont Regional Jail which is a 101 bed facility located in Prince Edward County.

f. Planning and Development

The County has a planner and a building inspector, both currently located in the renovated courthouse building. The County Planner provides technical support to the Planning Commission and Board of Supervisors on matters relating to land development, including review of subdivisions, rezoning applications and conditional permits, as well as zoning administration and preparation of ordinance and comprehensive plan elements.

g. Libraries

The Hamner Public Library has been in service for over 20 years. The library has approximately 10,000 volumes, including 45 magazine subscriptions, as well as the Amelia Historical Library. The County recently completed construction of a new library facility on Dunn Street, across from the old middle school.

h. Parks and Recreation

The County's Board-appointed Parks and Recreation Advisory Commission was established in 1980. In 1993 the County hired its first full time Parks and Recreation Director who coordinates the existing recreation programs and helps establish new programs.

The Department offers a range of year round programs for both adults and youths including volleyball, softball, baseball, basketball, swimming and yoga. These programs are primarily held on the County park facilities in the Courthouse area, and also use some of the County's School facilities in cooperation with the School Board.

The State operates the 215 acre Sailor's Creek Battlefield Park and the 2,217 acre Amelia Wildlife Management Area which provide historic and natural recreational activity opportunities. (These two resources have been cited previously in this report.) In addition, there are two State Parks in neighboring jurisdictions which are available to Amelia citizens, the Twin Lakes State Park in Prince Edward County and the Pocahontas State Park in Chesterfield.

In addition to the efforts of the County Parks and Recreation Department and the State facilities, various schools, churches and private clubs, organizations and commercial enterprises also provide recreation facilities and programs for local citizens. These include swimming pools, horse-riding facilities, camping, hunting and fishing.

i. Health and Social Services

The Amelia County Health Department is located in the Courthouse area in conjunction with the Piedmont Health District of the Commonwealth. The Health Department provides public health services and has two sanitarians who perform environmental health functions including the review and permitting of wells and septic drainfield systems. This department is located in the Health Department building in the Courthouse area. The County also has two private medical clinics that provide general medical care, the Amelia Health Center in the Courthouse area and the Mannboro Medical Center in Mannboro.

The local Department of Social Service is located in rented office space in the Courthouse area and administers a variety of service programs to the local citizens,

under the guidance of the County Board of Social Services. Programs include Aid to Families with Dependent Children (AFDC), Food Stamps, Medicaid, Adoption, Foster Care, Protective Services and Employment Services.

3. Development Policies and Regulations

a. Comprehensive Plan

The County's previous Comprehensive Plan was adopted in 1995 and replaced the earlier plan of 1991. The planning process completed in 1993-95 resulted in a new plan that provided updated and more specific policy guidance for managing future growth in the County, and served as the basis for major changes to the County's zoning regulations made later in 1995. Due to the increased growth pressures on the County since those changes to the plan and zoning ordinance in 1995, the County has revisited its plan to pursue stronger growth management tools.

The County is required by the State Code to review its Comprehensive Plan at least every five years. The purpose and function of a Comprehensive Plan is summarized in the first Section of this Plan, including a detailed review of the steps involved in the process that was used to produce this Plan.

b. Zoning Ordinance

Zoning Ordinances are one of the many tools available for helping to implement the goals, objectives and policies of the Comprehensive Plan. A Zoning Ordinance regulates the use of land in order to protect the public health, safety and welfare. Provisions of such ordinances typically include limits on the types of land uses, the sizes and shapes of lots, the density and intensity of land uses, the height and bulk of buildings, and similar elements of land development.

Amelia County's Zoning Ordinance was originally adopted in 1971 and underwent overall revisions in 1980, 1991 and again in 1995. The Districts provided for in the Ordinance are outlined on page 35 of this Plan. While the Ordinance is essentially a conventional zoning ordinance typical of those in rural jurisdictions in Virginia, it has several important provisions that have been created as responses to specific needs and issues in Amelia County, particularly regarding agricultural zoning districts and provisions for the relationships between agricultural and residential uses. The Zoning Ordinance should be reviewed and updated following completion of the new Comprehensive Plan in order to ensure that the two documents are coordinated.

c. Subdivision Ordinance

Subdivision Ordinances control the process and basic requirements for subdividing land into new, buildable parcels and providing the necessary public utilities. Amelia County's subdivision ordinance was originally adopted in 1980 and has been amended five times since, most recently in 1992. Like the Zoning Ordinance, the Subdivision regulations are typical of most jurisdictions in similar settings in Virginia. Subdivision Ordinances must be closely coordinated with Zoning Ordinances in order to ensure consistency of results and provide clear guidance for the building and development community. Amelia County's Subdivision Ordinance should be reviewed and updated in conjunction with the policies and recommendations of the Comprehensive Plan, so that the Plan and both major land development ordinances are as consistent as possible.



U. S. Highway 360, near Chula

J. Transportation Resources

The transportation system in Amelia County for the most provides adequate capacity for the current and short term future needs of local residents and businesses. It features an outstanding major corridor in Rt. 360, a four lane divided state highway, as well as a line of the Norfolk Southern Railroad which closely follows the alignment of Rt. 360. The rural secondary road network, while generally adequate for current needs, still has approximately 80 miles of non-hard surfaced roads, as well as increasing traffic from roadside development which has been the dominant pattern of development in the County. While the road system seems generally adequate for current local needs, its capacity and safety is at great long term risk in light of continued rural development and increased commuter and other through-traffic on Rt. 360 and other major corridors that connect the County with neighboring jurisdictions.

Railroad Issues. Figure J-1 shows the location of the Norfolk Southern railroad facility which is located parallel to Rt. 360 between Routes 307/360 and Route 604 where it diverts north to Chesterfield County.

VDOT officials indicate that all railroad crossings are planned to have either lights or gates, however there are four crossings which only have cross buck signs. No locations have been designated accident prone.

The 1990-91 State Rail Plan has been developed in draft format with a public hearing held in January 1994. There is nothing in the State Rail Plan which would directly impact rail operations in Amelia County. However, a Rail Passenger Corridor Study is being initiated to study service between Richmond and Washington, D.C. There may also be a study of rail passenger service between Richmond and North Carolina (possibly Raleigh.)

The Rail Passenger Corridor Study should be monitored because it is possible that if rail service is intensified along the I-95 corridor, there may be a diversion of rail traffic to the Norfolk Southern facility in Amelia County. The Norfolk Southern tracks between Burkeville and Richmond have been upgraded as part of normal maintenance and not in anticipation of additional rail traffic.

The fact that the Norfolk Southern Railroad facility is located so close to certain sections of Rt. 360, creates some concern about potential adjacency problems were Rt. 360 ever to be widened to six lanes in the future. Also, access to certain undeveloped tracts may be possible across the railroad tracks but this will possibly create future traffic operational problems for both the railroad and the Rt. 360 corridor.

Roadway Improvements. Figures J-2 and J-3 illustrate both Primary and Secondary roadway improvements as documented in the County's previous Comprehensive Plans. While not yet fully updated, it represents a basis for understanding the type and location of anticipated improvements.

Functional Classification. Figure J-4 indicates the principal roadways in Amelia County classified by function in consideration of future travel demand patterns within the County and to and from the Richmond growth area to the east.

With only a portion of the Amelia Bypass being a limited access facility which ensures long range capacity (operating efficiency), the remainder of the Rt. 360, four lane divided corridor needs to serve increasing traffic volumes along the corridor. As new traffic signals are installed along the eastern portion of this corridor in conjunction with new development there will slowly be increased travel delays during peak periods.

Also important in Figure J-4 are the minor arterial roadways which include Routes 307, 153 and 38. Also included however, are secondary Routes 604 and 602 which serve as emerging commuter routes to the growth areas to the east and northeast of the County, and which will therefore experience increasing corridor traffic volumes.

Note that a bikeway was designated in the 1991 Comprehensive Plan along various secondary routes. The most critical section on Rt. 604 which is an emerging commuter route.

Future Traffic Projections. Figure J-5 illustrates how the 1991 VDOT 24-hour traffic counts compare to preliminary 2020 VDOT 24-hour traffic projections as developed in the Statewide Highway Plan. The change in anticipated daily traffic volumes for key corridors is summarized below.

Route 360:	1991 Daily traffic volumes will double by 2020 with volumes increasing from 10,000 to 20,240 at the Chesterfield County line. This represents a 102% increase over a 29 year period for a sustained average annual increase of +3.5%. Traffic volumes on Rt. 360 below Rt. 307 will increase from 6,600 to 11,791; a 78% increase or +2.7% per year. With a daily service volume (LOS C) of 21 to 22,000 vpd, there will be some excess capacity, but peak hour efficiency will diminish, particularly with signalization along the corridor.
Route 307:	Daily traffic will nearly double from 3,400 to 6,265 with an 85% increase reflecting an annual average growth at +2.9% per year.
Routes 38/602:	This emerging commuter corridor to Chesterfield County is projected to increase from 2,200 to 3,609, with a 64% increase reflecting a +2.7% average annual growth rate. Route 602 at Devils Bridge will increase from 690 to 1,597, an increase of 131% reflecting an average annual growth rate of +4.5%.
Route 153:	This very important north/south corridor will increase from 2,300 to 3,922, an overall increase of 70% with an average annual growth rate of +2.4%.
Route 604	This emerging commuter corridor is projected to increase from 1,460 to 2,881 with an overall increase of 97% which reflects an annual average growth rate of +3.4%.

In summary, the information in Figure J-5 indicates that with dispersed annual growth rates of two to four percent per year in the next 29 years, most corridors will operate within the design service volumes established which means that widening of significant numbers of roads will not be necessary.

Note however, that for Rt. 307, the 2020 volume of 6,265 exceeds the DSV of 3,591 and an upgrade to a rural four lane divided roadway is warranted. Note also that Bus. Rt. 360 volumes in 2020 of 11,195 exceed the 4,919 DSV indicating upgrading to a four lanes urban facility is necessary.

While this long range traffic projection process establishes an administrative planning process to establish long range highway needs, if the dispersed two to four percent

annual growth is replaced by more concentrated growth on certain corridors such as Rt. 360 east, Rt. 604 and Rts. 308/602, the 2020 daily volumes could be realized much sooner than anticipated.

For example, if a new subdivision of 300 houses were to be built and occupied within the next five years on a secondary road such as Rt. 861 with a 1991 count of 1,150, there could be as many as 2,500 to 3,000 more daily trips added to this road due to this one new development. This would increase the 1991 daily volume to as high as 4,150 by 1996 and exceed the DSV of 3,461 much sooner than anticipated. Were several other new developments to be approved along this same secondary road or connecting secondary roads, the 4,150 daily volume could easily exceed 8,000 daily trips on a two lane rural roadway.

A similar example could be made of the Rt. 360 corridor. If a certain portion of the corridor experienced significant corridor development and increased traffic from secondary roads served by this corridor, the daily volumes could well exceed the DSV of 22,000. This growth plus additional traffic signals would create the need to upgrade intersections and consider widening the corridor earlier than anticipated.

Illustrated Roadway Issues. Figure J-6 illustrates various technical roadway issues that the County will face in current and future planning efforts. The emerging Rt. 360 Priority 1 corridor is of particular concern, as well as the emerging secondary commuter traffic corridors.



U. S. 360 Business, near the courthouse village

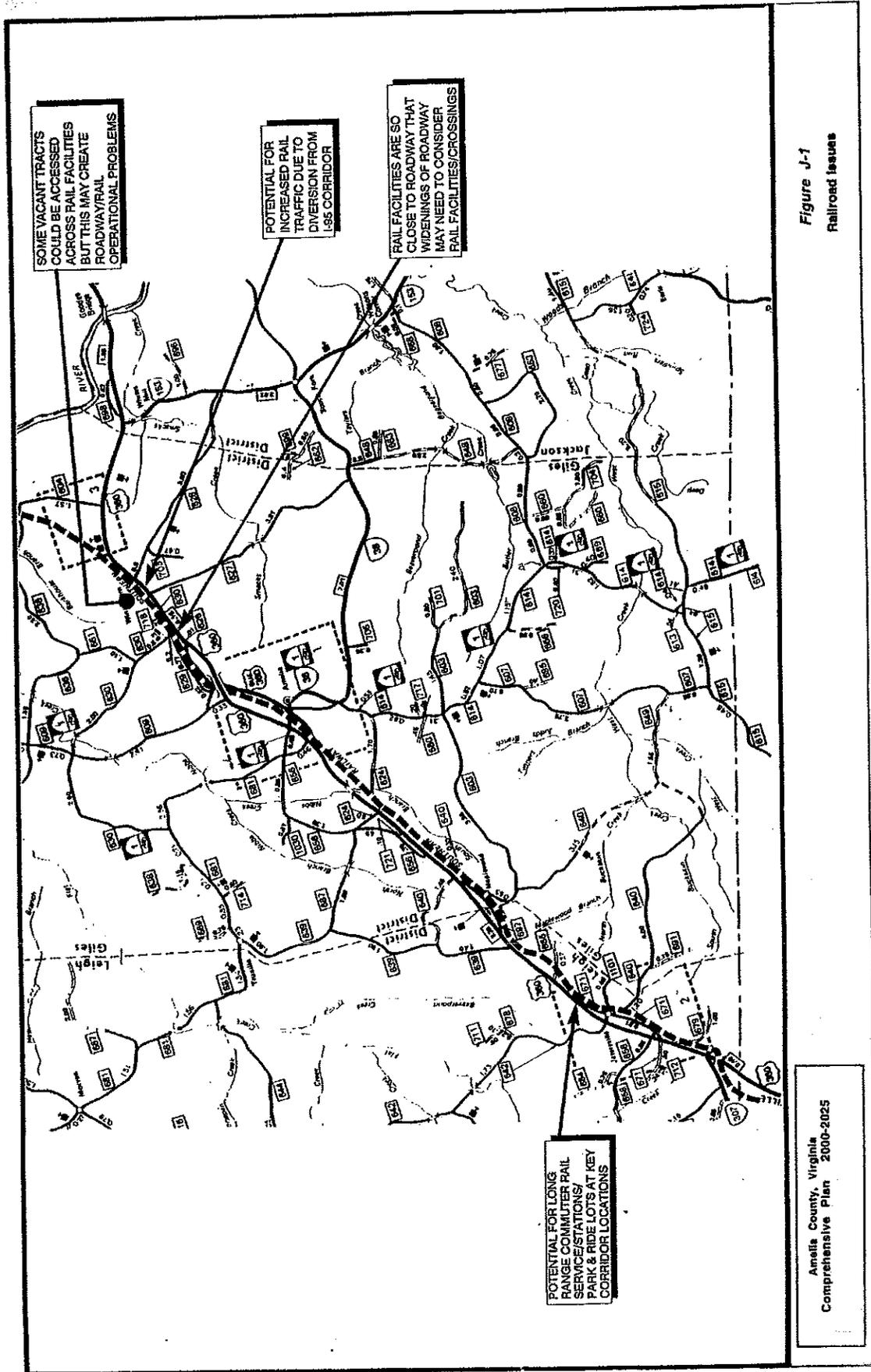
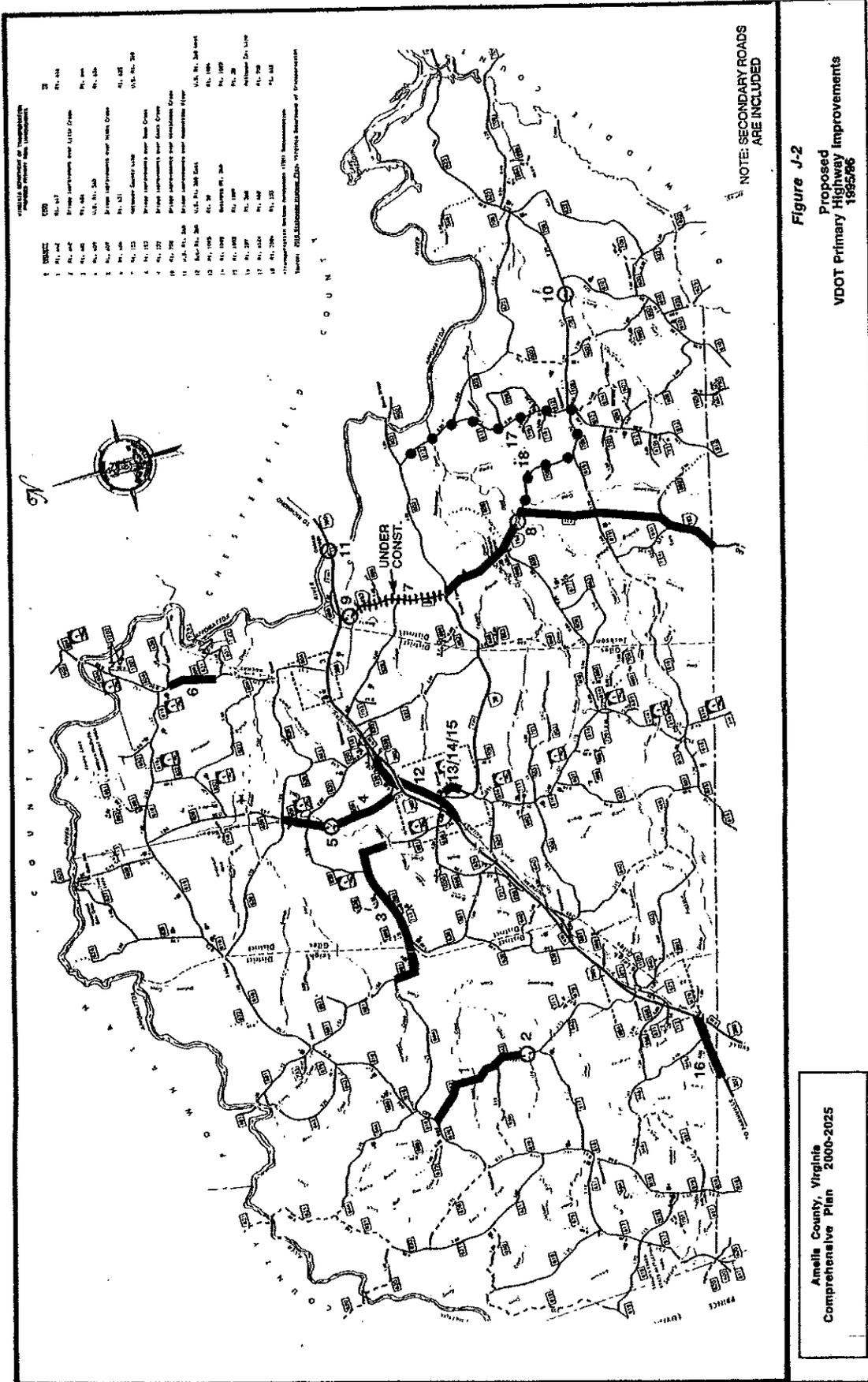


Figure J-1
Railroad Issues



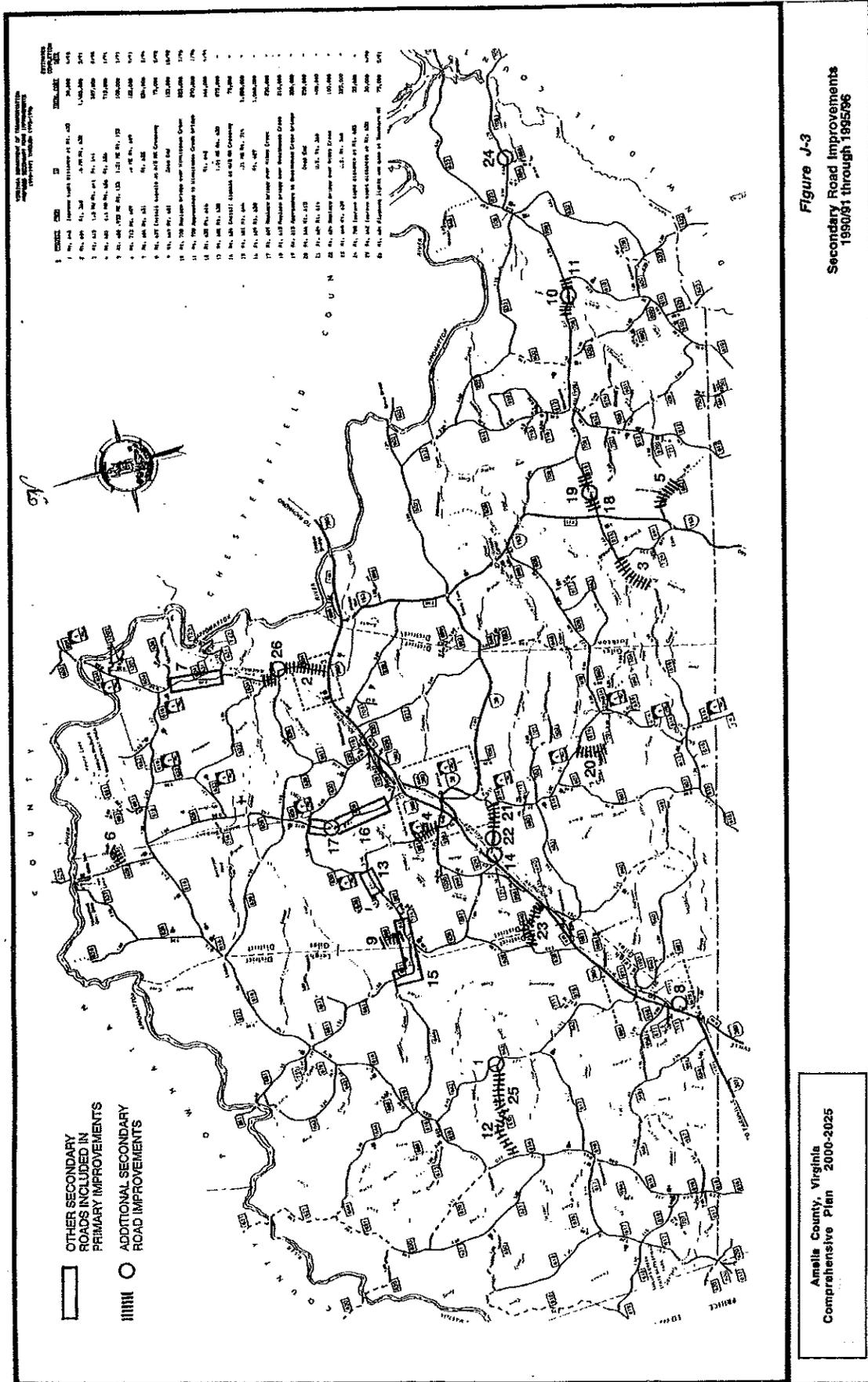


Figure J-3
Secondary Road Improvements
1990/91 through 1995/96

Amelia County, Virginia
Comprehensive Plan 2000-2025

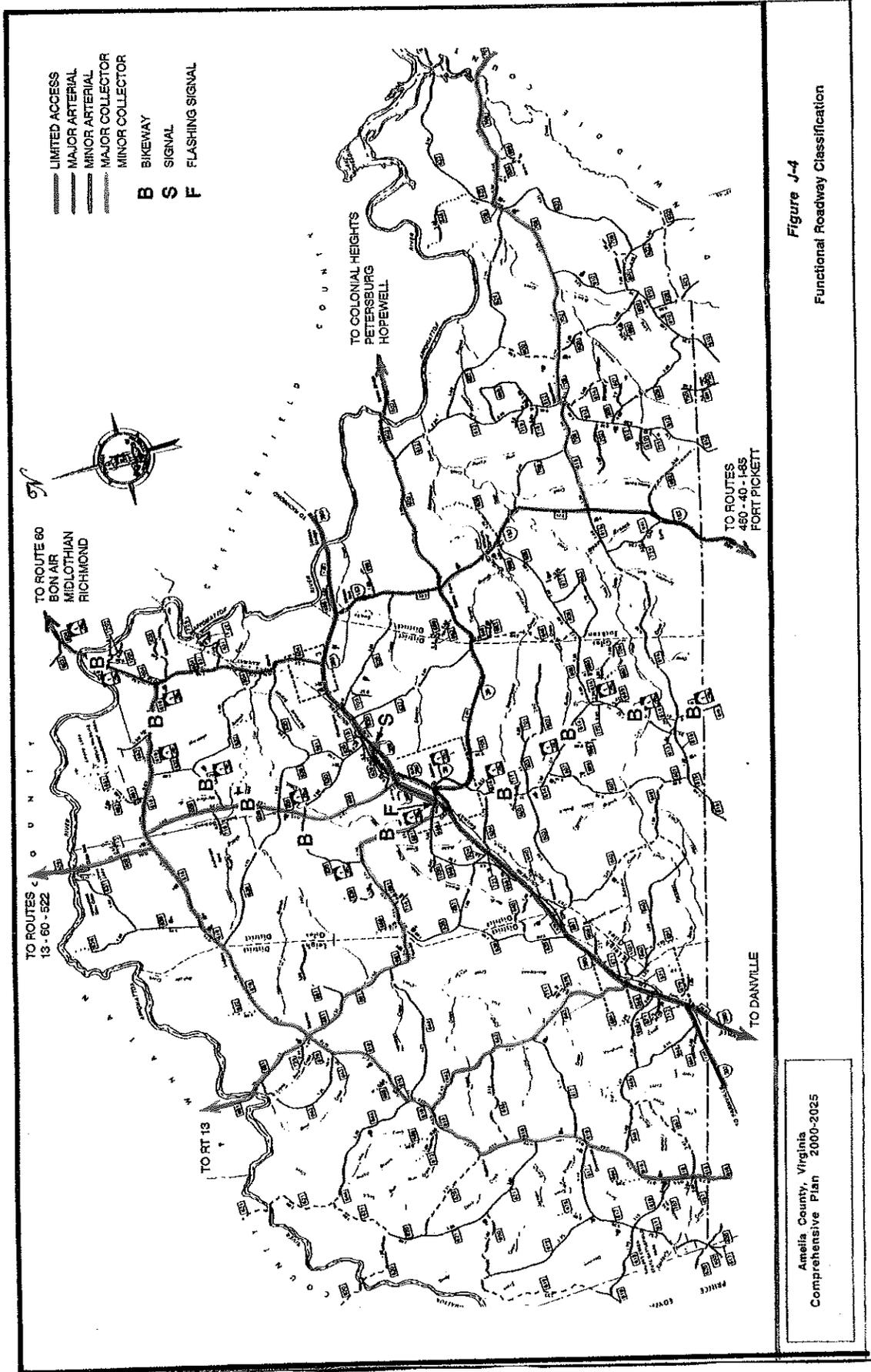


Figure J-4
Functional Roadway Classification

Amelia County, Virginia
Comprehensive Plan 2000-2025

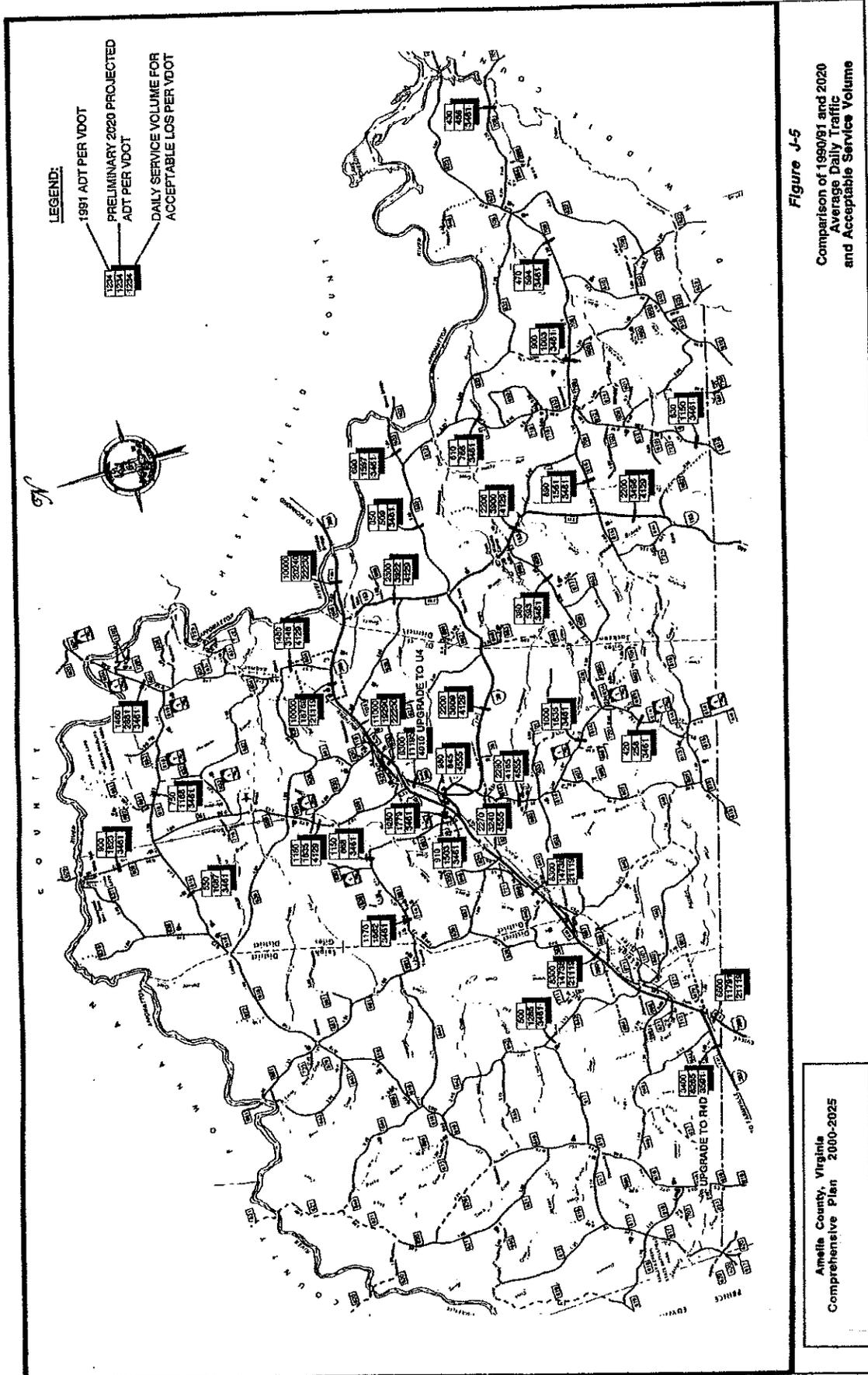


Figure J-5

Comparison of 1990/91 and 2020 Average Daily Traffic and Acceptable Service Volume

Amelia County, Virginia
Comprehensive Plan 2000-2025

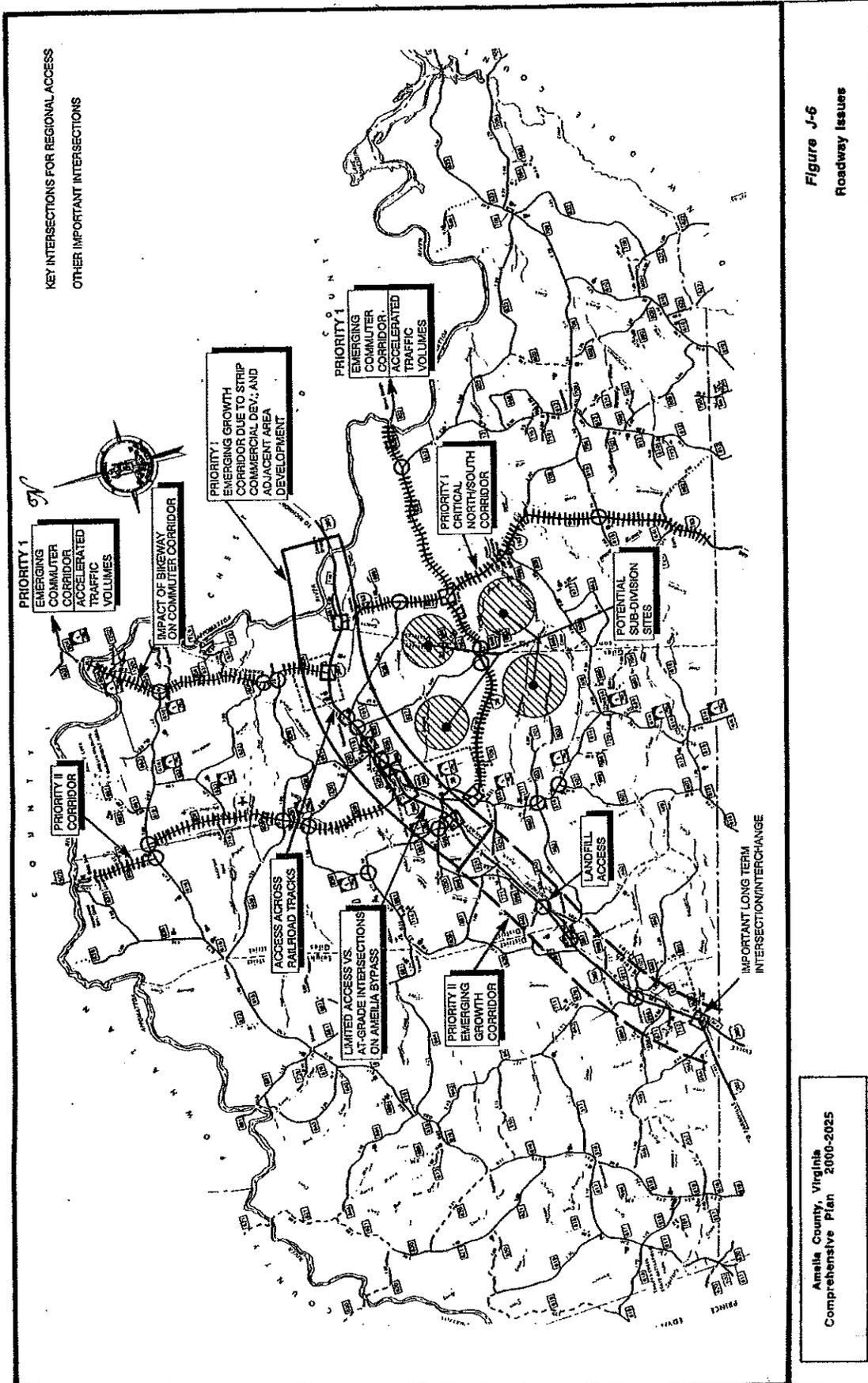


Figure J-6
Roadway Issues



IV. Goals: A Vision of the County's Future

A. Vision of the Future of Amelia County

1. The Process of Creating a Vision of the County's Future

In order for the planning and visioning process to be representative and inclusive, all members of the community were invited to participate during the 1993-95 planning process.

During the year 2000 Plan update process, the Planning Commission reviewed the vision and planning goals created from the original citizen and found that the vision is still largely on target for Amelia County. In essence, the vision for the future of the County remains essentially the same, but the ways of achieving it need to be refined and strengthened. Four methods were used to obtain citizen input:

Key Leader Interviews. During the autumn of 1993, the consulting team conducted personal interviews with many key leaders in the community, including the Board of Supervisors, Planning Commission, various County staff personnel, and a range of local business people and citizen leaders. Interviewees were asked to identify the greatest assets and liabilities of the local community, the major issues and challenges which the community faces, and the best opportunities for the future.

Countywide Citizens' Survey. The information gained from the key leader interviews was used by the consulting team in designing a written survey of citizen opinion. The written survey was included in the County Administrator's Report to the Citizens which was mailed to every postal customer in the County in January, 1994.

Over 600 surveys were completed and returned by citizens. Responses were received from throughout the County. The survey responses were recorded into a computer database and then tabulated to determine the strength and range of opinion on a variety of issues affecting current and future community life. Summary results of the survey are included in the first Section of this Plan and in the Appendix.

Issues Meetings. Three Issues Meetings were held throughout the County in January, 1994, to allow citizens to express their ideas about the County's assets, as well as the major challenges and opportunities that it faces now or in the future. The results of these meetings are also summarized in the first Section of this Plan. The issues identified at these meetings provided the basis for the subsequent Vision Forums.

Vision Forum Sessions. Two Vision Forum sessions were held on the Saturday afternoons of March 5 and March 12, 1994, at the Amelia County High School. A few dozen local citizens attended each of the two forums, including many members of the Steering Committee for the Comprehensive Plan and some members of the Board of Supervisors. Many citizens attended both of the forums, providing substantial continuity from one session to the next. These forums allowed citizens to interact with each other rather than to simply register an opinion. Working together as a whole group and in small group sessions, participants expressed their opinions and heard those of their fellow citizens.

The forums were facilitated by Milton Herd, of Herd Planning & Design, the lead consultant for the County's Comprehensive Plan project, and Michael Chandler, of the

Community Development Division of the Virginia Tech Cooperative Extension in Blacksburg.

2. What is a vision?

A vision can be defined as an inspired dream or revelation, an act of imagination or foresight. A community's vision is a statement about a community's preferred future. It reflects the aspirations, hopes and ambitions of the community. It creates a clear and purposeful goal toward which the people of the community can collectively strive. A vision is like a lighthouse - it illuminates the path to a community's ultimate destination. It is an act of "empowerment."

The major purpose of Amelia County's visioning effort was to define a preferred future for the community as part of the early stages of preparing a new Comprehensive Plan for the County. The preferred future as set forth in the Vision establishes the citizen's desires about how the community should look and function, and how citizens can work together in achieving their desired future and common goals.

The Vision provides a foundation of broad, long term goals for the County's future upon which the rest of the Comprehensive Plan is built.

3. The Vision

A vision of the long term future of Amelia County was created by local citizens during the two Vision Forums. The citizens sought to answer two major questions about the County's future as a community in the 21st century:

- **Where do we, as a community, want to go in the future?**
- **How do we get there?**

First forum. On March 5, 1994, citizens undertook and completed several key tasks, including:

- reviewed the purposes and process of preparing the County's new Comprehensive Plan
- reviewed and ranked the major issues and opportunities facing Amelia County that were identified in a previous series of issues meetings with local citizens during January
- created and ranked a list of preferred futures for each major element of community development including public facilities, local economy, community development and the natural environment
- created several alternative maps of preferred future land use patterns for the County

Second Forum. On March 12, citizens undertook and completed other key tasks, including:

- ranked and affirmed Preferred Futures Statements derived from Forum One
- identified potential actions that would help achieve those preferred futures
- selected the preferred map of the overall, future land use pattern

The results of these forums were then reviewed and refined by the Steering Committee at its meeting on March 21 and at subsequent meetings during the spring, and are presented in the summary vision statement that follows.

This statement provides the foundation of long term goals for the County's Comprehensive Plan and gives direction to the formulation of specific policy and program recommendations of this Plan.

A Vision for the Future of Amelia County

The following Vision Statement defines ideal "futures" for the County's major resources for the long term. This vision provides the basis for the County's planning strategies, policies and implementation efforts. This statement was defined by local citizens during two public forums held March 5 and 12, 1994, and by the County's Comprehensive Plan Steering Committee on March 21, 1994. The updated plan refines and re-affirms this Vision of the future for the year 2025 and beyond.

Community Development

Development Pattern and Character. Amelia County remains a truly rural community, with friendly people, a mostly agricultural and forestal landscape, and small groups of residences and businesses focused in and around the County's traditional settlements, including the Courthouse area, Chula, Jetersville, Mannboro, Paineville and Scotts Fork. Rural residential dwellings are interspersed among the farms and forests, with adequate distance between wells and septic fields and adequate buffers between houses and farms. All developments provide new public roads to serve new lots, thereby maintaining the capacity, safety and visual character of the County's existing road system.

Farmland, Open Space and Scenic Areas. The vast majority of Amelia County's land area remains in active farm and forest production. The County is characterized by large blocks of open space and scenic areas within an agricultural, forestal and natural landscape.

Land Use Conflicts. Although the number of intensive agricultural operations in the County has gradually increased along with the number of rural residential units, conflicts between them have not worsened. All dwellings are located a substantial distance from intensive agricultural operations and all such operations are well managed and maintained. Business and industrial activities are sited and designed so as to avoid conflicts with adjacent uses and to provide safe and efficient road access to the sites.

Cost of Development. Development in the County is a balanced mix of housing and employment uses. New development projects provide adequate roads and utilities to serve the site, as well as recreation areas and contributions to the County's other key public services including fire and rescue. The County's tax base is diverse and balanced so that the tax burden on residents has only increased in proportion to the additional, specific facilities and services received.

Courthouse Area. The Courthouse area has experienced a new burst of business and residential activity. Adequate public water and sewer facilities serve the entire village area, and a variety of new businesses serve both local and regional markets. A substantial portion of the County's residential development in recent years has occurred in the Courthouse area, and it continues to serve as the "heart" of the County in terms of public buildings, offices and community activities.

Route 360 Corridor. U.S. Route 360 carries an increasing volume of through traffic as well as local traffic, and continues to function at a high level of service, with virtually no congestion. The area east of the Courthouse has experienced a moderate amount of employment development in recent years, and this development has been well coordinated using service roads so as to add only a few new entrances to the highway. The new businesses have an attractive appearance and carefully landscaped parking areas and entrances.

A few new residential subdivisions have located adjacent to Route 360 and these have significant set-backs from the highway, including generous amounts of landscaped buffers

and a limited number of new road entrances onto Route 360. The eastern part of the corridor has a new by-pass link south of old 360 that allows old 360 to develop as a controlled access commercial highway while allowing through traffic to move efficiently through the County.

Community Involvement. The citizens of Amelia County are active participants in community decision-making. Public meetings are well attended and citizens are provided with forums for expressing their views, getting answers to their questions and having public debate and discussion about major issues facing the County.

Citizens in all the County's local communities are aware of each other's concerns and needs and work together to reach consensus for solutions to both local and Countywide problems.

The elected and appointed officials work closely with citizens at large to provide strong leadership in making major decisions and carrying out key initiatives. Citizens at large accept their share of responsibility for continuing to make the County a better place to live and work.

Housing. The local housing stock remains in good condition and is affordable to most County residents. The County has a wide range of housing types which meet the needs of all citizens. Most new housing in the County continues to be single family detached units, with a few small - scale attached and multi-family units in the community settlements such as the Courthouse area.

Manufactured ("mobile") homes are a relatively small portion of the new housing supply and are placed in well-designed and constructed parks and subdivisions with private covenants and restrictions to ensure good design and maintenance, and located close to public facilities.

Historic Resources. The County's significant historic and archaeological structures and sites have been substantially preserved or restored, and most are in active private residential or business use, providing a strong basis for the local tourism industry.

Economy

Rate of Growth. Amelia County has continued to grow at a steady but moderate rate. The net increase in the number of local jobs has exceeded the net increase in the number of houses. The community has been able to comfortably absorb this new growth, both financially and socially.

Industrial and Business Development. The County's existing businesses have prospered and expanded and many new businesses have come, including several clean, moderately sized industrial companies. New business development has located mainly in and around the Courthouse area. New industrial development has located primarily along the Route 360 corridor and the Norfolk Southern Railway. All economic development has been well planned, sited and designed so as to enhance and protect the visual appearance of the Route 360 corridor. Tourism has increased, especially at Sailor's Creek Battlefield Park, the Amelia Court House area and the Route of Lee's Retreat.

Agricultural Industry. The amount of land in farms has stabilized within the County and the agricultural industry is very healthy. Younger farmers are continuing in the family business and many farmers are exploring new commodities and methods in order to improve profitability. All of the County's farmers use advanced and sustainable farming practices.

Timber and Lumber Industry. The timber and lumber industries remain strong. New residential development has occurred in and around local settlements and does not interfere with farming and natural resource industries. Timber industries still control vast areas of the County and rotate their harvests so that the scenic quality of the County remains very high. These industries continue to employ many local citizens in a wide range of jobs.

Regulations. Through a sound, community-based planning process, the County has kept its development regulations very efficient, fair and effective.

Cost of living. Due to the moderate pace, compact pattern and balanced mix of development, the County's overall cost of living has remained relatively low compared to more urban areas. The County's citizens feel that they have the best of all worlds: a friendly, "small town" community, good local jobs, a healthy and beautiful natural environment, good private medical care and housing and public services that are of high quality yet affordable.

Environment

Natural Resources. Amelia's natural environment has remained largely unchanged. The ground and surface waters are clean, air quality is very high, and the rural landscape supports a wide variety of fish and wildlife.

Groundwater Quality and Quantity. Groundwater quality and quantity remain high. The County has identified primary groundwater recharge areas and has taken measures to protect them from incompatible development.

The Maplewood landfill remains in service as a well managed and maintained facility with no adverse affects on the surrounding environment. With the closing of the landfill scheduled in the near future, Amelia has established a successful recycling program and has joined with neighboring jurisdictions in a long term, regional approach to economical and environmentally safe solid waste management.

Public Facilities and Services

Local Taxes and Public Services. Amelia has maintained a stable and reasonable level of taxation, in line with a steadily improving level of local public services and facilities and expanding tax base. Services are generally available to all citizens, with appropriate use of user fees. Special efforts are made to provide basic services to the less privileged residents. The County's improved level of services allows it to compete successfully with neighboring jurisdictions for high quality development.

Public Safety. Public safety services are adequate for County citizens to feel safe and secure. Law enforcement efforts are broad-based and supported by the community so as to maintain the County's historically low rate of crime. Emergency services remain largely staffed by volunteers, with strong community support and adequate facilities and equipment to maintain a high level of public safety.

Schools. The County school system consists of both renovated facilities and new schools which together provide excellent facilities. The schools have high academic performance standards and are a major focal point for community activities, including a wide range of recreational programs.

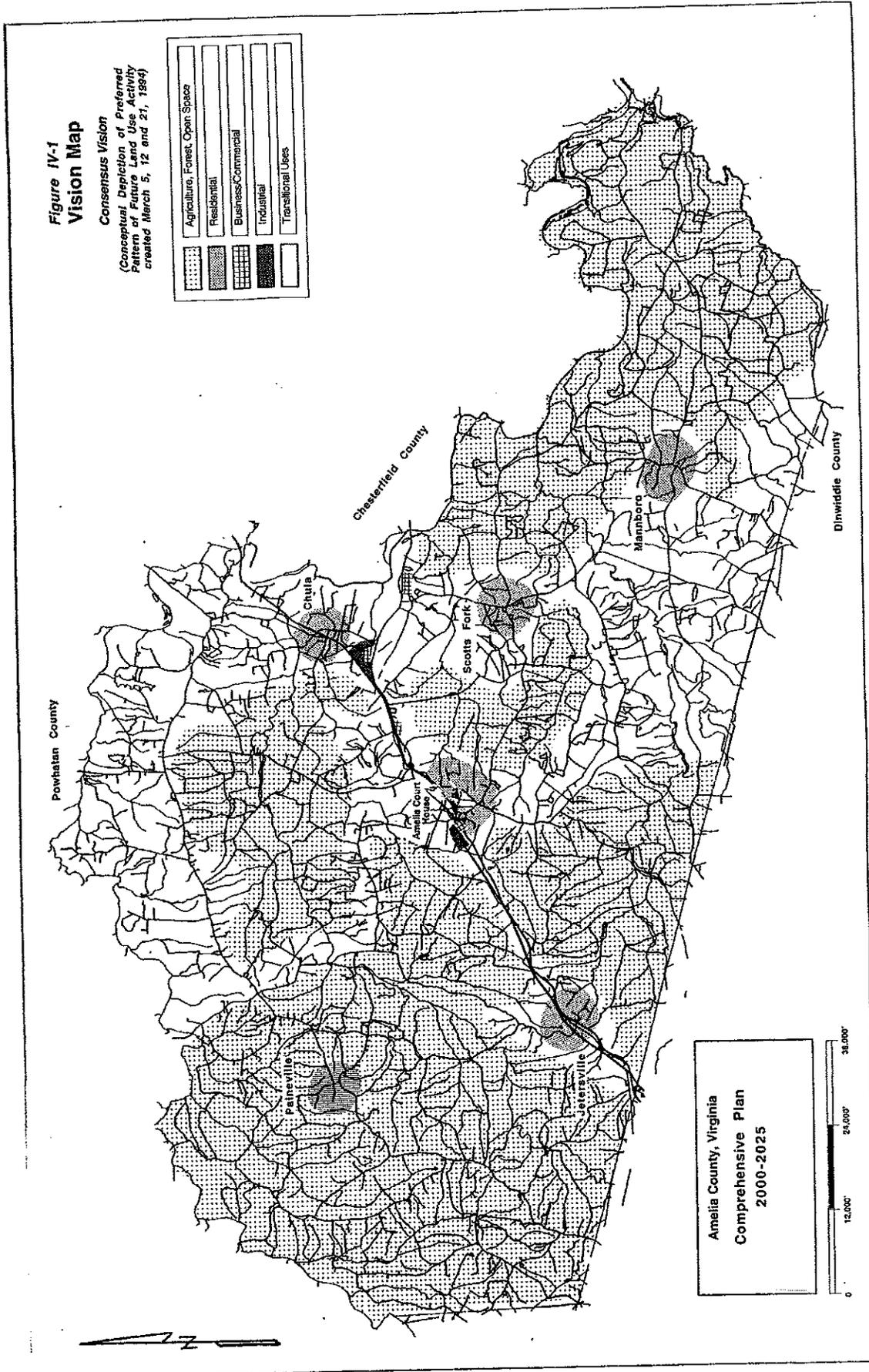
Roads. The local road system has been steadily upgraded, with additional miles of existing roads widened and paved. Major safety problems have been resolved, and the overall level of safety and service is very high throughout the County. New subdivision roads are maintained by the State yet are designed and constructed with sensitivity to the County's historic and natural resources. New development has been located and designed so as to keep new entrances on state roads to a minimum, thus preserving the County's road capacity.

Recreation and Libraries. The County has adequate recreation facilities and programs for all segments of the population, including winter-time, indoor, evening and non-sports activities for youth. The County has a range of local, regional and state facilities, as well as commercial and community-based facilities and programs. Hunting and fishing remain popular. Libraries have been expanded at the same rate as the school system and recreational facilities.

Water and Sewer Facilities. The Courthouse area has modern, central sewer and water systems with adequate capacity to serve substantial growth of residential and commercial land uses. Several other designated local community settlements in the County are planning or have constructed central sewer and water systems to serve existing residents as well as significant future growth.

Future Land Use Pattern of the County

Development in the County will occur in an overall pattern that is generally compact and "nodal" in form, with new development focused mainly on existing settlements, with large amounts of land area continuing in agricultural and forestal uses. This pattern is generally illustrated in a conceptual fashion on the following vision map.



B. Major Goals

The Vision Statement can be summarized by the following 17 specific major goals which are drawn directly from it. These goals were established during the original Comprehensive Planning process in 1995 and were refined and re-affirmed by the Planning Commission during the update process in 2000.

(The six goals shown in boldface type are the major, overarching goals of the Plan.)

Development Pattern and Character (Figure V-1)

1. **Maintain Amelia County's rural character with large blocks of open space and scenic areas within an agricultural, forestal and natural landscape, and small groups of residences and businesses focused in and around the County's traditional, village settlements.**
2. Intersperse rural residential dwellings among the farms and forests with adequate buffers between houses and farms.
3. Locate business, industrial and intensive agricultural activities so as to avoid conflicts with adjacent uses and to provide safe and efficient road access to the sites.
4. Maintain and enhance the public facilities and private businesses in the Courthouse area so that it continues to serve as the "heart" of the County in terms of public buildings, offices and community activities.

Cost of Development

5. **Ensure that new development projects provide adequate roads and utilities to serve the site, as well as recreation areas and contributions to the County's other key public services.**
6. Achieve a balanced mix of housing and employment uses in the County.
7. Diversify the County's tax base so that the tax burden on residents has only increased in proportion to the additional, specific facilities and services received.

Industrial and Business Development

8. **Increase local economic strength through the expansion of existing businesses and the establishment of new businesses, especially clean, moderately sized industrial companies, and tourism.**
9. Locate new business development mainly in and around the Courthouse area, with new industrial development located mostly along the Route 360 corridor and the Norfolk Southern Railway.

Agriculture and Timber Industries

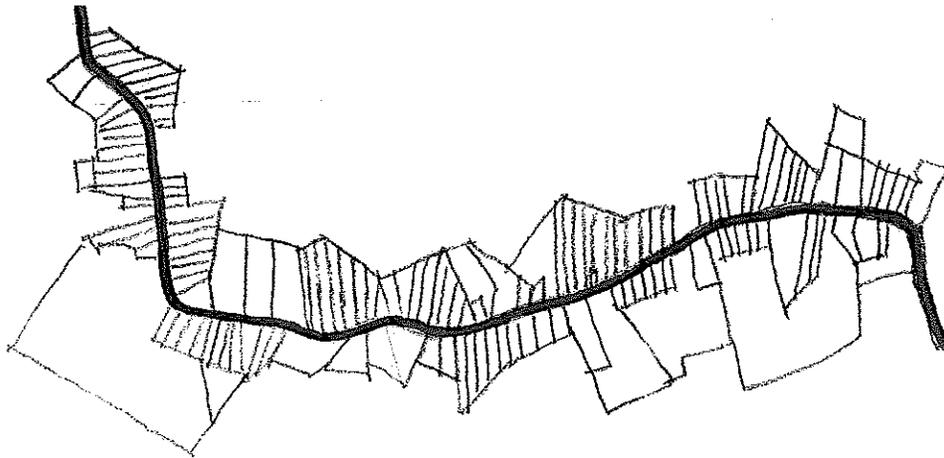
10. **Stabilize the amount of land in farms within the County and maintain and enhance the strength of the timber and lumber industries.**

Natural Environment

11. **Protect Amelia's natural environment, particularly ground and surface waters, air quality and the wide variety of fish and wildlife.**

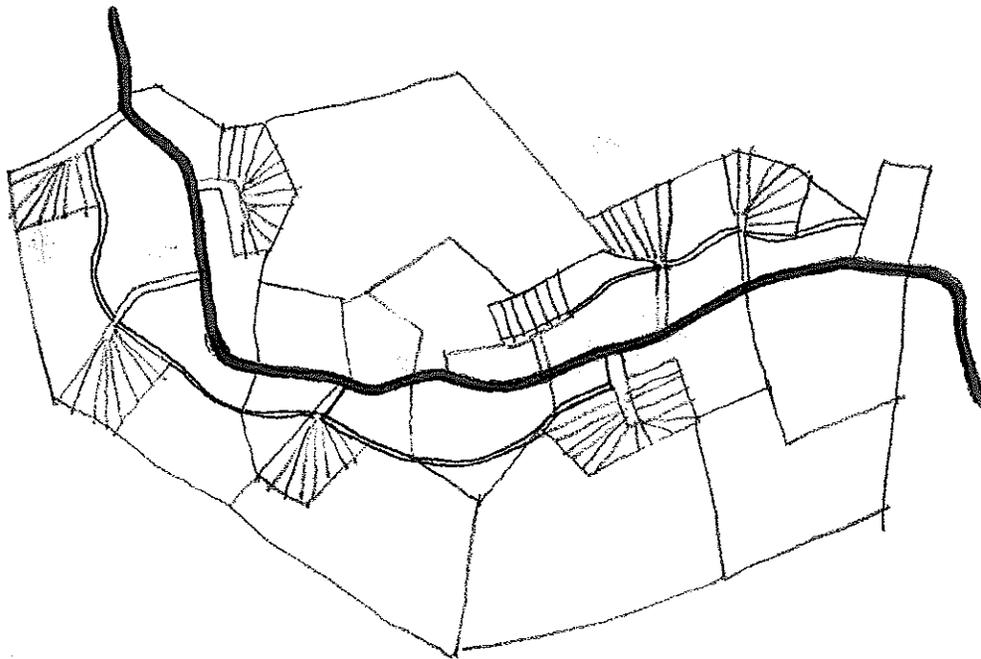
Public Facilities and Services

12. **Maintain a stable and reasonable level of taxation, in line with a steadily improving level of local public services and facilities for all citizens, and an expanding tax base.**
13. Ensure that public safety services and facilities enjoy strong community support and are adequate for County citizens to feel safe and secure.
14. Maintain a County school system with high academic performance standards and which serves as a major focal point for community activities.
15. Preserve and improve the capacity of the County's existing road system.
16. Maintain the high level of service, road capacity and scenic quality of Route 360, with coordinated service roads, landscaped parking areas and few new entrances to the highway.
17. Provide modern, central sewer and water systems to the Courthouse area and several other existing local community settlements, with adequate capacities to serve future growth of residential and commercial land uses.



Trend Development Pattern

Lots form a "strip" along the public roadway



Clustered Development Pattern

Clusters of lots are mixed with larger blocks of land and fewer Entrances

Figure V-1
Preferred Development Pattern
(Conceptual Illustration)

V. Policies: Courses of Action to Achieve the Goals

A. Strategic Policies

To achieve the major goals, three basic strategies are appropriate, to be pursued through a variety of policy, regulatory and financial efforts. The fundamental purpose of these policies is to protect the long term, general public health, safety and welfare. These basic strategies are to:

- establish Planning Policy Areas to achieve a compact development pattern
- guide public investments to defined priority locations
- establish fair and effective land development regulations

1. Establish Planning Policy Areas

This Comprehensive Plan establishes six major geographic Planning Policy Areas - five major priority areas for different kinds of land development and a priority area for resource conservation which overlays the development areas:

Priority Development Areas

- Village Development Areas
- Corridor Development Areas
- Primary Rural Residential Development Area
- Rural Preservation Area
- Agricultural Preservation Areas

Priority Conservation Areas (Overlay)

- Floodplain, wetlands, groundwater recharge, etc.

These major Planning Policy Areas are described as follows:

a. Priority Development Areas

The Priority Development Areas designate general priority locations for growth and conservation, both aimed at fostering a *compact and efficient development pattern*. These Areas are shown on the Future Land Use Plan Map (Fig. V-2) and the Amelia Courthouse Area Future Land Use Plan Map (Fig. V-2A).

The intent of this pattern is three fold: (i) to achieve a residential development pattern that preserves the essential rural character of the County and the sense of uncrowded, open space; (ii) to conserve agricultural and forest resources for the economic and environmental benefits they provide to County citizens; (iii) to plan the location of development to assure the most efficient and cost effective provision of public services.

The desired pattern is at once clustered and linear. A series of clustered settlements located adjacent to and along the major transportation corridors will reflect the traditional development pattern of the County while also being consistent with the basic environmental framework of gentle ridges interspersed

between creek valleys. Such a development pattern will help meet the defined social, economic, financial and environmental goals expressed by the citizens, while also responding to the market and technological demands of the economy.

The concept of clustering development can be applied in multiple ways to establish the foundation for a growth management strategy for Amelia. Development can be clustered in the central and eastern portion of the County, particularly in the general vicinity of the Amelia Courthouse and along Rt. 360, where there is suitable road capacity, proximity to public services and the potential for public utilities. Development also can be clustered around the small, existing settlements located at the intersections of key transportation corridors. Lastly, individual residential subdivisions can be laid out in a clustered, compact and efficient pattern of development.

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

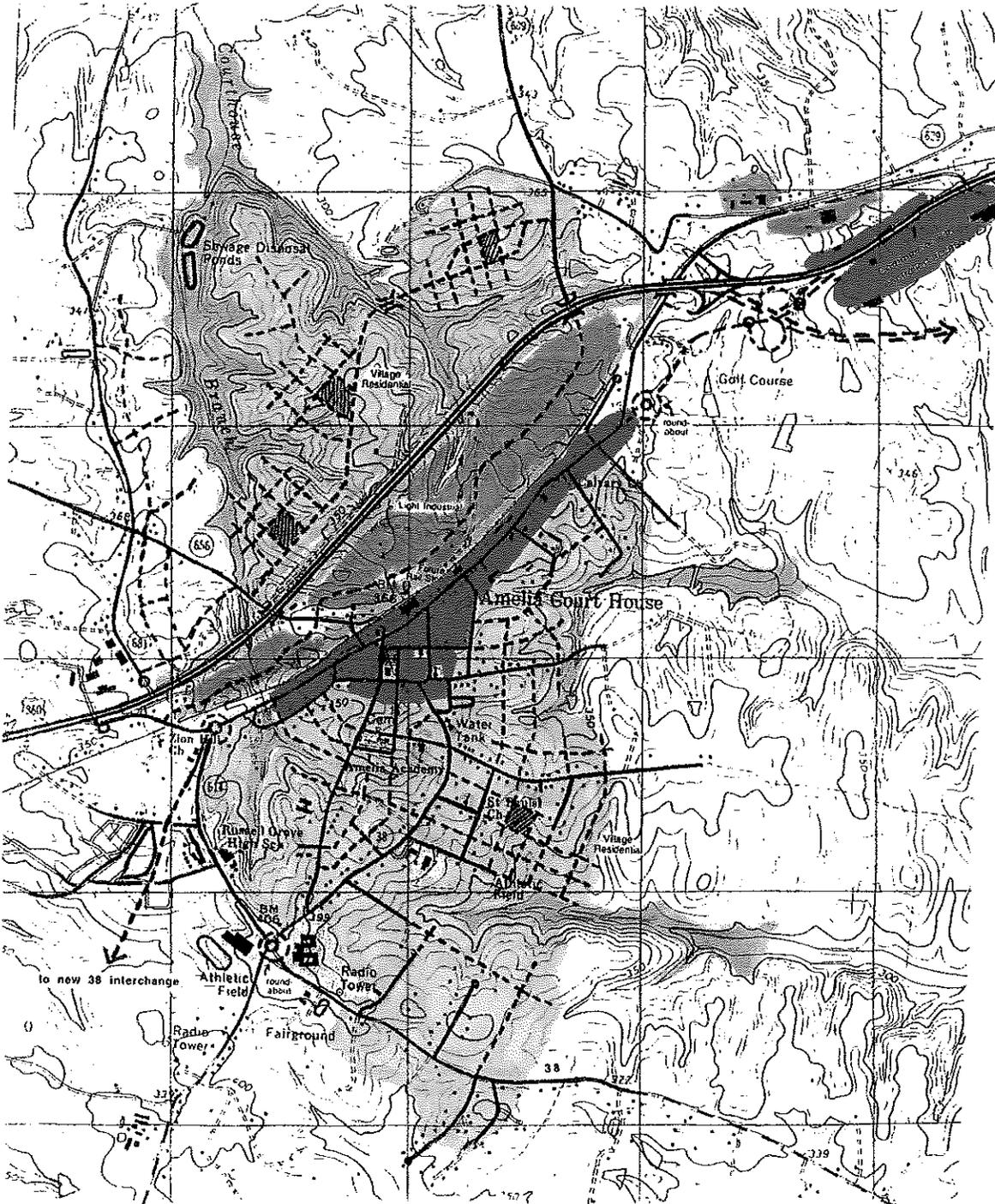
- The capacity of the road system can be preserved to the maximum possible extent so expenditures on new roadways and other facilities can be kept to a minimum.
- Public services can be most efficiently provided to the new development.
- The scenic quality of the rural landscape can be best maintained as development continues.
- The functions of the creek valleys and drainage ways can be best preserved.
- The best soils can be used for on-site septic systems on any individual tract.
- New development will cause a minimum of disruption to sensitive natural environmental areas such as creek valleys, floodplains and wetlands.
- Existing farms, prime farmland, intensive agricultural facilities, and the timber industry can be preserved and enhanced.

This Plan designates five Priority Development Areas in which to plan and invest in infrastructure so as to guide growth to these Areas: Village Areas, Corridor Development Areas and the three Rural Areas.

1.) Village Development Areas

These Areas are shown conceptually on the Future Land Use Plan Map (Fig. V-2). For purposes of planning policy, Village Development Areas are defined as lands which are either within a designated utility service area (for public water or sewer) of the village, or which are very close and convenient to a village proper.

The Village Development Areas are generally appropriate for residential, business and limited industrial development of medium and higher densities, in concert with available public utilities. All or portions of such Areas may become appropriate for higher density land uses which require public utility service.



- Residential
- Commercial / Mixed-Use
- Light Industrial
- Public / Semi-Public
- Village Green
- Open Space / Buffer

**Future Land Use Plan Map
Amelia Courthouse Area
Figure V-2A**



Primary Village Development Area:

- Amelia Courthouse (See Fig. V-2A)

Secondary Village Development Areas

- Chula
- Mannboro
- Jetersville
- Scotts Fork

2.) Corridor Development Areas

The Corridor Development Areas are shown conceptually on the Future Land Use Plan Map, Figure V-2. For purposes of planning policy, Corridor Development Areas are defined as lands which are adjacent to designated major road corridors. This Plan designates Route 360 as a major road corridor. Other such corridors may be so designated by the County in the future.

These Areas are generally appropriate for residential, business and industrial development of low to medium densities, typically without public utilities. Some portions of the Corridor Development Areas are or may become appropriate for higher density land uses which require public utility service, if they are in a location designated for public utility service.

Corridor Development Areas

- Eastern Route 360 (Designated areas between Amelia Courthouse and the Chesterfield County line)
- Western Route 360 (Designated areas between Amelia and Jetersville)

3.) Primary Rural Residential Development Area

The Primary Rural Residential Development Area is located in the central and eastern portions of the County (see the Future Land Use Plan Map Fig. V-2). The Primary Rural Residential Development Area includes land designated to absorb a significant proportion of the residential development in the County, but at a low density and rural in character.

Public services can be provided to this Area in the most efficient and cost effective manner and the Area has the potential in the long term to be served by public utilities. The Primary Rural Residential Development Area is served by Route 360 and five Minor Arterial roads as designated on the Thoroughfare Plan. This Area is expected to provide an orderly transition between the Village Areas that may experience higher density residential development and the lower density Rural Preservation and Agricultural Preservation Areas.

4.) Rural Preservation Area

This Area is intended to facilitate the gradual transition from the Village and Primary Rural Residential Development Area to the very low density Agricultural Preservation Areas. The Rural Preservation Area is intended to preserve and enhance the essential character of uncrowded open space of rural portions of the County where agriculture and forest uses exist while accommodating some rural residential development. The Rural Preservation Area is generally appropriate for residential development of lower densities on private well and septic systems. This Area is shown on the Future Land Use Plan Map (Fig. V-2).

5.) Agricultural Preservation Areas

Agricultural Preservation Areas are lands which are designated as the priority locations to absorb most of the County's future agricultural development as well as to protect existing agricultural operations, with limited amounts of very low density, rural residential development. The intent of these Areas is the long range protection of agricultural and natural resources.

Residential development will be discouraged in these Areas due to the distances and cost associated with providing public services such school bus routes, emergency rescue, fire, and law enforcement services, as well as the cost of road improvements. These Areas are shown on the Future Land Use Plan Map (Fig. V-2).

These Areas are generally appropriate for farming operations including intensive livestock and poultry operations, forest uses and natural resource industrial activities. The emphasis is on protecting these uses from encroachment by uses that are not compatible with them. Since the normal operation of agricultural operations tends to produce some noise, odors, slow moving farm equipment on the roads, etc, a certain level of tolerance of these effects is to be expected by those who choose to live in the Agricultural Preservation Areas.

b. Priority Conservation Areas

This Plan designates Priority Conservation Areas as policy "overlay" areas and suggests incentives and regulations to limit development in these areas or to steer development to other more suitable areas. *These areas include concentrations of natural resources which are especially sensitive to development and which need to be preserved or carefully managed in order to protect the public health and safety, maintain and enhance the County's economic and environmental well-being, and keep public service and facility costs to a minimum.*

Most of these sensitive natural resources, such as highly erosive soils, occur throughout the County in varying degrees of concentration. They are thus mapped in this Plan as generalized areas where the features may be most common or most intense. (shown in Figure V-3)

The precise location and extent of many sensitive natural resources are not known to the County, and additional data gathering will be needed during the course of time. As more detailed information is compiled, these areas can be more precisely mapped.

These resources may also be considered on a site-by-site basis, so that the information can be compiled by the development applicant as needed by the County to adequately determine whether the proposed development conforms with the Comprehensive Plan.

The sensitive natural features included in this policy area designation are generally appropriate only for either very low intensity development or uses such as low-intensity agriculture or passive recreation. For some resources, such as groundwater recharge areas, the specific areas for limiting development will be determined on a site-by-site basis and/or as additional environmental information becomes available to the County.

Primary Resource Conservation Areas

- 100 year floodplains (as designated by FEMA)
- Designated wetlands (as designated by SCS)
- Major groundwater recharge areas (need to be identified)

Secondary Resource Conservation Areas

- Water Quality (areas important for surface water protection)
- Soil Constraints (highly erosive, poor percolation, steep slopes, etc.)
- Key Wildlife Habitat Areas (need to be further identified)
- Concentrations of timber holdings and activities (need to be further identified)

2. Guide Public Investments to Priority Development Areas

Enhance and focus investments in public facilities such as schools, libraries and parks, in those Areas designated as priorities for growth, where growth can be most efficiently serviced: the Village Development Areas, Corridor Development Areas, and the Primary Rural Residential Development Area.

The costs of providing new infrastructure should be borne largely by the users and primary beneficiaries of those facilities through mechanisms such as user fees and service districts. However, for facilities that have a direct benefit to all citizens at large, funding should come in whole or in part from the broad base of County citizens.

3. Establish Fair and Effective Land Development Regulations

Provide a combination of incentives and effective regulations to guide the pattern of rural residential development so that it has a minimum negative impact on the County budget and the natural environment and supports the County's planning goals, so as to best protect the public health, safety and welfare. Principles to follow in formulating and administering new regulations include:

- Minimum lot sizes, road frontage requirements, buffers and building setbacks should be designed to be both reasonable and effective in promoting the County's long term goals.
- Incompatible land uses should be separated from each other to the maximum practical extent.
- The long term impact of new development on the County's tax base should be fairly balanced with the short term financial desires of individual landowners.
- New regulations should be feasible for the County to administer and enforce.
- Regulations should be designed so as to allow developers to produce the kind and form of development which meets the County's goals and policies.
- Regulations should be designed so as to allow developers and builders to create products that are responsive to the economic market forces within and around the County.

B. Specific Policies

To carry out the above strategic policies, a range of specific policies, regulations and public investments need to be carried out. All of these are aimed at protecting the long term, general public health, safety and welfare. Table V-1 presents land use policies that apply on a site specific basis.

This Plan offers a package of policy efforts to be led by the County, including the following:

1. Village Development Policies

This Plan establishes policies and guidelines for development in all of the Village Development Areas designated in this Plan, as shown in the following sections of the Plan. These policies will be refined and updated by the County over the course of time, as needed.

The intent of these policies is to encourage development to occur within the existing villages rather than in the rural areas, while also ensuring that development in the villages is compatible with adjacent uses and helps to sustain and enhance the County's fiscal well-being and the overall quality of life of its citizens.

a. Primary Village Development Area

Amelia Courthouse is the County's primary Village Development Area, in recognition of its historic and economic importance in the County, as well as its size and central location.

The County will encourage major residential and commercial developments to occur in and around the village and will make the Courthouse area its top priority for utility and other major infrastructure improvements in order to concentrate such growth. A Land Use Plan Map for the Courthouse Village is presented in Fig. V-2A.

The County will foster strong physical connections between the traditional village area and the new development that occurs near it so that the village will remain vital as the governmental and economic heart of the County.

The other designated villages (Chula, Jetersville, Mannboro and Scotts Fork) will be important, secondary priority areas for village development. Over time detailed land use plans should be prepared for these Villages. Chula may be particularly important due to its key location in the eastern part of the County with access to the Norfolk Southern Railway and Route 360. Other villages may be so designated over the course of time as the County grows and continues to refine its long term expectations and priorities.

**TABLE V-1
AMELIA RESIDENTIAL LAND USE POLICIES**

- 1) **Conceptual Plan for the Subdivision.** The land will be developed in substantial accordance with the features shown on the applicant's Conceptual Plan.
- 2) **Impact on Existing Roads.** To accommodate the increased traffic generated by the development:
 - a) Provide additional right of way as needed for future widening of adjacent public roads, to be dedicated when the plat is recorded. (See Figure J-4, p. 79 in the Comprehensive Plan).
 - b) VDOT may recommend that right and left turn lanes be installed at the entrance(s) to the subdivision. The applicant may choose hire a transportation engineer to conduct a traffic impact study to determine what improvements may be needed.
- 3) **Conservation Easements – Open Space.** Shall be established on Conservation lots 20 – 30 acres or greater to prohibit any future re-subdivision and non-farm development of the lots. The purpose of the easements is to protect the benefits of such large tracts to the environment, groundwater recharge, and rural character of the County. Land for open space and recreational amenities (trails, picnic areas) for use of the subdivision residents are encouraged.
- 4) **Public Facilities.** It will be important for the applicant to make sure that the development does not adversely impact the County's efficient and effective delivery of public services. The applicant should consider proffering for each proposed dwelling cash, equivalent land, and/or structures to offset the average cost of school facilities for a typical dwelling unit in the County, as determined by the County's estimates of its capital costs. Such proffered payments shall be submitted at the time of application for a building permit.
- 5) **Protection of County's Rural Character.** The County will encourage new residential development to be compatible with the surrounding community. A question to answer is the maximum number of lots to be created and in certain instances the minimum size of proposed houses. A buffer of existing trees can be preserved to separate and screen the development from neighboring subdivisions, businesses, agricultural operations. Also, to retain rural views from existing public roads, techniques to consider include:
 - a) Locating larger lots along existing roads.
 - b) Increasing the distance the new homes will be setback from the road, neighboring houses, farms, etc.
 - c) Preserving trees in a buffer and/or adding new trees.
- 6) **Fire Fighting Water Source:** The installation of a dry hydrant(s), in an existing or new pond, can be critical to the success of fire fighting efforts to save lives as well as a family's home.
- 7) **Historic Sites/Structures & Cemeteries.** Identify and protect the historic resources of the County (see Comprehensive Plan). A land surveyor should walk the property to determine the existence of any cemeteries.
- 8) **General Soil Information.** A state certified soil consultant will need to conduct a study of the property's topography and soil characteristics in order to provide written assurance of the property's suitability for septic tank/drainfields.
- 9) **Natural Resources.** Sensitive environmental features such as rivers, perennial streams, wetlands, floodplains, steep slopes need to be identified and protected from harm by preserving 50 to 100 foot wide undisturbed, natural vegetated buffer strips adjacent to and landward of these features.
- 10) **Intensive Agricultural Operations.** Any large scale ("intensive") livestock, dairy or poultry facilities in the vicinity should be identified. It will be important to advise future residents of the proposed subdivision (through a deed covenant) if such facilities are nearby.
- 11) **Maintenance of Ponds.** To make sure ponds located on three or more lots are maintained over time (particularly the dam), the rezoning applicant will be expected to provide assurances that an agreement will be created establishing the property owners' responsibilities in this regard.
- 12) **Interparcel Access.** The County will encourage access to be provided between the proposed development and adjoining parcels, in order to protect the public safety by providing efficient access for fire/rescue/law enforcement vehicles, and to assure convenience of movement for school buses, mail carriers, and new residents.
- 13) **Other Land Use Issues:** Issues unique to the tract and/or the proposed subdivision will be important to resolve.

b. Village Residential Land Uses

General Location. The general location of land uses within the village areas should be in general accord with the designated Future Land Use Plan Map. (Figure V-2 and 2A)

Overall Density and Pattern. The overall residential densities in the designated Village Development Areas should not exceed one single family dwelling per two acres without public utilities and three single family dwellings per acre per net acre with public water and sewer. Multi-family dwellings may be appropriate where public water and sewer is available at a density not to exceed ten units per net acre (net acres excludes floodplains and steep slopes), provided that all buildings, including accessory buildings, on any parcel shall not cover more than 40 percent of the parcel's area.

The pattern of new development in the Villages should be consistent with traditional neighborhood development patterns, including such features as relatively narrow road widths, a mix of lot widths (some narrow, some wider), small building setbacks, walkways for bicycles and pedestrians, and detached garages at the rear of the lot, when appropriate (Fig. V-4A).

Unit Types. A range of units is appropriate for Village Development Areas, including single family detached, duplex, single family attached (townhouses) and multi-family units. To be consistent with traditional patterns, single family detached is the preferred type of unit in the villages; these may be smaller units in order to provide affordable housing appropriate for the community.

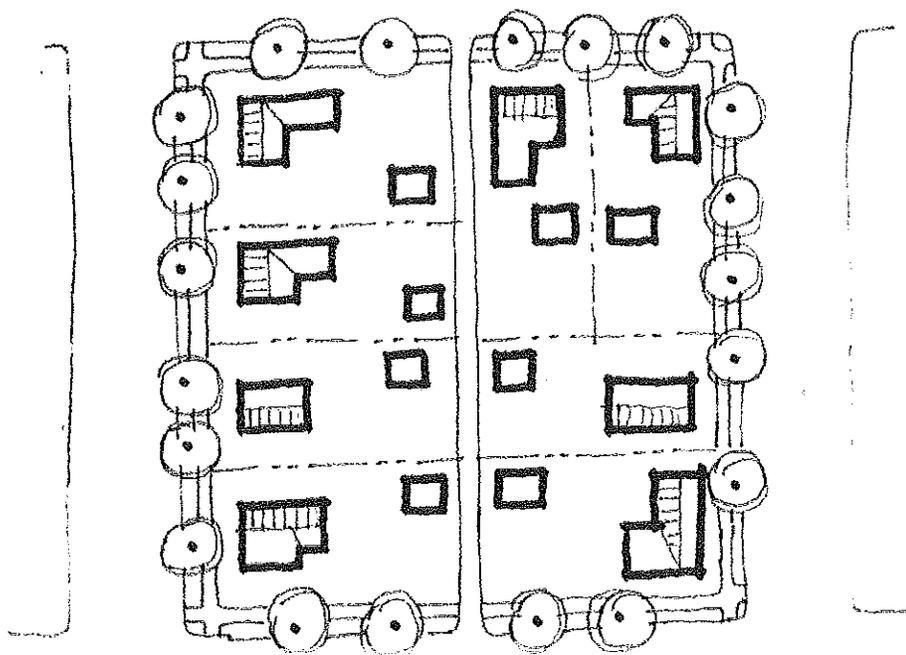
Mobile Homes. While not encouraged due to the fiscal impact on the County, well designed mobile home developments may also help meet the housing needs of some local citizens. Units should be placed only in approved zoning districts for Mobile Home Subdivisions and Parks, designed to keep impacts on adjacent properties to a minimum and to make the units as convenient and accessible to public services and facilities as practical.

c. Village Business and Industrial Land Uses

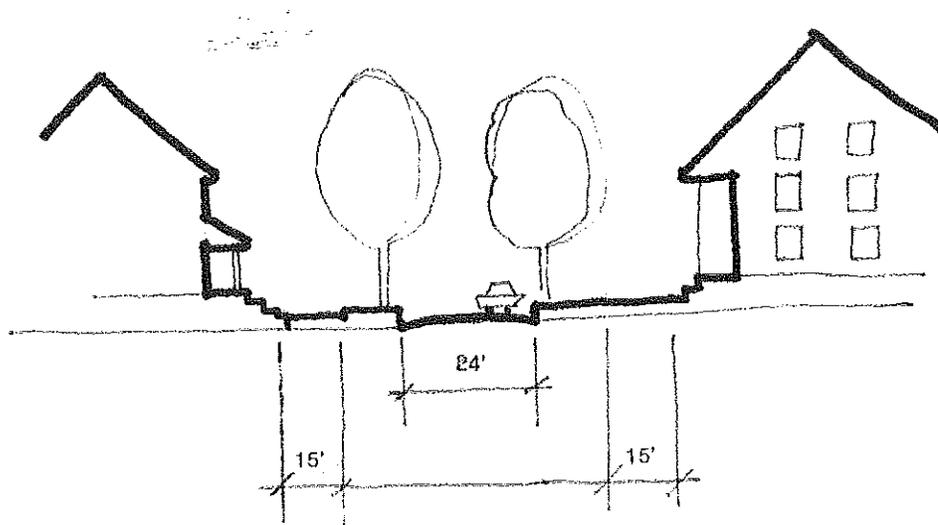
General Location. The location of non-residential commercial uses in the village areas should be in general accord with the Future Land Use Plan Map. (Figure V-2A)

Range of Uses. A range of retail service businesses and light industrial uses is appropriate for the Village Development Areas, particularly where central water and/or sewer service is available. Such uses should be compatible in scale and intensity with the predominantly residential character of the villages.

Business Uses. Businesses may include retail, office, civic and similar uses and should be grouped together and centrally located in the villages and should be buffered from adjacent residences.



Typical "block" Layout
featuring houses close to street, sidewalks, street trees, garages at rear, alley



Typical Neighborhood Street Section
featuring 50' road right-of-way, 24' travelway, 15' to 20' yards

Figure V-4a
Proposed Traditional Village Development Pattern (sample)

In addition, as the population increases, there may be a need for a modest increase or expansion of the small, neighborhood retail establishments located at various rural road intersections throughout the County. Such expansions should be done with care and any new establishments should be limited to strategic locations that serve an acknowledged community, with the objective being to maintain the long term capacity and safety of the road network and to reinforce the viability of the businesses in and around the existing villages.

Industrial Uses. Some light industrial uses may be compatible in certain locations within the village areas, particularly at the edges near a major corridor, or in and around other existing non-residential uses.

Industrial users should provide buffers between the industrial site and any existing or planned residential uses nearby. Heavy and intensive industrial uses should not be located within Village Development Areas, unless they are on very large, well-buffered sites and any off-site impacts on residential areas can be fully and surely mitigated to the satisfaction of the County.

d. Village Site Development Guidelines (Residential and Business)

Human Scale. New development within the villages, particularly business uses, should be designed so as to create street frontages that are comfortable for people to walk along. Wide sidewalks, street trees, rear yard parking areas and similar techniques should be used to create "pedestrian-friendly" street environments.

Buffers. Appropriate buffers should be placed between uses of different densities and intensities so as to protect the less intense use from the more intense use. Buffers may consist of vegetation or open space for visual screening, berms and fences for visual and sound screening, or combinations of these materials. In general, similar uses should face each other across a street. Where dissimilar uses are contiguous, they should connect at the rear of the lot where buffers can be easily established, rather than the side or front of the lot.

On-Site Recreation. Larger residential developments should provide on-site recreation facilities for the residents of the development. Such facilities should include both active and passive space. Contributions of land, funds or equipment to the County toward developing regional or community recreation facilities may be proffered to help meet this need.

Parking. Developers should locate parking areas to sides and rear of structures so that front set-backs can be kept relatively small, and the sidewalk space can be a pleasant place for people to walk and sit. On-site parking combined with parallel parking along the frontage of the site must provide adequate space for expected demand produced by the on-site use.

e. Roads in Village Areas

Road Pattern. New roads within and around a village should be extensions of the existing road network. Where new roads form an entirely new network, they should relate to and reinforce the character and integrity of the existing roads. Wherever possible, roads should terminate in other roads, not cul-de-sacs, in order to achieve maximum traffic capacity, flexibility and safety.

Road Standards. All new roads within the Village Development Areas should meet VDOT standards. However, it is important that such roads be designed to be compatible with the fabric of village.

The County and development community should continue to work closely with VDOT to achieve flexibility on standards for pavement width and curve radii when necessary to create a safer and more effective new road that best serves the needs of village residents.

f. Community Facilities in Village Areas

Capital Facilities. All new residential development is expected to make reasonable contributions to the County to help offset the costs of providing community capital facilities for the new residents. Such contributions could include cash, land donations, construction assistance or other similar means to offset the costs of capital facilities.

Water, Sewer and Drainage. When a site is within an area planned for public sewer or water, the development should connect to the system and contribute the appropriate connection fees.

In village areas where sewer and water is not currently planned, the development should be designed so as to conveniently allow central utilities to be retrofitted at a later time. All new developments within the Village Development Areas must provide adequate stormwater management for the site.

Civic Uses and Spaces. In village areas, the County will encourage landowners, developers and community leaders to work cooperatively to establish various civic buildings and public spaces such as greens or squares, which can be used for a range of community functions.

Private and semi-public institutional uses such as medical facilities and civic group facilities and private recreational facilities should be located in or near the designated village areas in order to reinforce the viability and efficiency of the County's preferred development pattern and the other related public and private activities.

2. Corridor Development Policies

This Plan establishes policies and guidelines for development in the designated Corridor Development Areas, as shown in following sections of the Plan. These will be refined and updated by the County over the course of time, as needed.

The intent of these policies is to manage the development that will occur along major road corridors so as to protect the capacity of the road to carry traffic, the safety of the motorists using the corridor, and the visual quality of the corridor. The expected benefits of these policies are to sustain and enhance the County's fiscal well-being and the overall quality of life of its citizens.

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

a. Corridor Residential Land Uses

Character and Location of Residential Uses. The overall character and form of residential along the major corridors should be orderly, well landscaped and well buffered from both the neighboring sites and from the corridor roadway itself, and should be in general accord with the Preferred Development Pattern. (Figure V-1)

Development Density with Public Water and Sewer. Portions of the Corridor Development Areas may during the course of time acquire public water and sewer service, but only as planned extensions from designated village areas. Overall, gross residential densities in such areas should not exceed two dwellings per gross acre nor three dwellings per net acre (net acres excludes floodplains and steep slopes.)

Net densities on individual sites should range from one dwelling per net acre for single family units up to ten dwellings per net acre for multi-family units.

Development Density without Public Water and Sewer. Most portions of the Corridor Development Areas are not planned for public utilities for the timeframe of this Plan. In these areas, guidelines for density and development pattern should be similar to those for the Primary Rural Residential Development Area.

b. Corridor Business and Industrial Land Uses

Land use policies and guidelines for business and industrial uses in the Corridor Development Areas will be similar to those for the designated Village Areas if public utilities are available or planned to be available in the immediate future.

Policies will be similar to those for the Agricultural Areas (see page 28) if public utilities are not available and not planned for the immediate future. However, unlike the Village and Agricultural Areas, Corridor Development Areas will generally be the County's priority locations for heavier industrial uses and commercial uses with high traffic volumes, for specific sites that are situated to be able to accommodate such development with a minimum of off-site impacts.

The highest priority sites will generally be those which have utilities available or conveniently accessible. Other prospective sites in the Corridor Areas will also be considered for business and industrial uses. Business and Industrial uses should be in general accord with the Future Land Use Plan Map. (Fig. V-2)

c. Corridor Residential and Business Site Development Guidelines

Site Development policies and guidelines for business and industrial uses in the Corridor Development Areas will be the same as those in the designated Village Areas if public utilities are available or planned to be available in the immediate future. Policies will be the same as for the Agricultural Areas if public utilities are not available and not planned for the immediate future.

In addition to these policies, business and residential development in the Corridor Areas will be subject to the following site development policies and guidelines:

Number and Spacing of Access Points. New access points on major corridor roadways must be kept to a minimum.

Wherever possible, existing access points should be used to carry new traffic from the site to the major corridor, and access points should be consolidated. Minimum site distance requirements are a *minimum* standard for these corridors. The *preferred* standard is the absolute minimum possible number of new entrances, based upon the use of all available opportunities to tie into existing access points and to avoid new access points.

Buffering and Setbacks from the Roadway. All new development along the major corridors should be setback as far as practical from the planned road right-of-way. Buffers should be provided to minimize the visual impact of the development on the view from the public right-of-way. This may be achieved by distance (building setbacks), vegetative screening, and/or topographic screening (hills or berms.)

Incentives should be provided to developers to allow smaller building setbacks in return for locating parking areas to the side or rear of buildings in order to maintain a harmonious appearance from the public roadway.

Wherever possible, mature existing vegetation should be preserved as a visual buffer along the roadway. In some cases existing topography may be sufficient to provide adequate visual buffering. When necessary to achieve adequate buffering of large scale, intensive or expansive developments, new vegetation should be planted so as to produce a visual buffer as the vegetation grows to maturity.

Interparcel Connections. All developments along the major corridors must provide for the future development of an interconnecting road corridor system running parallel to the major corridor.

These parallel road systems will typically be built only in the very long term future. However, in order to ensure that the corridors will be able to continue serving their public function, every concept plan and site plan for new development must show provisions for such parallel roadways. The County will coordinate with landowners and VDOT on a continuing basis to locate and size these parallel corridor systems.

(In addition to the above policies, the Route 360 Corridor has its own set of policy guidelines contained in the section on transportation policy.)

d. Roads

Road Pattern. New roads along the major corridors should tie into the existing network in such a way as to expand the network while preserving or enhancing its overall capacity.

Wherever possible, roads should terminate in other roads, not cul-de-sacs, in order to achieve maximum traffic capacity, flexibility and safety. (Also refer to policies for interparcel connections, above.)

Road Standards. All new roads within the Corridor Development Areas should meet VDOT standards.

However, it is important that such roads be designed to be compatible with the character of the rural landscape and historic resources. The County and development community should continue to work closely with VDOT to achieve flexibility on standards for pavement width and curve radii when necessary to create a safer and more effective new road that best serves the needs of the community.

e. Community Facilities

Capital Facilities. In general, Corridor Development Areas will not be the location for the County's major public facilities which will be located within the Village Areas. However, certain intensive uses such as treatment plants and solid waste facilities may be best located in the Corridor Development Areas in order to have the most efficient access and be separated from concentrations of residential uses. Such determinations will be made on a site by site basis.

Water, Sewer and Drainage. Provision of public utilities in the Corridor Development Areas will be allowed only when consistent with the long term land use and development policies of this Plan. In general, the Village Areas are the top priorities for public utility provision. However, certain areas along the Route 360 corridor are appropriate for utility extensions as shown in this plan. In addition, certain Corridor Development Areas may be designated in such a way as to overlap with Village Development Areas, in which case the Village Development policies would supersede. Developers of every site must ensure that adequate provisions are made to manage stormwater run off.

3. Rural Residential Development Area Policies:

- Primary Rural Residential Development Area.
- Rural Preservation Area.
- Agricultural Preservation Areas.

This Plan establishes policies and guidelines for residential development in these Rural Areas, described in the following sections of the Plan. These will be refined and updated by the County over the course of time, as needed. The Future Land Use Plan Map, Figure V-2, identifies the location of each of these three Rural Areas.

The intent of these policies is to allow a limited amount of environmentally sensitive residential development in the Rural Areas while encouraging continued and enhanced agricultural and forestal uses.

Since the adoption of the original version of this Comprehensive Plan in 1995, the County has experienced accelerated, scattered rural residential development, which conflicts in part with the overall goals of the Plan. Thus, the revised policies of this updated Plan are intended to better focus new development in and around the designated village areas, and to improve the quality and pattern of subdivisions that continue to occur in the Rural Areas.

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

a. Priority Locations

The generally preferred location for the bulk of additional rural residential development is in the **Primary Rural Residential Development Area**. This Area is located in the central and east-central portions of the County, mainly because this broad area has a relatively high proportion of the soils that are suitable for construction and it has relatively good current and long term road access to major local and regional growth centers. In addition, rural growth is best accommodated by locating near (but not directly fronting) roads which are part of the County Thoroughfare Network. (Figure V-7.)

The **Rural Preservation Area** provides a transition between the Primary Rural Residential Development Area and the Agricultural Preservation Areas and is intended to preserve and enhance the essential character and resources of rural portions of the County where agriculture and forest uses exist while accommodating some rural residential development.

During the 20 time period of this Plan, the **Agricultural Preservation Areas** are the lowest priority locations for new residential development. These areas are located the furthest distance from the County's centralized public services creating public safety concerns about dangerously long response times for fire, rescue and law enforcement. Many of the roads can not handle the traffic associated with large residential subdivision development. Protecting and preserving farmland, forest uses, livestock operations, wetlands, significant wildlife habitats, water resources are of primary importance in these Areas.

b. Rural Residential Density and Unit Types

Density. The goals for residential density in the three designated Rural Areas are described below.

Primary Rural Residential Development Area: The goal for residential densities in the designated Primary Rural Residential Development Area is that residential developments not exceed *an average of one dwelling per three acres*.

Rural Preservation Area: The goal for residential densities in the designated Rural Preservation Area is that residential developments not exceed *an average of one dwelling per five acres*.

Agricultural Preservation Areas: The goal for residential densities in the designated Agricultural Preservation Areas is that residential developments *that are permitted not exceed an average of one dwelling per ten acres*.

Implementation: The County will implement these rural residential development policies by:

- Adopting a R-10 Rural Residential District with a minimum lot size of 10 acres, by;
- Offering a rural residential cluster development option in these districts to further the County's objectives of protecting open space, agricultural land, sensitive natural resources including groundwater and the rural character, and by;
- Discouraging residential development in the Agricultural Preservation Areas through the County's actions on rezoning requests.

Unit Types. Detached dwelling units are appropriate for the Primary Rural Residential Development Area, Rural Preservation Area, and Agricultural Preservation Areas.

Mobile Homes. While not encouraged due to the fiscal impact on the County, well designed mobile home developments may also help meet the housing needs of some local citizens. Mobile units will thus be encouraged to be placed in approved zoning districts such as the Mobile Home Subdivision District and the Mobile Home Park District, designed to keep impacts on adjacent properties to a minimum and to make the units as convenient and accessible to public services and facilities as practical.

Mobile home subdivisions and parks should be located adjacent to Village Development Areas, rather than in the more remote agricultural and forestry areas. Individual mobile units must meet all density and site development requirements of conventional dwellings.

c. Buffers

A buffer is a strip of land of a certain width with existing trees and shrubs retained or added that serves as undeveloped, undisturbed space along a stream bank, shoreline, or other environmental feature for protection purposes or along the perimeter of a parcel to provide transition and separation, to reduce noise and glare, and to partially obstruct the view between adjacent land uses.

Residential development should be buffered from the public roadway and from neighboring uses. Wide buffers are of critical importance next to higher intensity agricultural uses such as feedlots, equipment storage areas, poultry houses, etc. Buffers should be enhanced by topography and vegetation, as needed to achieve the purposes of the buffer.

d. Rural Cluster Development Option

The County will strongly encourage developers to use the Rural Cluster Option in the County's Zoning Ordinance. The County will review and refine the current Cluster Option to ensure that it has sufficient incentives to become a standard development practice in the County (See Figures V-5A and V-5B).

e. Roads and Road Access

All new residential development in the rural areas should incorporate the following provisions in order to protect the public health and safety and to maintain the capacity of the local public road system.

Limit New Entrances onto Existing State Roads. When rural land is rezoned or subdivided for residential development, roads should be built on site so that most of the *new lots have reverse frontage on the existing state road*, thereby keeping new entrances to a minimum (See Figure V-6A). To accomplish this policy, the County will:

- Provide incentives for providing reverse lot frontage, clustering and other similar methods. Incentives may include narrower lot widths on the new, internal roads, less stringent requirements for road pavement widths.
- Amend development regulations to increase frontage requirements along the roads in the designated Thoroughfare Network.
- Consider limited density bonuses in conjunction with rezoning actions for rural residential development in areas adjacent to designated Village Development Areas.

Road Standards. All new roads built to serve residential development in the rural areas must be constructed to meet VDOT standards and be accepted into the State system. The County will, however, continue to work cooperatively with VDOT officials to achieve flexibility in standards such as pavement width and curvature radii in order to have new roads which are compatible with County's rural character and which allow valued historic and scenic resources such as specimen trees to be preserved.

Interparcel Access. All new, major rural subdivisions should make adequate provision for long term future interparcel access with adjacent properties in order to provide for maximum public safety and keep public road building costs to a minimum.

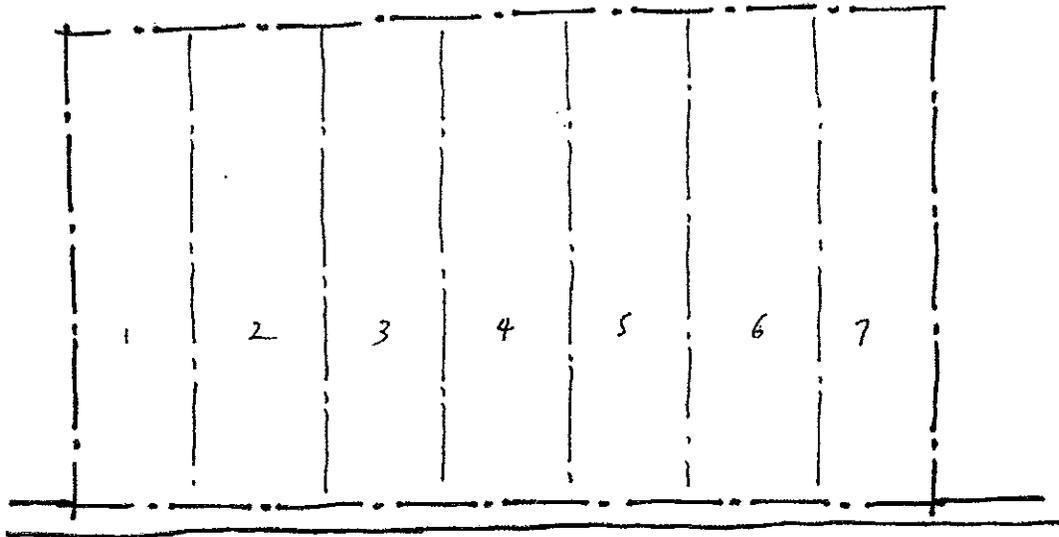
f. Community Facilities

Capital Facilities. The three Rural Areas are generally not the preferred location for major capital facilities.

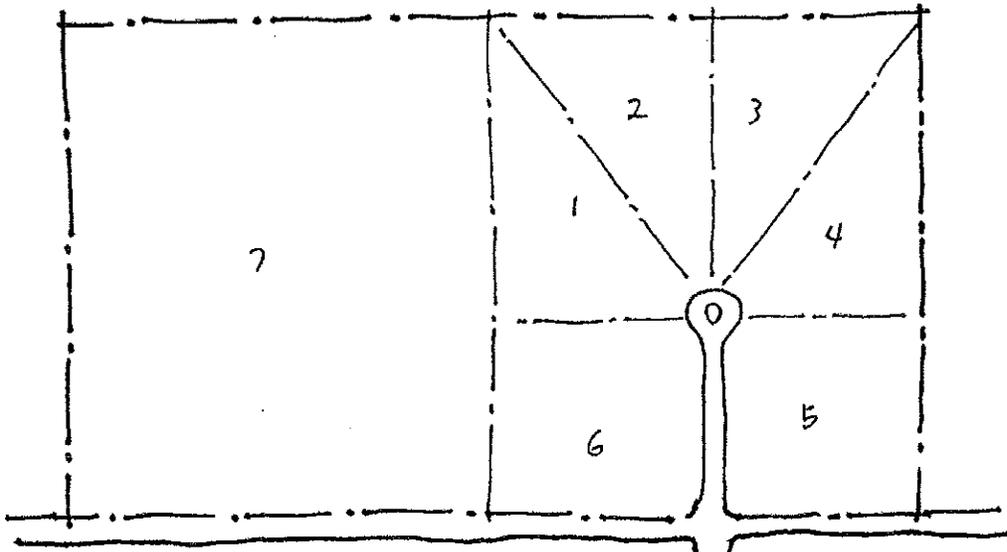
Water, Sewer and Drainage. The Rural Areas are not planned for public water and sewer service.

g. Existing Agricultural Enterprises

Existing agricultural enterprises in the three Rural Areas will be encouraged to continue. While new intensive agriculture operations will be strongly discouraged in these areas, expansions of existing intensive operations may be permitted upon approval of a Special Exception Permit. As farming practices and technologies continue to evolve, the County will evaluate the compatibility of residential and agricultural uses and take necessary measures to keep conflicts to a minimum by making available information to potential land purchasers of existing regulations and permitted uses and by attempting to ensure that incompatible land uses are adequately separated from each other.

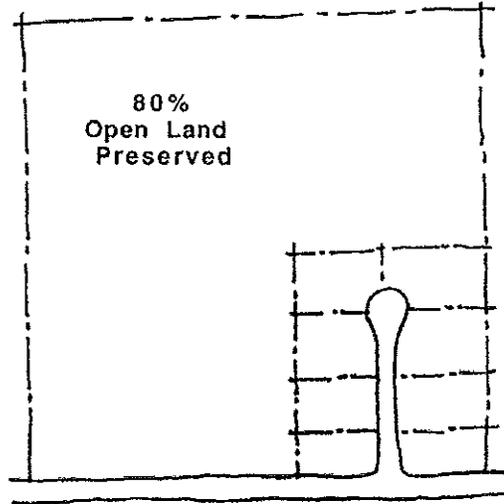


Typical Concern:
Loss of Open Land due to Rural Subdivisions

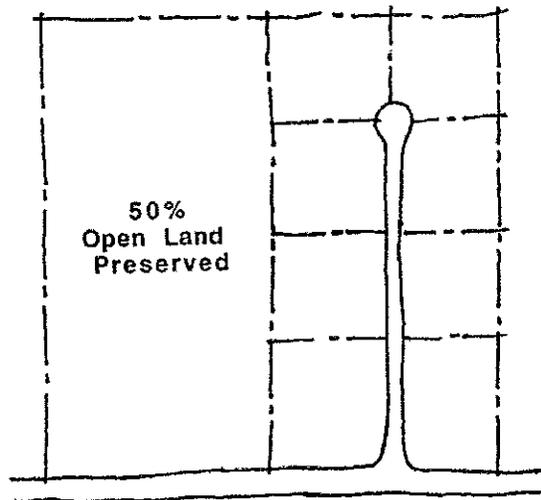


Potential Alternative:
Cluster Rural Lots, Saving Most of Tract in One Large Lot

Figure V-5a
Conceptual Diagram of Clustering Concept

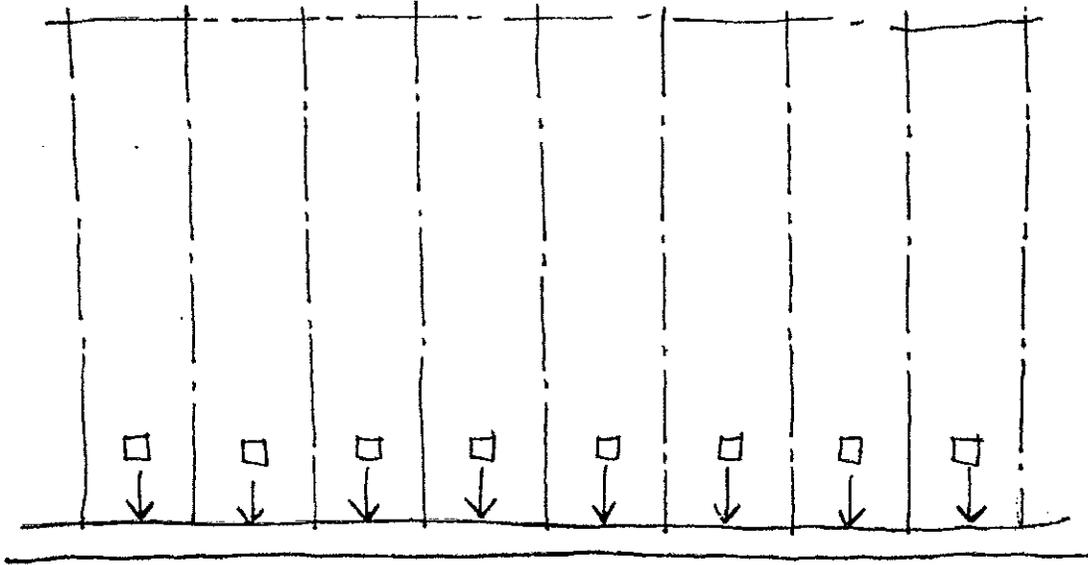


1 acre lots with 80% open land
(5 acres per lot average)



2 acre lots with 50% open land
(5 acres per lot average)

Figure V-5b
Conceptual Diagram of
Rural Cluster Option



Typical Concern: Degradation of Traffic Flow from Multiple Entrances

Alternative Policy: Reverse Frontage Lots

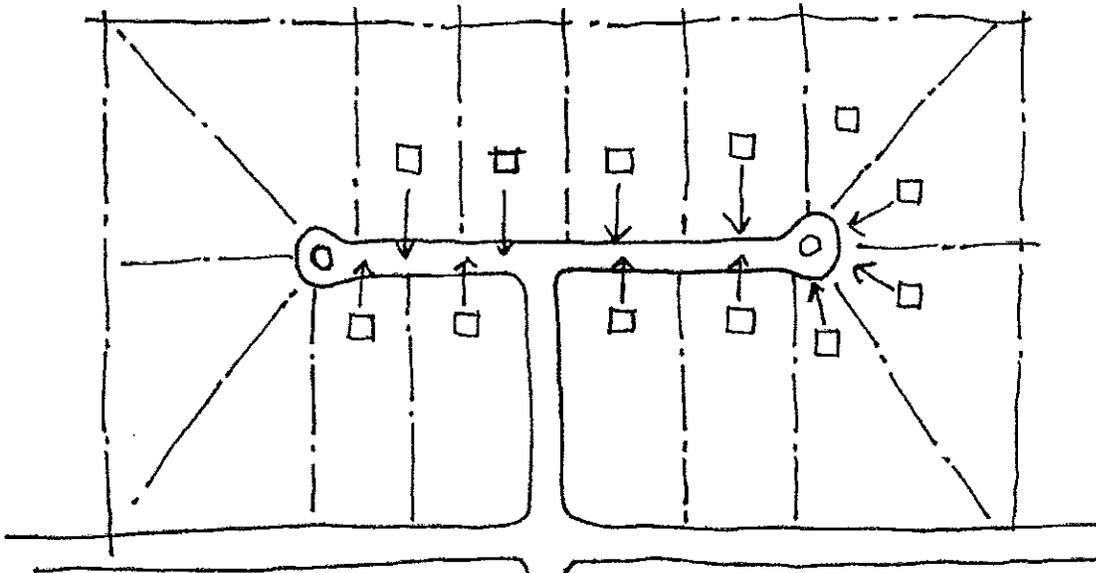


Figure V-6a
Reverse Frontage Lots

4. Agricultural Area Policies for Rural Industrial Uses

While most industrial uses are encouraged to locate within the Village or Corridor Areas, this Plan establishes policies and guidelines to allow certain limited rural industrial development in the Agricultural Preservation Areas when necessary and appropriate, while encouraging the continuation and enhancement of agriculture and forestry which are the primary uses for those areas.

The following policies are aimed at ensuring that such industrial development causes the least amount of impact on the natural environment, neighboring agricultural and residential land uses, and the capacity and safety of the road system.

a. Countywide Priority Locations

The preferred locations for rural industrial development are in appropriate locations along the Route 360 corridor and the Norfolk Southern Railway corridor.

Some locations along other roadways designated in the County's Thoroughfare Network may also be appropriate for certain rural industrial uses, depending upon access, size, environmental features, adjacent existing and planned land uses, and other similar factors.

Some rural industrial uses are dependent upon a site specific resource such as mineral formations. For these uses, adequate buffering, parcel size and other features must be present or provided by the developer to ensure adequate protection of neighboring residential and agricultural uses.

b. Site Development Guidelines

Applicants for rural industrial uses must show to the County's satisfaction, that there are no appropriate sites for the use within the designated Corridor Development Areas, that the long term impacts of the proposed use will cause no undue impacts on other properties and that adequate site development provisions will be made, including:

Setbacks and Buffers. Adjacent properties must be protected from any likely impacts of the proposed industrial use, including noise, dust, light, odor, vibration, run-off and chemicals. Buffers of distance, berms, vegetation, fencing and other provisions may be used to provide such mitigation. The County will grant approval of rural industrial uses only if it finds that all significant impacts on other properties will be adequately mitigated by the industrial user.

Road Access and Capacity. Rural industrial uses may only be located along roadways with sufficient capacity to provide for safe transit of vehicles which serve the use. Entrances must provide for adequate sight distance, pavement width and other safety considerations, and access must be provided through paved, State-maintained roads.

5. Natural, Open Space and Scenic Resources

This Plan designates general Priority Conservation Areas as an overlay (shown in Figure V-3), and suggests incentives and regulations to steer development away from them.

Because many of the sensitive natural resources occur on sites located within designated development areas, it is important to establish policies for managing and protecting these resources, even as development occurs in or around them. Therefore, the County's open space and scenic resources must be addressed on a Countywide basis.

Both general and resource-specific policies are set forth below:

a. General Policies for Natural Resource Protection

Buffers for Clear Cuts. The County will encourage buffers between clear-cut areas and existing public roads, similar to the policies already implemented by major timber companies.

Best Management Practices. The County will encourage the use of Best Management Practices (BMPs) for agricultural, forestal and construction activities, in conjunction with related efforts of State and Federal agencies.

Conservation Easements. The County will encourage the donation, sale and establishment of conservation easements for open space, scenic, agricultural and environmental preservation. Such easements can be established in conjunction with or exclusive of a land development project such as a rural cluster development.

Cluster Development. The County will encourage the use of the Cluster Development option for all rural residential development.

b. Specific Policies for Natural Resource Protection

100 year Floodplains. The County will review and refine its Floodplain Ordinance to ensure that major 100 year floodplains are protected from degradation from construction activity. Land development activities should be strictly limited within the designated floodplain areas.

Designated Wetlands. The County will cooperate with SCS and other federal agencies in identifying and protecting important wetland areas, in conjunction with such methods as clustering development away from wetlands, and donating conservation easements.

Groundwater. The County will:

- Expand its information on the local groundwater supply.
- Take steps to limit construction within areas of critical recharge.
- Ensure that adequate measures for well-head protection are implemented during the development review and approval process.

- Encourage the dispersion of septic drainfields through the use of off-site septic easements in cluster developments and larger minimum lot sizes for non-clustered development.
- Encourage the establishment of public water and sewer systems for the designated village development areas, in concert with funding capabilities and forecasted growth.

Surface Water Quality Protection. Through the development review process, the County will:

- Encourage stream buffers through larger setbacks from creeks by clustering lots and/or elongating lots which front on creek valleys or major drainageways.
- Encourage development to avoid areas with highly erosive soils.
- Encourage the protection, enhancement and provision of vegetative buffers along creek valleys.
- Ensure protection of the 100 year floodplain, in accord with the policies above.
- Ensure that all new development provides adequate control of erosion and sediment during and after construction.

Poor Soils for Development. Through the development review process, the County will discourage development on soils which are poorly suited for construction due to poor percolation, shallow water table, shallow depth to bedrock and other similar constraints. The County will encourage clustering, lot averaging and other similar techniques to guide development toward those soils which can best support it with the least environmental impact.

Key Wildlife Habitat Areas. The County will encourage the protection of important wildlife habitats through a compact overall development pattern, on-site clustering of development, protection of creek valleys and surface water quality, and the long term maintenance and enhancement of the County's waterways as an interconnected, framework of natural areas which define the edges of the developed areas along the ridges.

Scenic Resources. The County will encourage the protection and enhancement of rural open space through all of its planning policies, including existing visual buffers, clustering of development and voluntary land preservation techniques such as conservation easements. The County will also continue to pursue the establishment of Virginia Byways and Scenic River designations.

6. Economic Development Strategies

The County will seek to pursue a broad-based economic development strategy consisting of the following related objectives.

a. Maintain and expand existing businesses and industries

The County's top priority will be to maintain its existing employment base by helping to ensure that existing industries continue to thrive. These include agriculture and forestry, construction, manufacturing, wholesale trade and the service sector.

In addition to these prominent base industries, a range of mineral extraction activities have historically been viable at various times in the County and some may be economically viable currently or in the future. These activities should be very carefully managed in order to capture the employment benefits while keeping the environmental impacts to a minimum.

b. Recruit new businesses and industries to relocate or expand to Amelia County

The County will also pursue businesses that represent either new industries or expansions of growing industries that could relocate to Amelia. These include light manufacturing, distribution and wholesale trade, and a range of services, including professional services.

c. Promote the development of new industries

The County will look to the existing, fundamental local resources as of the County as the primary basis for its economic future.

These resources could include Amelia's quiet rural lifestyle, low cost of living, high quality natural environment, historic sites and corridors, friendly people and proximity to Richmond.

Industries that could expand on those resources include:

• Heritage tourism and outdoor recreation

The County's basic tourism resources as well as its tourism infrastructure need to be protected, improved and enhanced. Steps could include:

- Preparing a comprehensive inventory of heritage tourism resources such as historic sites and structures
- Compiling a guidebook of sites in the County for distribution to tourists and tourist organizations
- Continuing cooperative efforts with neighboring jurisdictions and the State to coordinate and enhance tourist resources and programs
- Explore the potential of railroad excursions

- Work with local and regional business organizations to enhance the tourism infrastructure in the County, including Bed and Breakfast facilities, motels, hotels, restaurants and parks.
- Foster a network of property owners and local businesses to promote the outdoor recreation industry, including hunting, fishing, hiking and camping, possibly in conjunction with heritage tourism efforts
- **Professional services, including small scale entrepreneurial activity**
 - Promote the development of home-based, "cottage" industries of both traditional crafts and trades as well as technology-based professional services
 - Ensure that zoning regulations, telecommunications facilities and other business support services and facilities encourage the development and expansion of the full range of compatible cottage industry activities.

In addition, Amelia is becoming a very attractive to the retired population which could be a significant source of net revenue to the County's economy. The County may consider targeting retired people as an economic growth sector. It is critical that the County focus on providing and recruiting services and businesses that support the retired population.

d. Tap the Creativity and Initiative of the Local Citizenry

The County will look to local citizens to provide the critical initiative for future economic growth. The County can serve as a catalyst for a range of economic development efforts, including:

- Acquiring funding from grants, donations and outside investments for economic planning and development, including marketing efforts, capital facilities construction, revolving loan fund for start-up businesses and other related projects.
- Pursuing cooperative efforts among existing industries to achieve economies of scale, enhanced labor force capabilities, shared facilities, etc.
- Pursuing and enhancing the inherent strengths and competitive advantages of Amelia County, including the overall quality of life, public health and safety, natural environmental quality, etc.
- Encourage through zoning and the Special Exception permit process, the development of rural, home occupation businesses when such uses can be assured to be compatible with adjacent uses in terms of noise, traffic, visual character, odors and other potential impacts.

e. Increase and expand the capabilities of the local work force

The County will work with local schools, local employers, neighboring jurisdictions and regional agencies to increase the capabilities of the local labor force so that it can be more competitive in attracting new employers and helping existing employers to expand.

f. Establish a local "Economic Development Forum"

The County will work with local and regional business people and educational institutions to establish a forum for the community at large to prepare a strategic plan for economic development in order to focus resources and intensify the energy and commitment of local citizens. Such a plan might include action recommendations for

- Work force training
- Day care provision for children of workers
- Transportation of employees to jobs
- Funding for business start-ups
- Utilities for housing and business development
- Exploration of the potential for Enterprise Community activities
- Development of value-added products, including specialty agricultural goods, wood products, hand crafts, etc.

g. Upgrade Major "Quality of Life" Factors

One of the major factors in attracting and retaining businesses is the overall "quality of life" in a community, because to an increasing degree, the quality of life is what allows businesses to attract and retain employees. Thus, the County must focus on maintaining its current quality of life advantages (rural character, scenic quality) while continuing to upgrade others (schools, recreation, commercial services, etc.)

h. Seek State Assistance

Pursue funding assistance through the "Heartland Regional Partnership" program.

7. Agricultural and Forestal Resources

Agriculture and forestry are two of the County's largest and most basic industries and support many of the jobs in the local economy. These industries also contribute to the rural character and scenic quality of the County which are cited by citizens as two of the County's major assets. Thus, by encouraging the continuation and enhancement of these industries, the County pursues multiple goals toward the long term public benefit.

However, as these industries change and expand in scale and intensity, they may acquire non-traditional characteristics and impacts that require careful planning and management to avoid land use conflicts.

The following major policy initiatives could help enhance the benefits of these two basic industries to the local community and economy:

a. Use Value Assessment

The County will continue to make Use Value Assessment available to qualifying agricultural land. The County will explore the feasibility of making it available for forest land as well, with a possible linkage of the Use Value program to the formation of Agricultural and Forestal Districts.

Requiring forest lands to be in an Agricultural and Forestal District in order to receive Use Value would allow the County to manage the fiscal changes and shifts in tax burden caused by the expansion of Use Value, provide an orderly and more predictable method of implementing the program, and allow landowners to join together to better protect their land resources from the encroachment of incompatible land uses.

b. Agricultural and Forestal Districts

The County will encourage the formation of Agricultural and Forestal Districts, especially in the areas with a concentration of intensive agricultural and/or timber activities. These districts would:

- Provide farmers and foresters with the certainty of use value assessment
- Allow landowners to coordinate their efforts to protect their land from encroachment of conflicting land uses
- Provide additional "right-to-farm" support
- Provide additional protection from eminent domain procedures

When the County establishes such districts, restrictions will be placed on subdivision and development of the land during the course of the district, as well as rigorous standards for how and when an owner could withdraw from the district prior to the end of the districts term.

c. Conservation Easements

The County will encourage the donation, purchase and sale of permanent conservation easements on land within the three Rural Areas and the Resource Conservation Areas. Conservation easements provide possibly the strongest assurance the land will remain available for long term agricultural and forest uses.

d. Cluster Development

The County will strongly encourage new development in the rural areas to be designed and developed as clusters of dwellings, surrounded by on-site open space that will remain in agricultural, forest or open space uses, in accord with the cluster development guidelines.

e. Compact Development Pattern

The County will strongly encourage a compact and coordinated overall pattern of development to occur over the course of time.

8. Housing Resources

The County will work to ensure that adequate and affordable housing is available to all County residents. It will encourage the improvement of both the quality and affordability of the local housing stock through a variety of methods and policies. The County will seek to:

- Coordinate its planning and regulatory efforts with neighboring jurisdictions
- Encourage the development of a range of housing types, particularly in the designated village development areas, which when provided with public utilities, will be able to support a range of densities and dwelling unit types and values, and encourage such a broad range of units.
- Encourage the provision of public utilities in the designated village areas
- Strengthen the regulations governing mobile homes
- Promote the development of "high value" housing stock
- Encourage community-based housing efforts such as Habitat for Humanity
- Encourage the formation of local, non-profit land trusts to acquire land for affordable housing development projects
- Form partnerships between the County, local businesses and industries, non-profit and community organizations, local lending institutions and private individuals to finance, construct and manage rental and owner-occupied affordable dwelling units
- Encourage local banks to commit specific amounts of money to assist low and moderate income families in housing acquisition and improvement
- Make County-owned land which is not needed for other purposes available for affordable housing developments
- Pursue increased allocations for rental assistance programs
- Set a schedule and target date for adopting and implementing Volume 2 of the Statewide Building Code; employ sufficient County staff to administer and enforce the regulations
- Institute a Countywide housing rehabilitation program

9. Historic Resources

The County is rich in history, historic sites and corridors. These resources are not only important as elements of the County's cultural and economic heritage, but also as potential catalysts for economic development.

The County will encourage public and private efforts to preserve and enhance local historic resources.

The County will:

- Continue to promote the awareness of local historic resources on the part of local citizens and citizen groups
- Continue to encourage private efforts such as the Amelia County Historical Library
- Continue to cooperate with neighboring jurisdictions, and regional and State agencies to promote historic preservation efforts
- Explore the official designation of local historic sites
- Explore the feasibility of establishing a Historic District Overlay Zone for use by local communities that desire it
- Encourage developers and landowners to design new developments and subdivisions so as to provide for the preservation and continuation of the original home site or farmstead on the property, incorporating it into the new development where appropriate.

10. Community Facilities, Services and Utilities

Plans and policies for the County's public facilities will continue to be developed through the Capital Improvement Program process and in consultation with the School Board, Library Board, Parks and Recreation Board and the other appointed bodies that advise the Board of Supervisors.

However, this Plan can provide some general, strategic guidelines for these functions in terms of how they can support the County's long term community planning and development goals.

a. Schools

The quality of the County's public school system is critical to its future economic development, yet school facilities and operations take a very large percentage of the County's available funds. Therefore, the County must continue to pursue the highest possible efficiency for its expenditures on school capital facilities. Opportunities to realize this objective include:

Shared Facilities. The County will continue to promote cooperative arrangements between the School Board and other County agencies such as Parks and Recreation to share school facilities for multiple County-sponsored activities. This cooperation allows the County to make most efficient use of the school facilities, maximizing the financial benefit to the taxpayer.

Central Locations. As population growth continues, the County may face tension between the benefits of keeping school facilities concentrated in the Amelia Court House area for efficiency versus the benefits of dispersing facilities to other communities in the County for convenience. In general, the County policy will be to focus on maximizing efficiency of services and facilities and the benefits of strengthening the Court House area as the focal point and heart of the community. The County will continue to monitor the trade-off between efficiencies gained by centralized facilities versus the lower efficiency and extra cost of serving more and longer bus routes.

Economies of Scale. The County will encourage the cooperation between schools and other County agencies in pursuing economies of scale through shared facilities and services, joint buying efforts and other methods to combine purchasing power.

Regional Cooperation and Competition. The County will continue to cooperate with neighboring jurisdictions in sharing services and facilities in order to achieve economies of scale, particularly for specialized services and personnel that would otherwise not be available to a single jurisdiction. The County will also strive to match or exceed the educational standards and performance of neighboring jurisdictions in order to attract high quality development.

Design for Future Re-Use. The County will ensure that school buildings are designed so that they can be economically rehabilitated for use as alternative facilities such as offices, senior care centers, community centers or the like, so that school buildings are a valuable long-term capital investment for the County, even as demographics may change in the future.

b. Water and Sewer

In order to achieve its long range goals for compact growth patterns, economic development and environmental protection, the County will need to pursue the planned expansion and extension of public water and sewer facilities, in accord with the policies of its Comprehensive Plan. The County will ensure that such services are coordinated with the adopted land use policies and are funded primarily by the direct beneficiaries of the services and in an equitable and efficient manner.

Defined Service Areas. This Comprehensive Plan defines the general locations for future utility service extensions, in accord with the Future Land Use Plan Map, Figure V-2. As circumstances change during the course of time, these defined areas may be refined by formally amending the Comprehensive Plan.

Economies of Scale. The County will balance the need for economies of scale in utility systems, versus the need to encourage a compact growth pattern and ultimately provide service to several different villages in the County.

Public Ownership. Central water and sewer systems in the County will be owned and operated by the County or its appointed utility authority. The County will discourage the establishment of privately owned treatment systems. However, privately financed systems designed in accord with the Comprehensive Plan and dedicated to the County for operation, will be considered, but only when such systems will promote the goals and overall vision of this Plan.

Innovative Technology. The County will explore and encourage the use of innovative technologies for sewage treatment and will work with state agencies and private developers to pursue the establishment of systems that may meet water quality standards while producing less environmental impacts or costing less to construct and operate.

c. Solid Waste

Oversight of Private Landfill. The County will continue to closely monitor the privately managed Maplewood Recycling and Waste Disposal Facility to ensure that long term impacts are kept to a minimum and that the conditions of the development approval are fully upheld.

Economies of Scale and Regional Cooperation. The County will begin preparing for the eventual closure of the Maplewood facility by exploring alternatives for solid waste management, including cooperative efforts with one or more neighboring jurisdictions.

Collection Sites and Recycling. The County will continue to work with the Chambers company to develop and operate solid waste collection sites throughout the County. The County will monitor the efficiency and convenience of the these sites and will work with Chambers to make adjustments or additions as necessary.

d. **Fire and Rescue**

Volunteers and Community Support. Continue to promote and encourage the use of volunteer personnel for fire and rescue service delivery, including community-based, private sector support.

Allocation of Services and Facilities. Promote the allocation of services and facilities based upon the public safety needs of the population in the geographic area and the level of support provided by local residents.

Regional Cooperation. Continue to pursue and enhance cooperative and shared response efforts between fire companies and with neighboring jurisdictions, as well as economies of scale for equipment acquisition and training.

Fire and Rescue Service Plan. Begin the preparation of a Fire and Rescue Service Plan to more precisely define the expectations, service needs and levels, and funding sources for the system, Countywide. The County will also strive to match or exceed the emergency service standards and performance of neighboring jurisdictions in order to attract high quality development.

e. **Libraries**

Service Delivery Strategy. The County will develop its library service in conjunction with recreational and educational services as part of a broad, long term effort to improve the overall quality of life in the County and to promote economic development.

Service Standards. The County will define standards for its long range level of library service, including amount and quality of space, number of volumes in the collection and personnel. Standards may be set in conjunction with the preparation of a library service plan. The County will also strive to match or exceed the library standards and performance of neighboring jurisdictions in order to attract high quality development.

Funding. The County will seek funding support for library services and facilities from the community at large, including civic organizations, private sector businesses and institutions, and state and federal government sources.

Regional Cooperation. The County will enhance cooperative efforts with neighboring jurisdictions to provide library services in order to achieve economies of scale and provide more convenient service to all residents.

f. Parks and Recreation

Shared Facilities. The County will continue to ensure that school recreational facilities are shared and made available for community recreation programs for the benefit of the community at large.

Location. Priority locations for active recreational facilities, both public and private, are within the village development areas. Such facilities should have safe and convenient access to residential areas and to the State road network.

Cooperative Efforts. The County will work cooperatively with neighboring jurisdictions, regional and state agencies, and the private sector in developing and supporting active and passive recreational facilities.

Service Standards. The County will define its standards for long term Parks and Recreation services and facilities, possibly in conjunction with the preparation of a Parks and Recreation Service Plan. The County will also strive to match or exceed the recreation service standards and performance of neighboring jurisdictions in order to attract high quality development.

g. Service Districts and Public Investments

The County will strongly encourage the establishment of Service Districts for a range of new and expanded public facilities and services in the designated Village Growth Areas. Such districts should be initiated by local citizens who want to receive and help fund higher levels of service in their local community.

11. Transportation Resources

a. Thoroughfare Network

This Plan establishes a Thoroughfare Network of designated major existing and planned state roads for the purposes of protecting public safety, promoting economic development and maintaining sound fiscal management.

The County's planning and zoning tools will be designed to preserve the safety, capacity and visual character of this road network. The County will:

- Encourage most development to occur in general proximity to this network for efficient access and to minimize new road construction.
- Limit new access points along the network corridors with the objective of maintaining a separation of at least 800 feet (or the equivalent thereof) between entrances and intersections on minor arterial roads, and 1,000 feet (or the equivalent thereof) on major arterials.
- Require substantial development setbacks and/or buffers adjacent to the network road corridors.
- Ensure adequate long term right-of-way reservation by using the Thoroughfare Plan in the development review process and updating it on a continuing basis (Figure V-7).

<u>Functional Classification</u>	<u>Minimum Right of Way Width</u>
Limited Access	120 feet
Major Arterial	120 feet
Minor Arterial	90 feet
Major Collector	70 feet
Minor Collector	50 feet

- Coordinate closely with VDOT as to rural road improvement priorities by carefully identifying and documenting needs and establishing the County's own priorities for improvements.

b. Route 360 Corridor Policies (Figure V-8, Sheets 1 & 2)

This Plan establishes policies for development adjacent to Route 360, in order to protect the long term value of this roadway as a primary economic development and transportation resource. These policies will be refined and updated by the County on a continuing basis. The County will:

- Work closely with VDOT, local landowners, neighboring jurisdictions, and the railroad, to continue to refine and expand the plan for the Route 360 corridor as development occurs along it.

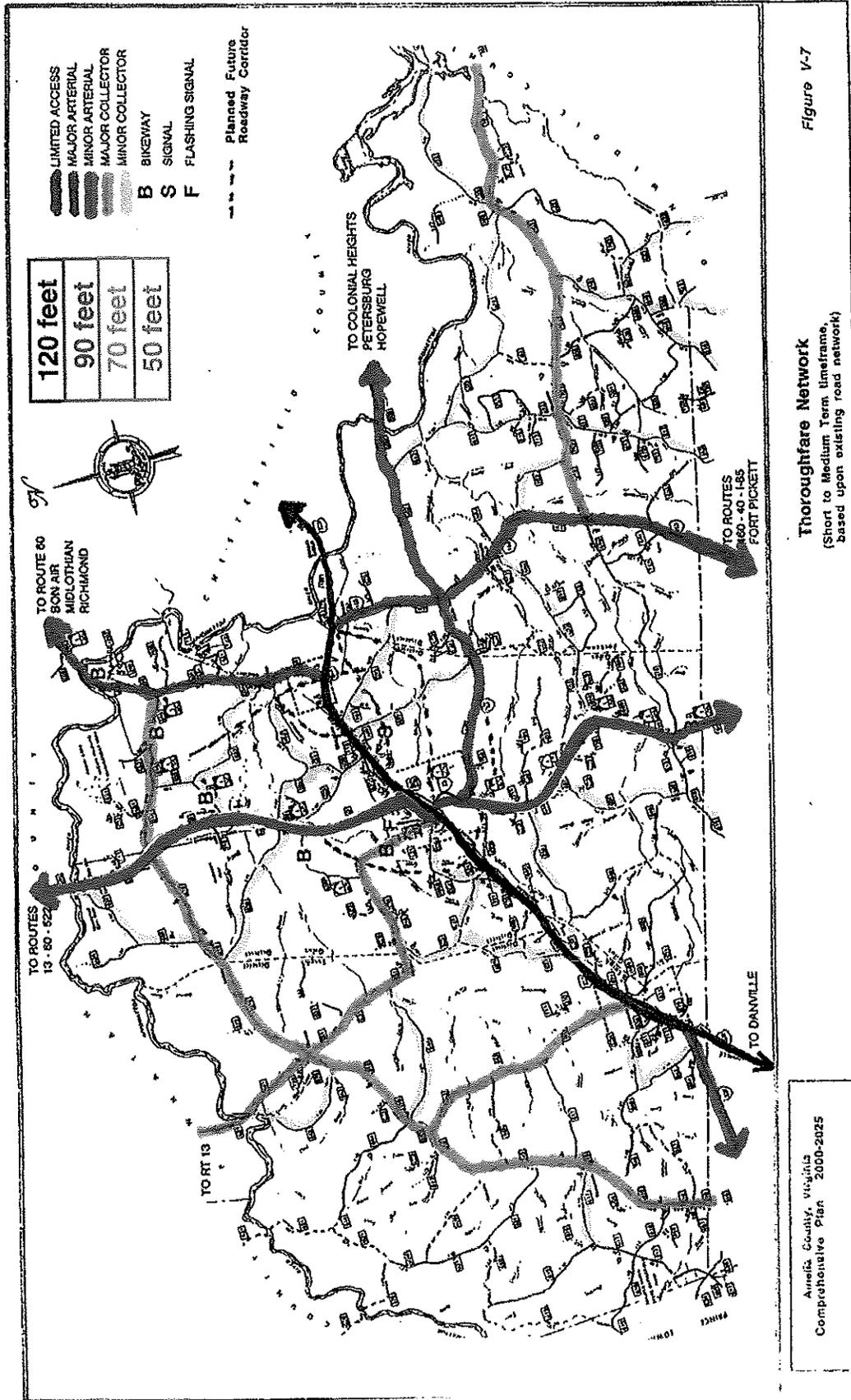
- Ensure that developers provide adequate buffers and setbacks from the right-of-way to protect the rural character of the corridor outside of the designated Village Areas.
- Ensure that developers make adequate provision for the long term development of future interparcel access and service roads adjacent to the roadway.
- Coordinate with VDOT to ensure that entrances to the roadway are coordinated and consolidated to the maximum possible extent. In cases where immediate or short term consolidation is not feasible, landowners will be required to work with the County and VDOT to provide mechanisms for the long term consolidation of entrances and development to allow such consolidation to occur.
- Coordinate with VDOT and landowners to ensure that adequate right-of-way for expected future road improvements is reserved along the existing and future corridors and intersections as development approvals are granted, to keep public costs for future road construction to a minimum.

c. Transportation Action Plan

The County will prepare an action plan for beginning the implementation of the County's long term transportation planning policies set forth in this Comprehensive Plan. Such actions are expected to include the following:

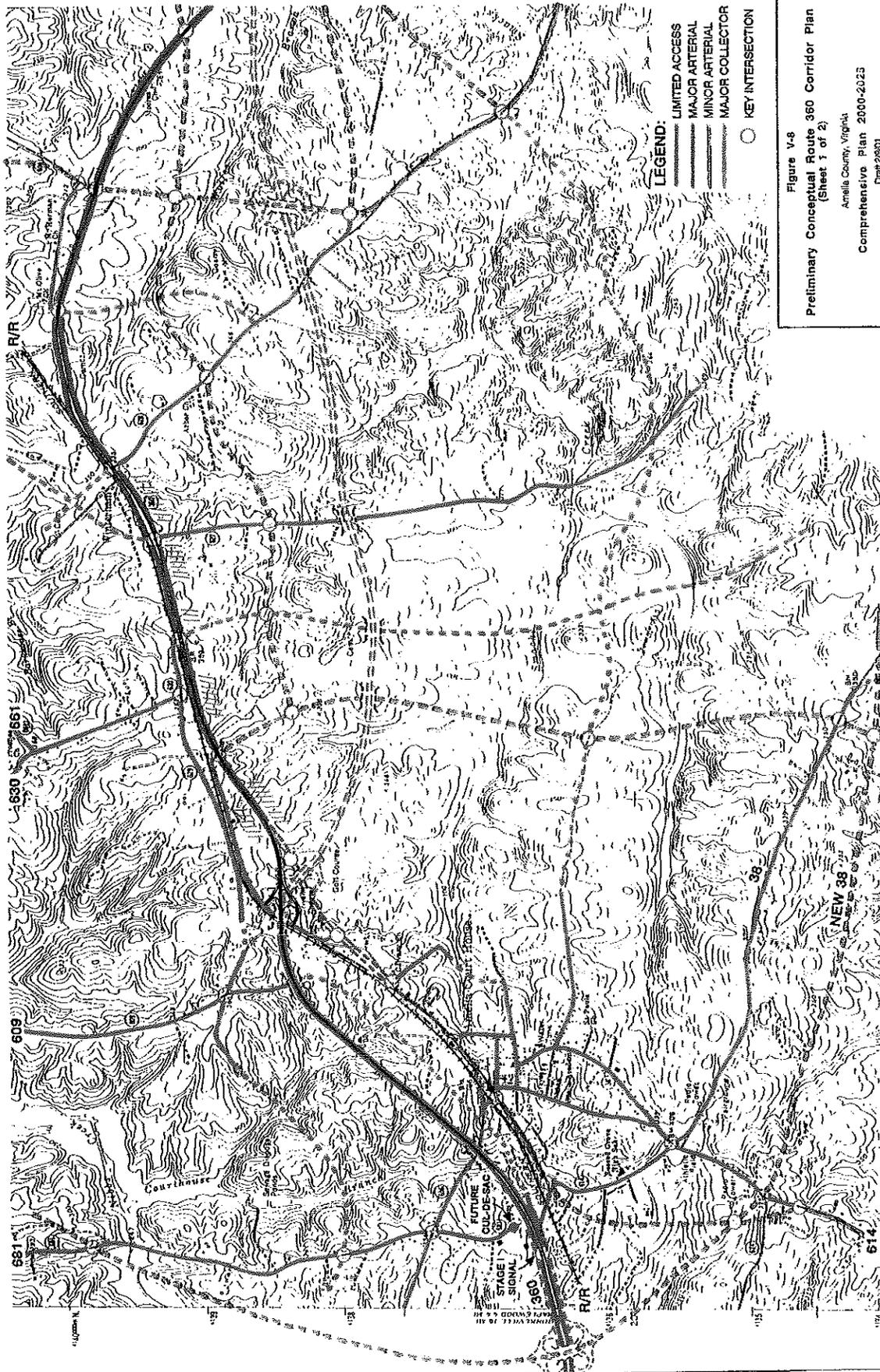
- Evaluate existing Route 360 half cloverleaf interchange accessing Amelia Court House for conversion to the Preliminary Conceptual Plan upgraded intersection. (Figure V-8)
- For Figure V-8's Preliminary Conceptual Plan's potential development sections on Route 360, develop two or three Detailed Conceptual Corridor Plans to provide access management guidelines as development occurs.
- Develop strategies to prevent future highway congestion by:
 - Implementing a program to review all site plans along designated corridors for site access requirements.
 - Require traffic impact studies for site plans on designated corridors.
 - Obtain technical assistance for site access negotiations.
 - Adopt conceptual corridor and/or subarea plans as elements of the comprehensive plan.
- Coordinate all corridor and road planning activities with VDOT
- After Detailed Conceptual Corridor Plans are drafted, hold public meetings with landowners and citizens to refine plan details.

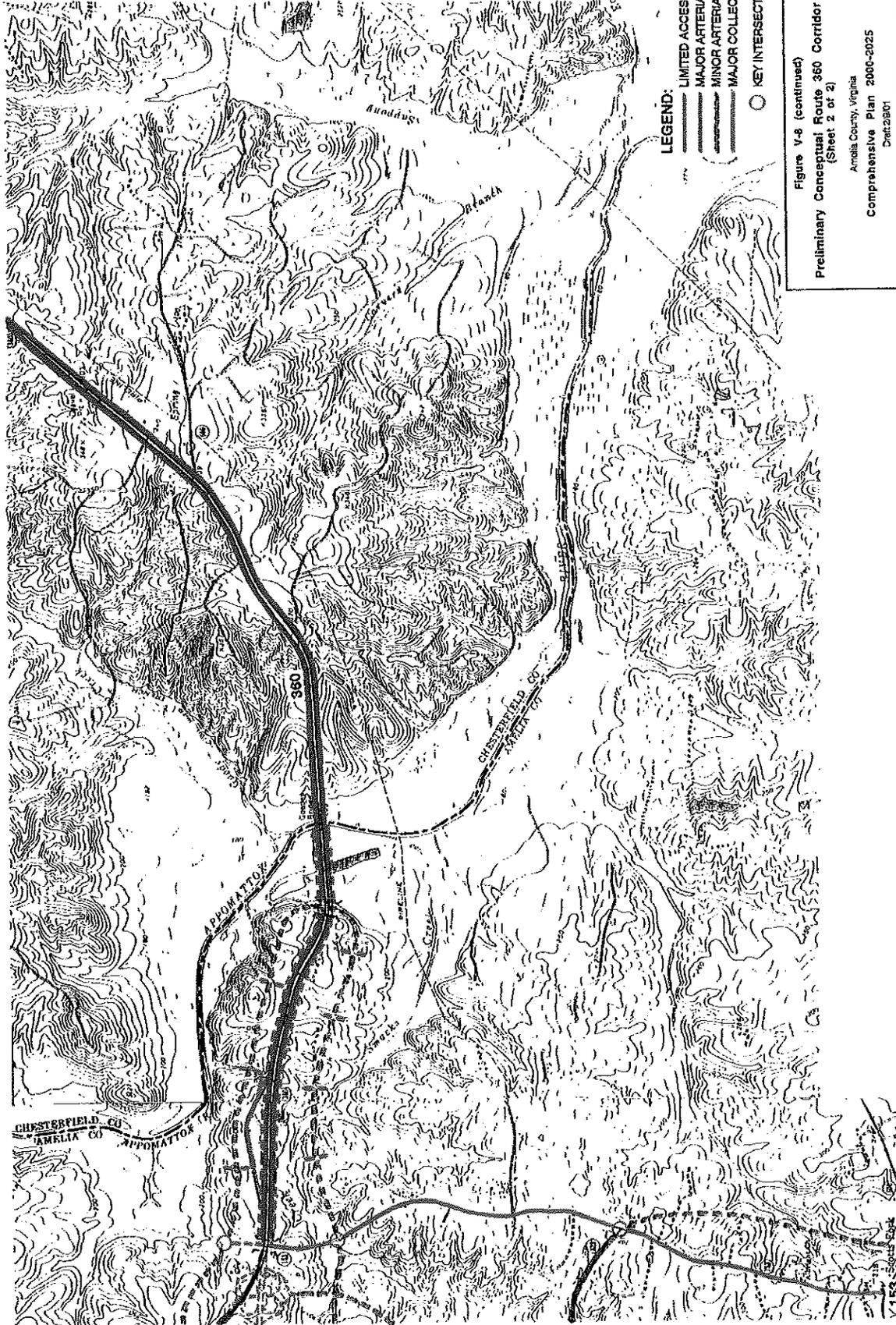
Thoroughfare Plan: Future Right of Way



d. Rail Service

- The County will continue to monitor the Norfolk Southern Railway facility and service, and will coordinate with the rail provider, VDOT and rail users to maintain and improve rail service to the County.
- The County will encourage the expanded use of the rail line for local business and industrial service. The County will coordinate with VDOT and neighboring land owners to provide safe, coordinated and convenient road access to sites at strategic locations along the rail line.
- The County will coordinate with neighboring jurisdictions to explore the potential of the rail line as a resource for tourism and commuter transport.
- The County will pursue a range of projects which could qualify for funding assistance through the Transportation Efficiency Act (TEA-21).





VI. Implementation: Action Steps to Implement the Policies

The following recommendations for actions which would implement the preceding goals and policies are offered as steps that would follow the adoption of this updated Comprehensive Plan for 2000-2025, and continue the significant implementation efforts the County has made since adoption of the preceding Comprehensive Plan in 1995.

Please note that none of the following potential ordinance requirements will take effect upon adoption of this Plan - rather, each would require a separate action, following formal public hearings, before becoming part of the County's land development ordinances.

A. Potential Zoning Ordinance Amendments

1. Create Three Low Density Rural Residential Districts.

In 1995 the County created new regulations for the rural areas based upon the 1995 Comprehensive Plan. These included four new districts: A-5 Agricultural District, RP-5 Rural Preservation District, RR-3 Rural Residential District and RR-1 Rural Residential District. While these new districts have helped to protect the rural character of the County, recent development patterns indicate that additional changes to the rural development regulations need to be made.

Therefore, the County will create three additional, lower density districts to correspond to the existing A-5, RP-5 and RR-3, but with permitted densities of only one lot per 15 acres, so as to better meet the density guidelines of the plan in order to:

- keep long term public service costs to a minimum
- preserve agricultural and forest lands
- protect the groundwater supply
- reduce potential conflicts between agricultural and residential uses allow for the clustering of rural dwellings
- encourage a harmonious development pattern within these areas

The County will rezone the three existing rural districts to the new corresponding low density district. However, landowners will then be allowed to submit applications to rezone the property to higher densities and regain some or all of the original development potential of the site. This process will allow the development of each site to be tailored to the capacity of that site, to ensure that adequate public facilities and road capacity is available and that mitigation of impacts on neighboring properties is achieved.

As an alternative to the above rezoning effort, the County may instead enact a Sliding Scale Zoning provision as described in item 2 below.

During the process of establishing new Zoning Districts and amending existing Zoning Districts, the County will consider applying a "grandfather" provision in order to minimize any hardship on owners of existing undeveloped lots. Such provisions may provide that for small parcels currently zoned A-5, RP-5 and RR-3 which are located within a group of already developed lots, the existing density and lot size provisions may continue to apply to those undeveloped lots, for either a defined period of time or an indefinite period.

In implementing the provisions of this plan through its land development regulations, the County will provide that subdivisions made under the family subdivision provisions be permitted at a minimum lot size of two acres in those districts in which the minimum lot size would otherwise be greater than two acres.

2. Establish a Sliding Scale Zoning Provision for the Rural Districts.

As an alternative to item #1 above, the County may establish a Sliding Scale zoning provision for the rural zoning districts. Sliding Scale would require that permitted residential density be proportional to the size of the parent parcel, with larger parent parcels being permitted lower densities. The table below shows an example of how Sliding Scale might be applied in Amelia County.

Example - Sliding Scale Zoning

Area of Parent Parcel	Total Lots Permitted on Parent Parcel	Effective Maximum Net Density
0 to 15 acres	up to 2 Lots in A-5 up to 2 Lots in RP-5 up to 3 Lots in RR-3	one lot per 5 ac. in A-5 one lot per 5 ac. in RP-5 one lot per 3.3 ac. in RR-3
> 15 acres up to 25 acres	up to 3 Lots	one lot per 5 acres
> 25 acres up to 50 acres	up to 4 Lots	one lot per 12.5 acres
> 50 acres up to 75 acres	up to 5 lots	one lot per 15 acres
> 75 acres up to 100 ac.	up to 6 lots	one lot per 16.7 acres
> 100 acres up to 125 ac.	up to 7 lots	one lot per 17.9 acres
> 150.0 ac.	one (1) additional lot for every additional 25 ac.	one lot per 18.8 acres

Under the Sliding Scale provision, the minimum lot size would be 3 acres.

3. Encourage Cluster Development.

The County will encourage the use of the adopted rural cluster zoning option.

4. Increase Minimum Setbacks on Major Corridors.

For all development along designated State roads in the Thoroughfare Network and along major stream corridors, the County will require a minimum setback of 200 feet from the public road right-of-way or 100 feet if a substantial landscaped buffer is provided which visually screens the new development from the public view. Such landscaped buffers may include existing vegetation and/or topography.

5. Maintain Minimum Entrance Spacing on Roads.

The County will continue to require a minimum of 1,000 feet spacing between new entrances to U.S. Route 360, 800 feet frontage on existing State roads.

6. Limit Development on Inadequate Roads.

The County will amend the rural zoning districts so as to limit the development of any tract of land that does not have direct access to the designated Thoroughfare Network or which does not have (or will not or can not provide) direct access to a paved State road. In cases where neither of these two conditions can be met, subdivision of the site will be limited to the largest minimum lot size / lowest density in the rural districts.

7. Regulate Mobile Homes.

The County will amend its policies and regulations so as to encourage mobile homes to be located in approved subdivision parks or as tenant houses on active farms (but consistent with the overall density limits of the District.) In agricultural districts, mobile homes of 19 feet or greater in width ("doublewide") which are placed on permanent foundations will be subject to the same policies and regulations as conventional single family dwelling units.

The County will amend its zoning regulations to prohibit single mobile home units in the R-1, R-2, RR-1 and RR-3 districts, prohibit by-right single wide mobile homes in the RP-5 District, and require full, structural masonry foundation walls on all new mobile homes.

From a strategic standpoint, the County's mobile home regulations should be no less stringent than those of adjacent jurisdictions so that the County encourages only its fair, regional share of such development.

8. Establish and Strengthen Natural Resource Overlay Zoning Districts.

The County will strengthen its Floodplain Overlay District and establish overlay zoning districts for major designated groundwater recharge areas. Such overlay districts would limit the uses and intensities of development in these areas on a either a "mapped" basis for resources the County can specifically locate, and on a "floating", site by site basis for those resources for which the County does not have full information, such as areas of groundwater recharge and supply.

(Other critical environmental resources such as slopes in excess of 25% may be best regulated through refinements to the general provisions of the zoning ordinance that apply to all districts. Limitations on lot size and development density could thus be applied uniformly to such areas on an easily administered site by site basis.)

9. Encourage Planned Development Districts

The County will encourage the use of the Planned Development District in the Village and Corridor Development Areas, and the County will review and refine the district as needed to ensure that it permits traditional village development patterns.

B. Potential Subdivision Ordinance Amendments

1. Adequate Distance Between New Entrances.

The County will continue to require adequate minimum separation of new entrances to public roadways.

2. Public Streets and Minor Subdivisions.

The County will amend its ordinances to require that all subdivision streets be built by the developer as public streets (to VDOT standards) except that private streets may be allowed only for very low densities or larger lot sizes (greater than 40 acres; Item 7 below). The County will tighten the definition of "minor subdivision" to refer to subdivisions that create only one new lot with restrictions on the number and frequency of such subdivisions from a given parent tract.

3. Interparcel Access.

The County will strengthen the requirement for and enforcement of providing future interparcel access, including density incentives/trade-offs.

4. Sketch Plan for the Entire Tract.

The County will maintain and strengthen the provision in its ordinances to require a sketch plan for the entire tract of any parcel submitted for a preliminary plat.

5. Wells.

The County will amend its ordinances to require a well to be drilled and approved prior to issuing building permit for construction of a dwelling on any lot.

6. Hydrogeologic Studies.

The County will maintain its requirements for hydrogeologic studies for large subdivisions.

7. Large Lot Subdivisions.

The County will amend its subdivision ordinance to require a VDOT standard road for all subdivisions except "large lot" subdivisions in which all lots are 40 acres or greater. Such subdivisions must also place permanent easements to prohibit future subdivision. Large-lot subdivisions should be required to place permanent conservation easement to prohibit future subdivision. Very large lots (such as 80 or more acres) would be exempt from the easement requirement.

8. Family Subdivisions.

The County will require lots to be held by family member for at least 5 years and will increase the level of enforcement of family subdivision requirements.

9. Cul-de-Sacs, Flag Lots and "Bowling Alley" Lots.

The County will

- Either enforce the 1,000 foot maximum length for cul-de-sacs or limit cul-de-sacs to a fixed number of dwellings, i.e., no more than 10 lots (100 vehicle trips per day; typically a 1,750 foot cul-de-sac in the A-5 or R-5 districts; 1,250 feet for R-3).
- Permit minimal number of flag lots at end of cul-de-sac.
- Further limit flag lots to one per 40 acres of land in a subdivision.
- Prohibit "bowling alley" lots by strengthening the length/width ratio on lots to no greater than 4 to 1.

C. Other Potential Policies, Regulations and Programs

1. Nutrient Management Plans.

The County will require nutrient management plans for large-scale, intensive, animal confinement operations. The County will explore the feasibility of establishing a separate ordinance which sets standards for intensive agricultural activities such as poultry, cattle feedlots and swine operations.

2. Forest Management Plans.

The County will encourage landowners of forested land to cooperate with the Virginia Department of Forestry or other sources to prepare a forest management plan for the property to ensure sound, long term forest management.

3. Septic Repair Area.

The County will maintain the requirement for 100% repair area for septic fields.

4. Wellhead Protection.

The County will implement a range of wellhead protection policies for both large and small scale developments.

5. Encourage Formation of Service Districts

The will County will encourage citizens in the designated Village Development Areas to petition the County to form Service Districts in order to help fund key infrastructure improvements such as public sewer/ water facilities in those areas.

6. Development Incentives

In order to encourage development to occur in a pattern consistent with the Comprehensive Plan, the County will:

- Continue to carry out planned expansions of the Amelia Court House water and sewer systems.
- Pursue construction of water and sewer systems for Chula.

- Rezone key properties in the designated Court House village area on the County's own motion, with approved concept plans.
- Provide funding assistance for public street entrances and/or on-site street improvements.

7. Site Plan Review

The County will add site plan review to its land development approval process for nonresidential projects in critical locations on the major road corridors designated on the Thoroughfare Plan.

8. Proffer Guidelines

The County will pursue the ability to accept cash proffers under the provisions of Sections 15.2-2296 through 15.2-2298 of the Code of Virginia, for rapidly growing jurisdictions.

Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property. They may include one or more of a variety of provisions, including conditions or constraints on future actions or land uses, dedication of land, and commitments to construct certain public improvements. Some jurisdictions in the Commonwealth which have experienced rapid growth are permitted also to accept cash contributions toward offsetting the cost of public facilities. Based upon the growth rate between 1980 and 1990, Amelia County did not qualify for accepting such cash proffers. However, it appears that the growth rate of 1990-2000 will allow the County to qualify.

Proffers provide flexibility for both the developer and the County in creating and evaluating land development projects and provide a means for the developer to mitigate the impacts of the proposed development and to meet the purposes of zoning as specified in the Code of Virginia.

The guidelines set forth below are meant to serve as a framework for the development community and the County in their efforts to determine and establish proffered conditions for the provision of public capital facilities as part of the approval of a conditional zoning proposal.

These guidelines are meant to supplement the rezoning criteria outlined in the previous section of the Plan and to provide both guidance and flexibility to the developer and to the County in helping to produce development that meets the long term goals of the County for sharing and balancing public facility costs, ensuring compatibility of land uses, and providing adequate environmental protection, while also meeting the realistic land development needs of the market place.

Percentage of Capital Costs

Proffers for public facilities and amenities for each residential rezoning are expected to total the equivalent of at least 15% of the cost of the capital facilities which the County estimates it will need to provide to that development.

At the County's discretion, these costs may be estimated on the basis of capital costs for the average unit overall, or on the basis of costs per dwelling unit type, differentiating between detached, attached, manufactured ("mobile") and multi-family units. School costs may also be estimated separately. Proffers for roads and road improvements are considered a separate item, not included in the 15% guideline due

to the State's responsibility for public roads. Road proffers should be based upon the specific needs of the site and its surrounding road network.

Direct Public Benefit

To qualify as a capital facility proffer under these guidelines, the land, facility or fund must be dedicated or deeded to the County or to another regional, state or federal agency which will ensure that it is used for the benefit of Amelia County citizens at large.

Measurable Value

The proffer must have a measurable value that can be quantified, and the applicant shall provide such documentation as deemed necessary for the County to make such a determination.

Principles

The County will establish a series of principles to guide the proffer process in order to ensure that it is reasonable, effective and manageable. These should include:

- *Consistency of content.* Proffers should be negotiated and accepted on a consistent basis from one project to another. Uniform standards for capital facilities, based upon the Comprehensive Plan, the Capital Improvements Program, program budgets and service plans, and other relevant studies should be followed in determining appropriate proffers for a particular project.
- *Consistency of format.* The County will develop a format for proffer statements which contains consistent style and terminology so that proffers are consistent and comparable.
- *Rational Nexus.* All proffers should have a direct and rational relationship to needs created by the project itself. To the maximum extent feasible, proffers should be built or otherwise allocated so as to directly benefit the particular project or adjacent sites that are impacted by the project.
- *Coordination.* Proffers from neighboring or adjacent developments should be coordinated to the maximum extent possible in order to ensure compatibility and consistency, and to avoid redundancy and conflict.

Examples

Proffers are expected as needed to meet the policies of the Plan, including the criteria for rezoning approvals and the State Code's purposes of zoning. Road proffers will normally be a key part of the proffer process, as will design features and other non-quantifiable conditions. Examples of proffer elements could include the following:

- *Land dedication for public facilities.* Land may be dedicated by the developer for all or portions of specific public facility sites such as schools, community centers and parks, to fulfill part or all of the 15% proffer guideline. In addition, dedication of road right-of-way is often appropriate for certain projects which must become an integral part of the future long term road network.

- *Construction of public facilities.* Actual construction of public facilities is another option to fulfill all or part of the proffer guideline. Examples could include all or portions of schools, parks, recreation facilities, bus shelters and community centers. Capital equipment for fire and rescue facilities may also be appropriate.
- *Reservation of sites for private, non-profit community facilities.* Sites for a variety of important but non-public facilities may be reserved for future dedication or sale. These may include churches and non-profit organizations such as service clubs and YMCA.
- *Phased development.* A phasing plan may be proffered as part of the development concept plan. It may establish a rate and location of development on site which may be made dependent or contingent upon one or more of the following items:
 - * a pre-established yearly schedule or rate of construction, expressed as a "not to exceed" provision
 - * amount of development completed on the site
 - * amount of development completed adjacent to the site
 - * road capacity or access
 - * water or sewer capacity or access
- *Impact mitigation.* Additional provisions for reducing off-site impacts of noise, dust, light and visual appearance are encouraged when appropriate. Such provisions should be incorporated into proffer agreements and may include larger setbacks, landscaped buffers, restrictions on hours of operation, lighting design modifications, architectural design modifications including additional provisions for building heights, materials or form.
- *Preservation of special environmental or historic features.* Special provisions for preserving unique or important environmental features are appropriate proffer provisions. Such features may include wooded areas, slopes or ridges, unique or rare habitats, historic sites and/or structures, archaeological sites, and similar resources.
- *Cash contributions for public facilities and/or services.* If Amelia County becomes eligible for cash proffers, such contributions into the County's Capital Improvements Fund or a special proffer trust fund may be made to fulfill part or all of the 15% proffer guideline, as well as for critical road improvements that may involve adjacent off-site property. Such contributions are preferably made as full payments upon rezoning approval, however, the proffer may be structured so that payments are provided on a regular basis such as annually or upon construction of a specified number of units or square feet.

Glossary of Terms

Following is list of terms used in this Plan and/or other planning documents which may not be familiar to the reader or which may have a more specific or slightly different meaning than when used in daily conversation.

Adequate. In conformance with established or relevant adopted County, State or Federal standards and policies.

Adjacent. Nearby but not necessarily adjoining or contiguous.

Adjoining. Next to; touching.

Affordable Housing. Typically defined as housing which requires no more than 30% of household income from households which earn 30% to 80% of the median household income of the jurisdiction.

Agriculture, conventional. Farming activities which do not include confined livestock facilities.

Agriculture, intensive. Confined livestock operations such as dairies, feedlots and poultry houses.

Agricultural and Forestal District. Voluntarily formed land areas which are designated by the Board of Supervisors in accord with a State Code provision. Districts must have a core of 200 contiguous acres. Duration of the district is between four and ten years and may be renewed. County may establish additional use restrictions. Use Value Assessment is guaranteed to otherwise qualifying lands within a district.

Area Plan. An element of the Comprehensive Plan which pertains to a specific geographic area of the County. Typically includes the full range of Comprehensive Plan provisions, but is focused on a single area and is more detailed than the Countywide Plan.

ATU (Alternative Treatment Unit.) Small scale sewage treatment facilities, typically privately owned and maintained.

Best Management Practices (BMPs.) Include a variety of methods approved by the State for reducing non-point source pollution and erosion from water run-off. Apply to construction and development practices as well as agricultural practices.

Buffer. Any device which shields one activity from another. Typically consists of landscaping or earthen berms, but may also include structures such as buildings or fences, as well as extra distances or setbacks.

Business. Commercial activity. Typically includes retail, office, and service activities, as well as moderate scale wholesale activities.

By-right uses. Uses or structures which are allowed in a particular zoning district without the need for a Special Use Permit.

Capital Improvement Program (CIP.) The County's five-year program for capital project expenditures, indicating which facilities the County plans to build and finance during the

period. Updated annually. (sometimes called Capital Improvement Plan, although "plan" may be considered more general than "program")

Cluster Development. The division of a tract into a group of smaller than normal lots, surrounded by a larger amount of open land. Overall density of the tract remains the same, but the smaller average lot size allows a large portion to remain open. In rural areas, the open land may be farmed or forested, in urban areas the open land is typically used for active or passive recreation purposes.

Commercial. Business.

Commission Permit. A requirement of Section 15.2-2232 of the Code of Virginia, which provides that public facility improvements be reviewed by the Planning Commission to determine conformance with the Comprehensive Plan.

Comprehensive Plan. The official plan for future development of the County. Every jurisdiction in Virginia is required to have an adopted Comprehensive Plan and review it every five years. The Plan sets the goals and policies for guiding future growth so as to ensure orderly and harmonious development, conservation of resources and protection of public health and safety.

Conditional Zoning. Provision in the State Code which allows landowners to voluntarily offer conditions as part of a rezoning approval. Such conditions may include public improvements, land or funding for improvements, and upon approval are binding to future owners of the property.

Density, gross. The total area of a tract of land divided into the number of units built upon that tract. Typically expressed as a ratio of number of units per acre.

Density, net. The total area of tract of land less undeveloped portions such as environmentally sensitive areas, divided into the number of units built upon that tract. Also expressed as a ratio of number of units per acre.

Design Speed. The speed of traffic for which a road is designed to safely carry vehicles.

Design Capacity. The capacity or capability which a facility is designed to handle or support in a safe and efficient manner. Treatment plants, roads, schools and parks all are designed and built to a specific capacity of service.

Development Rights. That portion of the fee simple ownership interest in land that provides for the construction of buildings, roadways and other development. Development rights may be traded or sold through the use of restrictive easements.

Drainfield. (see septic system)

Easement. An interest in land owned by another party which entitles the holder to a specific and limited use or benefit. Commonly used for utility rights-of-way. A conservation easement removes the right to develop a property from the underlying deed of ownership and provides for that interest to be held by another party, typically for the purpose of protecting a natural, scenic or historic feature.

Extension. Adding to the length of a roadway or utility line so that it serves additional land.

Expansion. Adding to the capacity of a roadway, facility or utility plant so that it can process or handle greater volume.

Fee Simple Ownership. The complete ownership of a tract of real property; the ownership of the entire "bundle of rights" that constitute ownership of land.

Floor Area Ratio (FAR.) (also see Density) The ratio of the enclosed floor area of a building on a given lot to the total land area of the lot.

Freeway. A high volume, limited access highway. Freeways are often, but not necessarily, federal Interstate Highways. They may also include certain State Highways and Parkways.

Groundwater recharge. The process whereby rainwater is absorbed into the ground, replenishing the groundwater supply.

Growth Management. The process of guiding the location, pattern, and timing of development so as to ensure minimum fiscal and environmental impacts.

Homeowners Association (HOA.) A private organization of property owners created by the terms which establish a given subdivision or planned community. The purpose of the HOA is to fund, manage and maintain land which is in common ownership within the development, such as recreation areas and private roads.

Home Occupation. A business activity conducted in one's place of residence.

Infill Development. The development of land which is mostly surrounded by previously developed land. Typically involves relatively small tracts.

Intensity. (also see Density) The level of energy and impact generated by the activities of the development on a site. Related to density but not identical. Intensity includes the impacts of vehicle traffic, noise, odors, fuel consumption, chemical processes and other activities that may be generated on a site without regard to the density of structures.

Industrial. Non-residential, non-commercial activities such as manufacturing, milling, mining and some larger scale distribution activities.

Land Trust. A public and/or private organization with the authority to buy, accept, hold and/or sell interests in real property for the purposes of land or building conservation.

Land Use. The activities for which a tract of land is used or which occur on the tract.

"Land Use" Tax. (see Use Value Assessment)

Manufactured Home. (see "mobile home")

Master Plan. The land use plan for a large tract of land. Also sometimes used to refer to a locality's Comprehensive Plan.

Mobile Home. A dwelling unit built in the factory which is designed to be transported on the highway as a fully assembled unit and placed on the site.

Modular Home. A dwelling unit built in the factory which is designed to be transported in sections and assembled on site. Typically built to similar specifications and standards as an on site "stick built" unit.

Overlay District. A zoning district which is superimposed over another district in order to apply special provisions.

Planned Development. A larger scale development project which typically contains multiple uses or unit types, often arranged so as to create a coordinated development with relatively limited environmental impacts.

Planning Commission. A commission of citizens appointed by the Board of Supervisors and empowered to prepare the Comprehensive Plan and to evaluate and make recommendations to the Board regarding the conformance of proposed land use changes with the provisions of the Comprehensive Plan and land development ordinances.

PUD. (see Planned Development) "Planned Unit Development."

Policy Area. An area designated in the Comprehensive Plan in which specific land use policies apply. This Plan establishes the following policy areas:

- Village Development Areas
- Corridor Development Areas
- Primary Rural Residential Development Areas
- Rural Preservation Areas
- Agricultural Preservation Areas
- Priority Conservation Areas (Overlay - floodplain, wetlands, etc.)

Proffer. (proffered condition) A voluntary promise or commitment made by a landowner/developer to the County in writing, to donate land, construct a facility or to develop the property subject to specific conditions that will mitigate impacts caused by the development. The proffer is a binding agreement that becomes part of the zoning ordinance as it pertains to that property.

Public Facilities. Public works which facilitate a safe and harmonious community, typically provided by a government entity, including schools, roads, utilities, parks, libraries and fire stations.

Reverse Frontage. A site design technique in which lots are accessed by an on site road rather than directly onto a major collector or arterial road.

Rural land. (also see Urban) Land which does not have public sewer facilities and which is generally located in an area of very low density development and/or undeveloped land. Sometimes defined as land which has neither public water nor public sewer.

Septic Field. (see septic system)

Septic System. A subsurface sewage disposal system that uses the natural absorption of soil to treat wastewater. Typically used for individual lots and structures of low intensity.

Setback. The distance a structure is located from a property line.

Site Plan. A plan, to scale, showing proposed structures and facilities for a parcel of land, including such information as streets, buildings, parking areas, landscaping, utility lines and topography.

Steep Slope. Land forms with vertical inclines of greater than 25% or sufficient to cause significant erosion or flooding problems if disturbed by development activity.

Sub-Area Plan. (see Area Plan)

Subdivision. The division of a parcel of land into two or more parcels.

Traditional Development Patterns. A pattern of development in villages and hamlets that provides for comfortable pedestrian movement along public rights-of-way and features such elements as "human-scale" buildings, connected street networks, mixed-uses, structures close to the street with parking to the side or rear of the lot, narrow streets with space for pedestrians and bicycles.

VDOT. Virginia Department of Transportation.

Urban land. (also see Rural) Land which is served by public sewer facilities and/or which is within an area of mostly developed property.

Use Value Assessment. A program authorized by the State and adopted by localities at their option in which qualifying agricultural, forestal or open space land is taxed at its use value for its current use, rather than its fair market value for possible development.

Wetland. Area saturated by water sufficient to support vegetation that is adapted to saturated conditions. Includes but is not limited to swamps and marshes.

Zoning. The classification of land into districts which define and limit the allowed uses, lot sizes, building setbacks and other related land development features.

Traditional Neighborhood Development District, TND

A. Purpose and Intent

The Amelia County TND District (hereinafter **TND District**) provides the regulatory framework upon which the County may consider zoning district amendment applications for Traditional Neighborhood Developments or other mixed-use forms of land use in the designated Urban Development Area. Zoning map amendments for the TND District shall be initiated by the property owner(s) or its bona fide agent. The district is intended primarily to be applied to new development on vacant or underutilized properties.

Regulated by an Applicant's Code of Development, the TND District may be applied to locations in the Urban Development Areas that have either (a) adequate public facilities and infrastructure necessary to support a proposed TND project or (b) where adequate public facilities and infrastructure can be provided by and at the expense of the Applicant. The TND District should be employed where it is determined that a more flexible approach than what could otherwise be achieved by conventional zoning practices is needed to implement its Comprehensive Plan.

The principles, goals and strategies for Traditional Neighborhood Development in the Comprehensive Plan shall guide the review and approval of a TND District application. The applicant-initiated zoning map amendment process establishes the plans, regulations, guidelines and conditions for an Applicant's TND project. This approach is intended to better define the mix, scale, character, form and intensity of any given development proposal than that which could be otherwise governed by the application of the County's other zoning districts. The TND District encourages design flexibility to avoid the *one size fits all* configuration of conventional zoning districts and places an emphasis on the physical form of the built environment. Creating a mix of uses with flexible and creative approaches to organizing streets, places, buildings, and density is a principal TND objective. Each TND project shall have a mix of uses that reflect its geographical location, parcel size, terrain features, environmental challenges, marketability, and architectural design character.

The TND master plan and development code shall demonstrate a strong physical interrelationship among its internal neighborhoods, individual buildings, civic spaces, infrastructure, and landscaping that creates a *sense of place and community*. Individual buildings should be defined by varying scale and architectural stylings, while commercial and residential buildings should also employ complementary massing, colors, materials and proportions. Vertically integrated uses (*e.g.* the placement of residential or other uses above office and retail uses) are encouraged in the mixed-use components of a TND project. The TND District promotes higher densities with buildings fronting public streets. The zoning process will establish both minimum and maximum development densities for uses within a proposed project while providing flexibility to the Applicant in mixing and matching densities.

Three primary TND Sub-Districts--**Core, Transitional, and Residential Sub-Districts**--are structured to differentiate the geographical location of internal land uses, mix of uses, densities and other design parameters within the TND project. A fourth Sub-District--**Economic Development**--allows for specialized and conditional accommodation of certain large scale retail, office parks, manufacturing, warehousing, and other employment uses that are not commonly located within traditional neighborhood developments. The zoning amendment application for a TND District may propose one or more Sub-Districts within the planned development. While it may not be required by the County in every instance, each application for a TND District zoning map amendment should

incorporate two or more Sub-Districts. However, based on the existing land uses, infrastructure capacity, and marketplace characteristics common to the designated Urban Development Area, the County shall have approval of the final number and mix of Sub-Districts to be included in the TND zoning map amendment application. Zoning map amendment applications shall address the purpose and intent of traditional neighborhood development and, further, the application should demonstrate compatibility with the following TND principles:

1. **Appropriate Location and TND Densities:** Select and establish viable areas for residential and commercial land uses at a compact scale, with densities appropriate for TND growth, that are located either within or close to existing developed areas and community facilities in the Urban Development Areas.
2. **Mix of Uses:** Establish a blended mix of residential and non-residential land uses in the Urban Development Areas that reflect TND planning objectives, enhance the quality of life of those who live there, and best serve the County's demographic demands.
3. **Variety of Housing:** Create a variety of housing types to meet the the range of projected family income distributions of both existing and future Amelia residents.
4. **TND Lot Types and Geometry:** Encourage better spatial organization through the reduction of front and side yard building setbacks and smaller lot sizes.
5. **Pedestrian and Vehicle Compatibility:** Incorporate a network of pedestrian-friendly road and street designs within new developments in the Urban Development Areas.
6. **Design Standards and Criteria for TND Streets:** Reduce subdivision street widths and turning radii at street intersections, and provide contemporary standards for street landscaping, pedestrian improvements, and pavement design.
7. **Neighborhood Connectivity:** Establish interconnectivity between streets and pedestrian networks within the TND project.
8. **Local and Regional Transportation Connectivity:** Promote the interconnection of new local streets with existing local streets, collectors, and regional thoroughfares.
9. **Environmental Preservation:** Ensure the preservation of wetlands, natural areas and open space in conjunction with the TND master planning process.
10. **Adequate public infrastructure:** Demonstrate (a) the availability and adequacy of public water and sewer systems and other requisite public infrastructure, or (b) the ability of the Applicant to concurrently provide for these systems and infrastructure.

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- 11. Phasing of Development:** Plan for the phasing of TND development within the Urban Development Areas that is consistent with anticipated population and employment growth as well as public facilities and infrastructure capacity.

B. TND Sub-Districts

- 1. Core Sub-District:** The Core Sub-District is intended to be the primary activity center for the majority of village center uses within the TND District. The Core shall be sized for a mix of residential, commercial, and civic uses that establishes the location as a dominant destination point for civic life within the designated Urban Development Areas. With a focus on a compact “main street” form of development, the Core should accommodate demands for a range of retail, services, restaurant, office, lodging, institutional, and civic uses that are scaled to the size of the TND. The Core Sub-District is not intended as appropriate for the location of big box, power center, industrial, or other large-footprint commercial buildings that should otherwise be considered for the Economic Development Sub-District.

More compact residential dwellings (multifamily, townhouse, and live-work) as well as mixed commercial/residential land uses are recommended for the Core, incorporating a mix of Lot Groups 1 and 3 dwelling types. It should be master planned as a pedestrian-friendly mixed-use area with a street system that provides vehicular and pedestrian interconnectivity with the adjoining residential and transitional neighborhoods. Building frontages should define the public streetscape, with on-street parking, utilities, and landscaping located within the public right of way.

Since there are existing, stable commercial centers in the Urban Development Areas that are less dense than what is desirable for TND village centers, the concentration of new, accessible TND commercial on undeveloped properties may better serve the County’s goals for the designated areas than pursuing a policy of redevelopment of existing commercial properties. This will minimize competition between existing and future commercial enterprise. Therefore, subject to approval by the Board of Supervisors, a Core Sub-District may not be required in each TND District application. TND development proposals for the Core Sub-District shall be reviewed for consistency with the adopted traditional neighborhood development goals as well as for other relevant policies of the Comprehensive Plan.

- 2. Transitional Sub-District:** This Sub-District is intended to accommodate a transitional mix of lower intensity of uses in areas that separate the Core Sub-District from the lower density Residential Sub-District. A mix of Lot Groups 1, 2, and 3 should be provided. Light commercial uses and shops are permitted in the sub-district but should be complementary to those in the Core. A variety of residential uses and lot types are permitted in this Sub-District along with community centers, churches, live-work residential, restaurants, and neighborhood-scaled shops.

Transitional Sub-District uses should be within walking-distance proximity to the community’s Core. As with the Core Sub-District, a mix of reduced lots sizes, frontages, setbacks and building formats should be scaled to complement neighborhood streetscapes. Public right of way improvements should include sidewalks, landscaping, street lights and on-street parking. To preserve the capacity of on-street parking, public street access to front loaded parking pads and

garages is discouraged in residential neighborhoods while off-street parking should be relegated to the rear of individual residential lots. Single family and attached residential off-street parking and garages should be accessed by alleys, where feasible.

Subject to approval of the Board of Supervisors, a Transitional Sub-District may not be a required component of every TND District application. Development proposals for the Transitional Sub-District shall be reviewed for consistency with the adopted traditional neighborhood development goals and policies of the Comprehensive Plan.

- 3. Residential Sub-District:** This sub-district is intended to accommodate lower density residential uses than those found in the Core and Transitional areas. Neighborhoods of mixed housing types, sizes, and lot types are strongly recommended, with guidelines for the mix established with each TND District application. A mix of Lot Groups 1 and 2 should accommodate the majority of the residential dwellings, with the option for a smaller percentage of Lot Group 3 residences to be interspersed at lower densities. Larger single family lots should be developed at edge locations within the Urban Development Areas to ensure an adequate buffer and land use transition to properties outside of the designated development area.

To optimally serve the predicted housing marketplace, the Residential Sub-District should feature blocks that accommodate a mix of lot sizes, frontages, setbacks, and housing types that are complemented by attractive streetscapes. Playgrounds, greens, and parks should be internally located within and central to sub-district neighborhoods.

Interconnected neighborhood street patterns with pedestrian improvements are a priority, and cul-de-sacs should be avoided except in cases where severe terrain limitations restrict their use. Rear alleys that access off-street parking for individual lots are encouraged but not required. Where public street access to private, off-street parking is provided, frontage driveways should be shared between adjoining lots, and private garages should be located to the rear of the principal structure.

Subject to approval by the Board of Supervisors, a Residential Sub-District may not be a required component of every TND District application. Development proposals for the Residential Sub-District shall be reviewed for consistency with the adopted traditional neighborhood development goals and policies of the Comprehensive Plan for the Urban Development Areas.

- 4. Economic Development Sub-District:** This sub-district recognizes that certain uses of a higher density and community impact may be appropriate for inclusion in a TND District zoning application. Rather than require the Applicant to request a separate zoning district amendment for these uses, the Economic Development Sub-District provides the flexibility for the County to conditionally approve certain large-scale commercial and industrial uses of a scale, orientation, and impact not typically found in traditional neighborhood developments but which, otherwise, can be shaped to fulfill the County's economic development objectives. Major retail destination shopping facilities serving a county and regional market would be included in this category.

Regional commercial, including big box and power center development as well as industrial or large-footprint non-retail employment uses that complement the balance and marketplace

attractiveness of the TND District may be approved by special permit. However, the County, at its sole discretion, may determine that the Economic Development Sub-District is not appropriate for inclusion in a given TND District application. Development proposals for the Economic Development Sub-District shall be reviewed for consistency with both the traditional neighborhood development goals and the economic development policies of the Comprehensive Plan.

C. Area Requirements for the TND District

1. TND District size: While the district is intended to implement large scale TND development, there is no minimum TND District size stipulated by ordinance. The Board of Supervisors, at its sole discretion, shall establish the appropriate size for the TND District upon review of an Applicant's zoning map amendment package. The proposed size and configuration of the TND District shall be described by a current boundary plat prepared by the Applicant that establishes the metes and bounds and acreage for the property to subject to the zoning map amendment application.
2. TND Sub-District size: There is no maximum or minimum size for the interior sub-districts. The size and configuration of the Core, Transitional, Residential, and Economic Development Sub-Districts shall be depicted on an exhibit accompanying the TND Master Plan that establishes the approximate boundary and acreage for the properties to be configured as sub-districts.
3. Requests for modification to the size and location of an approved TND District shall require a separate zoning map amendment application.
4. Modifications to the size and location of internal Sub-Districts within an approved TND District may be administratively approved by the Planning Director. The Planning Director shall determine whether a modification is deemed "minor".
5. Other modifications to the size and location of internal Sub-Districts within an approved TND District shall require an amendment to the original zoning map amendment.

D. Permitted Land Uses, Special Permit Uses, and Land Use Categories

1. Permitted uses to be included in the TND District shall be defined by the Applicant's Code of Development, provided that the County, at its sole discretion, may establish certain prohibited or restricted uses.
2. The Board of Supervisors, at its discretion, may impose additional limitations and restrictions as may be related to residential density and unit yield, ground floor area footprint, total building floor area, and lot types for individual uses and establishments within the Sub-District in which the use is to be located.

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3. The Code of Development shall identify permitted uses and special permit uses within each Sub-District. The permitted uses shall be defined in terms of the category and specific uses as outlined in Table 1 hereinafter.

E. Development Density and Yields

1. The TND District regulates both minimum and maximum development densities. The total minimum and maximum development yields for individual land uses within a TND District project and its individual Sub-Districts shall be established by proffer to the County upon consideration of the Applicant's Code of Development and other requirements of the zoning application. Density regulations shall apply to both new development and redevelopment uses.
2. Minimum Density: Development densities for the land uses proposed for each Sub-District shall achieve a minimum density of at least the levels for the individual land uses as indicated in Table 2 hereinafter or as shall otherwise be established by the Code of Development.
3. Maximum Density: Development densities for the land uses proposed for each Sub-District shall not exceed the levels for the individual land uses as indicated in Table 2 hereinafter or as shall otherwise be established by the Code of Development.
4. The Applicant shall demonstrate in the Code of Development the appropriateness of the level of minimum and maximum densities proposed for each land use.
5. Upon request of the Applicant, the Board of Supervisors, at its sole discretion, may reduce the minimum required density for individual uses within the TND District or within any of the TND Sub-Districts contained therein, provided that the revised minimum density shall be established for each land use or lot within the Sub-District and incorporated into the Code of Development. It shall be the responsibility of the applicant to demonstrate the justification for the reduction in density.
6. Upon request of the Applicant, the Board of Supervisors, at its sole discretion, may increase the maximum required density for individual uses within the TND District or within any of the TND Sub-Districts contained therein, provided that the revised maximum density shall be established for each land use or lot within the Sub-District and incorporated into the Code of Development. It shall be the responsibility of the applicant to demonstrate the justification for the increase in density.
7. The allowable range of land use yields within the sub-districts shall be calculated based on the Qualifying Area (or Net Acreage) of the individual sub-district. The calculation of minimum and maximum yield for individual uses to be located in the sub-districts shall be based on the application of the minimum and maximum density for each use (*see Tables 2 and 3*) to an adjusted Qualifying Area that reduces the gross area of the TND by the total of the non-qualifying land components within the sub-district.

The **Qualify Area (or Net Acreage)** = **Gross Acreage - Non-Qualifying Area** (acreage of the sum of the Non-Qualifying land components.) The components that comprise the Non-Qualifying areas

include:

- a. existing rights of way, easements, and areas depicted on an adopted Official Map,
- b. existing land uses,
- c. areas deemed unbuildable due to geological, soils, or other environmental deficiencies,
- d. wetlands and floodplains (defined by FEMA 100-year floodplain or engineering study),
- e. existing ponds, stormwater management facilities, and water features that are not defined as wetlands or floodplains, and
- f. terrain with slopes in excess of thirty percent (30%).

See **Appendix A: TND Density Calculation Worksheet and sample calculation of density and yield.**

F. Lot and Yard Types: Size, Lot Dimensions, and Height Regulations

1. Lot types: **Table 3: Lot Types and Lot Development Standards** provides a matrix of lot types permitted in the TND District.
 - a. Lots for small detached residential dwellings:
 - (1) Cottage Lot
 - (2) Village Lot
 - b. Lots for medium detached residential dwellings
 - (1) Neighborhood Lot #1
 - (2) Neighborhood Lot #2
 - c. Lots for attached and multifamily residential dwellings:
 - (1) Townhouse Lot #1
 - (2) Townhouse Lot #2
 - (3) Multifamily Lot
 - d. Lots for commercial and live-work commercial buildings:
 - (1) Commercial Lot
 - (2) Live-work Lot
 - e. Lots for economic development and special permit buildings: established by Code of Development.
2. Lot development standards: **Table 3** establishes the regulations and guidelines for the size and dimensions of individual lot types as permitted within the individual TND Sub-Districts. **Table 4: TND District Residential Lot Mix Work Sheet** establishes the mix of lot types within each sub-district. **Appendix B** provides illustrations of representative lot types and building configurations.
 - a. Lot dimensions
 - b. Lot area

- c. Yard and setback regulations
- d. Lot coverage
- e. Lot frontage percentage

3. Supplemental notes for Lot Types and Lot Development Standards: In (1) - (10) below, the notes refer to footnotes (1) - (9) as cited in **Table 3**.

- (1) This table is regulatory except where noted by asterisk (*) as guidelines. Guidelines for variations to the indicated dimensions and percentages shall be approved by the Planning Director.
- (2) For corner lots, lot width and side yards shall be increased by 5' in addition to the prescribed dimensions.
- (3) For any lot that fronts on an existing public right of way, the lot width and setback shall be individually established for each lot by the Code of Development.
- (4) For attached dwellings, town homes and multifamily buildings, the indicated side yard regulations apply only to end units.
- (5) Rear setback applies to principal structure only. Garages and/or accessory units may have zero setback when an alley is present.
- (6) Lot frontage percentage represents the the ratio between the building width and corresponding width of the lot on which the building is located.
- (7) Lot coverage ratio guideline applies to maximum percentage of building coverage. Lot areas for townhouses and multifamily units exclude areas for required off-street parking. Ratio for townhouses applied to internal units; end unit ratios not governed.
- (8) The Code of Development shall include a Lot Mix Matrix for maximum and minimum distribution of lot types that are permitted within any given Sub-District. (See Appendix A for illustrative example and application work sheet.)
- (9) The lot dimensions, lot area, yard and setback regulations, and lot frontage regulations shall be established and thereafter regulated by the Code of Development.
- (10) The Applicant shall submit a supplement to the Lot Types and Lot Development Standards matrix to identify, define, and regulate additional land uses and lot types that are to be incorporated into the Code of Development.

4. Building heights for individual uses:

Building heights shall be identified and established by the Code of Development for each land use or combination of land uses within each of the Sub-Districts (Core, Transition, Residential,

Economic Development) of the TND District and, further, shall be subject to the following minimum and maximum height limits:

Table 5:

Core Sub-District	Minimum	Maximum
Retail commercial	24'	48'
Commercial office and service	24'	60'
Vertically mixed retail and office	24'	60'
Vertically mixed retail/office and residential	30'	60'
Hotels and motels	30'	72'
Live-work residential	30'	48'
Residential, townhouse and attached	30'	48'
Residential, multifamily	36'	60'
Special permit uses and all other uses	per COD	per COD

Transitional Sub-District	Minimum	Maximum
Retail commercial	24'	36'
Commercial office and service	24'	36'
Vertically mixed retail and office	24'	36'
Vertically mixed retail/office and residential	30'	48'
Hotels and motels	30'	48'
Live-work residential	30'	48'
Residential, single family detached	30'	48'
Residential, townhouse and attached	30'	48'
Residential, multifamily	36'	48'
Special permit uses and all other uses	per COD	per COD

Residential Sub-District	Minimum	Maximum
Live-work residential	30'	48'
Residential, single family detached	30'	48'
Residential, townhouse and attached	30'	48'
Residential, multifamily	30'	48'
Special permit uses and all other uses	per COD	per COD

Economic Development Sub-District	Minimum	Maximum
Special permit uses and all other uses	per COD	per COD

5. Upon request of the Applicant, the Board of Supervisors, at its sole discretion, may either increase or decrease the regulations for building heights, yards, and lots for individual uses within the TND

District and its Sub-Districts, provided that the revised regulations shall be established for each land use or lot within the Sub-District and incorporated into the Code of Development. It shall be the responsibility of the Applicant to demonstrate the justification for the adjustments to these regulations.

G. Civic Space, Parks, Open Space, and Recreation Areas

1. TND District projects with a gross area of fifteen (15 acres) or greater shall provide usable and centrally located civic space, parks, common open space, or recreation areas that are accessible to residents, visitors, and workers within the TND District. Civic space, public parks, common open space, or recreation areas shall be strategically located and designed to provide recreational opportunities for the neighborhood as well as relate to the physiographic character and accessibility to the entire TND District.
2. For TND District projects with a gross area of fifteen (15) acres or greater, these areas shall be sized, located, and improved to a level that satisfies the needs of the residents of the project, provided that a minimum of fifteen percent (15%) of the total Qualifying Area of the TND shall be allocated to these areas. (See *Section E.7* for definition of Qualifying Area.) The Application Plan and Code of Development shall establish the type, mix, arrangement, and quality of the planned on-site improvements for civic space, parks, common open space, recreation areas, buffer areas, and protected natural areas.
3. For TND District projects with a gross area of fifteen (15 acres) or greater, the location, mix, type, quality and phasing of civic space, parks, common open space, recreation areas, buffer areas, and protected natural areas shall be consistent with the Comprehensive Plan or other criteria established by the County. These areas shall be delineated on the Application Plan and may include greens, squares, plazas, community centers, club houses, trails, pocket parks, or community gardens.
4. For TND District projects with a gross area of fifteen (15 acres) or greater, the areas of property designated for civic space, parks, common open space, recreation areas, buffer areas, and protected natural areas shall be (a) subject to approval of the Planning Commission, and (b) permanently set aside for the sole benefit, use, and enjoyment of occupants of the TND District through covenant, deed restriction, or similar legal instrument; or, if agreed to by the Planning Commission, the civic space, parks, common open space, recreation areas, buffer areas, or protected natural areas may be conveyed to a governmental agency for the use of the general public.
5. Land within the TND District that is designated to remain private for any of these areas and improvements shall be owned and maintained by a property owners' association or homeowners association.
6. Upon request of the Applicant, the Planning Commission, at its sole discretion, (a) may decrease or eliminate certain requirements for open space and recreation land and improvements in a TND

District project, provided that the revised regulations shall be established and conditioned by the Code of Development, or (b) elect for the Applicant to contribute to a pro-rata share fund, provided that the County has established and adopted a parks and recreation master plan and pro-rata sharing funding policy.

7. The County's parks and recreation master plan shall address the specific regional needs, specific improvements, and funding policy for the development of civic space, parks, open space, and recreation areas that inure to the benefit of all citizens within the TND District. The amount of the pro-rata share contribution shall be updated and recalculated on an annual basis by the County.
8. For projects that are less than fifteen (15) acres in gross area, the Applicant shall contribute to a pro-rata share fund as may be established by the County in its parks and recreation master plan. In the absence of an adopted parks and recreation master plan and pro-rata share funding policy, there shall be no contribution requirement on an Applicant for projects less than fifteen (15) acres.
9. The amount of the pro-rata share contribution shall be updated and recalculated on an annual basis by the County.

H. Requirements for the Code of Development

The application for a TND District zoning amendment shall be accompanied by a Code of Development and other submission requirements as specified hereinbelow . The Code of Development is comprised of the following six components: (1) TND Master Plan, (2) Development Code, (3) Street Classification Plan, (4) Building Form and Landscape Guidelines, (5) Schematic Infrastructure Plans, and (6) Traffic Impact Analysis.

1. **TND Master Plan:** The master plan establishes the size, location, and configuration for the TND District, its Sub-Districts, and other internal planning areas (parks, open space, dedicated areas, etc.). It provides a graphic representation of the project's transportation network and key components of development of the property, including but not limited to the requirements of Sections C. - F. hereinabove and the following:
 - a. Existing conditions plan depicting existing land uses, existing road and utilities, dedicated rights of ways and easements, historic and cultural features, tree coverage, and sensitive environmental areas of the property, including 100-year floodplain, wetlands, slopes > 30%, unbuildable areas, and other features as may be required by the Planning Director.
 - b. Certified boundary plat, deed description, tax map reference and zoning district designation of the property (or properties) subject to the TND District zoning application, zoning district designations and ownership of adjoining properties, and topographic mapping (minimum 1"=100' horizontal scale and 2' contour intervals, or at a scale and interval as otherwise approved by the Planning Director).
 - c. Graphic plan exhibit depicting the internal layout and organization of Sub-Districts; to include the number, size, location, and boundary for each of the Sub-Districts (to be prepared at a

minimum 1"=100' horizontal scale or at a scale as otherwise approved by the Planning Director).

- d. Graphic plan depicting the proposed open spaces, buffer areas, public parks, environmental preservation areas, and recreation areas.
 - e. Overlay plan exhibit depicting the projected development phasing plan.
 - f. Illustrative master plan exhibit depicting the general location of planned mix of uses and lot types for uses to be allocated within each Sub-District (to be prepared at a minimum 1"=100' horizontal scale or at a scale as otherwise approved by the Planning Director).
2. **Development Code:** A narrative report and graphic exhibits that codifies the key components of the project proposed for the TND District and establishes the land use regulations, criteria, and guidelines for each TND Sub-District, to address the following:
- a. The Applicant shall prepare a statement of compatibility of the proposed project with the County's TND Zoning District and Comprehensive Plan land use policies, including justification for the number of the proposed Sub-Districts to be included in the zoning amendment application.
 - b. Lot Types and Lot Development Standards matrix (**Table 4**), to incorporate supplemental standards as may be required by additional proposed land uses and lot types.
 - c. Table of proposed by-right land uses, special permit uses, and specific land use exclusions applicable to each Sub-District,
 - d. Graphic representation of proposed generalized building forms, types and densities,
 - e. Residential Lot Mix Work Sheet (**Table 4**), to address proposed mix of residential lot types within each Sub-District, to include documentation for proposed lot variations and special conditions.
 - f. Narrative and graphic exhibits to support justification, qualifications, and conditions related to special permit uses.
 - g. Statement of minimum and maximum density, to include submission of Density Calculation Worksheet for the Sub-Districts (see **Appendix A**).
 - h. Parking impact study to assess parking area and loading requirements, including locational guidelines within each Sub-District and for the overall project.
 - i. Documentation and plan demonstrating compliance with VDOT State Secondary Street Acceptance Requirements.
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- j. A signage plan is required for the entire TND District which establishes a uniform sign theme with graphic representation of the design character, style, number, size, height, and number of signs to be permitted within the individual Sub-Districts. Signs shall share a common style, as to size, shape, and material. With the exception of the Economic Development Sub-District, all TND District signs shall be either wall signs or cantilever signs. No billboards shall be allowed within the TND District. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed ten (10) square feet. Where signs otherwise vary in requirements with the existing County sign ordinance, the Applicant shall provide justification for the proposed variation. Signs that are to be specifically exempted shall be defined. Upon approval of the zoning amendment application, the signage plan will regulate all signs within the TND District in lieu of the County's sign ordinance.
 - k. A projection of planned project's infrastructure demands on public water and sewer and an assessment of the adequacy of existing public infrastructure and facilities for the proposed project.
3. **Street Classification Plan:** A regulating street classification plan shall graphically address and depict the street system, street types, and streetscape design criteria for the types of vehicular and pedestrian access improvements within the project:
- a. Regulating plan for the alignment and classification of the project's street system, identifying interior and frontage streets, and including designation of street types, block lengths and geometry, alley locations, and pedestrian improvements within each Sub-District.
 - b. Graphic standards to illustrate plan and street cross sectional views, including right of way or easements specifications, for individual streets types (including alleys and pedestrian improvements).
 - c. Design guidelines for public hardscape, landscaping, street lighting, and placement of utility, storm drainage, and related infrastructure, including easement requirements and regulations.
4. **Building Form and Landscape Design Guidelines:** Documentation and graphics to describe the proposed characteristics of building design and landscape architectural improvements for each Sub-District:
- a. Graphic representation of proposed architectural themes.
 - b. Building form and styles, to address building scale, architectural proportions, and heights for uses within each Sub-District.
 - c. Landscape design guidelines to depict proposed landscape treatment of streets, neighborhoods, civic spaces, open areas, parking areas, and other activity centers within the project.

- 5. Schematic Infrastructure Plans:** The schematic infrastructure plans shall provide sufficient documentation and graphic support to ensure the feasibility and functionality of the Master Plan to the satisfaction of the County to address the following:
- a. Storm drainage, stormwater management facilities, and best management practices.
 - b. Sanitary sewer.
 - c. Domestic water.
 - d. Site grading (proposed finished grades at minimum 5' contour intervals); depicting extent of land disturbing activities that will impact slopes that are greater than thirty percent (30%).
 - e. Easement specifications and requirements for each public utility and facility, to include coordination requirements and agreements that may be needed by and between utility providers, VDOT, and the County.
- 6. Traffic Impact Analysis:**
- a. The County and Applicant shall determine whether or not the subject TND District project shall require a traffic impact statement to be prepared consistent with VDOT 527 regulations.
 - b. If a 527 traffic impact analysis is required, the Applicant shall prepare and submit a Pre-Scope of Work Meeting Form to the County on or before the date of formal submission of the zoning district amendment application. The Pre-Scope form shall be processed, reviewed by and between the County, VDOT and the Applicant in accord with adopted regulations and procedures.
 - c. If a 527 Traffic Impact Analysis is not required, the Applicant shall meet with the Planning Director to determine the required scope for a traffic analysis for the TND project. The Planning Director shall approve the elements to be addressed in the study scope. The traffic analysis shall be submitted with the zoning amendment application. Minimum requirements may include the following:
 - (1) Existing traffic counts (AM and PM peak hour) at intersections to be identified by the County.
 - (2) Trip generation estimates for the planned land uses within the proposed development, employing ITE methodologies.
 - (3) Trip distribution and assignments to the existing road network of traffic projected for the development at full-buildout.

- (4) Estimates of background traffic growth on impacted streets and highways.
- (5) Analysis of future conditions, to include HCM level-of-service calculations for impacted intersections.
- (6) Signal warrants analysis.
- (7) Statement of recommended transportation improvements to provide adequate levels of service for the traffic generated by the proposed project.

I. Additional Application Requirements and Agreements

1. The Applicant shall submit a statement of zoning proffers and conditions.
2. The Applicant shall identify and establish standards for TND utility and infrastructure design and easement requirements. The Applicant shall also identify and establish procedures to pursue any required waivers and modification of existing County zoning, subdivision, and design standards related thereto, as applicable to implement the proposed project.
3. The Applicant shall establish criteria and agreements for internal street ownership (public or private) and maintenance responsibility.
4. The Applicant shall establish agreements for public ownership, management, and maintenance of properties within the project to be dedicated to public use, where applicable, and establish rules for common property ownership and maintenance, if applicable.
5. The Applicant shall provide an assessment of cash and in-kind improvements that may qualify for proffers associated with the specific project.
6. The Applicant shall submit a fiscal impact statement with the zoning map amendment application that assesses the impact of the proposed project on the County's capital facilities and infrastructure. The fiscal impact assessment shall evaluate the relative cost-benefits of the project and shall provide projections for both the tax revenues and governmental expenditures for public services, infrastructure and facilities.
7. The Applicant, in conjunction with the County, shall establish design criteria and use conditions for each land use subject to special use permit approval.
8. The Applicant shall provide written request and documentation in support of any amendment, waiver or modification associated with the TND application.

9. If all or any portion of the property is to have land or improvements that are to be dedicated to a property owner(s)' association, the Applicant shall identify the property or improvements subject to dedication and shall submit draft articles of incorporation, by laws, and related operating documents for County review.
10. The Planning Commission, upon recommendation by the Planning Director, may waive or modify one or more application submission requirements as specified in *Section H*, hereinabove, provided that the purpose, intent, and policies of the County for the TND District application have been otherwise fully satisfied.

J. TND Application and Review Process

1. **Pre-Application Meeting:** The Applicant shall schedule a meeting with the Planning Director for an introductory work session to discuss the key elements and impacts of the proposed project. The Planning Director and other County agency representatives shall provide guidance on (a) application requirements, (b) timeframe for processing of the zoning map amendment application, (c) Comprehensive Plan considerations, (d) identification issues related to public infrastructure and facilities, and (e) other matters as may be uniquely related to the Applicant's property. At this meeting, the Applicant shall present a sketch plan and other exhibits that depict the following: (a) general boundary and location of property subject to rezoning application, (b) land area to be contained within the TND District, (c) graphic representation of the arrangement of interior Sub-Districts, (d) planned mix of land uses and densities, and (e) general approach to addressing transportation, infrastructure and community facilities.
 2. **TND Application Package Submission Meeting:** The Applicant shall schedule a meeting with the Planning Director to submit and initially review the contents of the TND District zoning map amendment package for completeness. Within five (5) working days of the completion of the meeting, the Planning Director shall notify the Applicant in writing if the application package meets the County's expectations for completeness. If the application package does not meet expectations, the Planning Director shall provide written notification to the Applicant of the additional requirements necessary to establish a complete application. Once an application has been deemed a formal "complete application" by the Planning Director, the application package shall be distributed for formal review in accord with County policy. An incomplete application will not be reviewed.
 3. **Staff Review Meeting #1:** The Planning Director shall notify the Applicant upon completion by County staff and relevant agencies of the first review of the TND District application package. Written comments shall be provided to the Applicant at the first staff review meeting. The Applicant shall revise and resubmit materials as necessary to satisfy County comments.
 4. **Staff Review Meeting #2:** The Planning Director shall notify the Applicant upon completion of the second review by County staff and relevant agencies of the TND District application package. Written
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- comments shall be provided to the Applicant at the first staff review meeting. The Applicant shall revise and resubmit materials as necessary to satisfy County comments.
5. **Planning Commission Work Session:** A work session with the Planning Commission may be requested by either the Applicant or the Planning Director at any time subsequent to Staff Review Meeting #1.
 6. **Planning Commission Public Hearing:** One or more public hearings may be conducted by the Planning Commission to review and make recommendations on the Applicant's TND District zoning map amendment application.
 7. **Board of Supervisors' Work Session:** A work session with the Board of Supervisors may be requested by either the Applicant or the Planning Director at any time subsequent to the Planning Commission public hearing.
 8. **Board of Supervisors' Public Hearing:** One or more public hearings may be conducted by the Board of Supervisors to take action on the Applicant's TND District zoning map amendment application.
 9. **Public notifications and work sessions:** The County may determine it is in the public interest to schedule a work session at any time during the zoning map amendment review process.
 10. **Status of TND District approval:** An approval of a Traditional Neighborhood Development shall be considered an amendment to the County Official Zoning Map. Given that each TND project will have a range of unique characteristics (as defined by the Code of Development), the approved project shall be established as separate TND District for the subject properties. The TND District approval by the County establishes the restrictions and regulations according to which the specific project shall occur and are not to be construed to govern other projects that may be subject to a TND zoning amendment approval. The TND District approval for a given project shall define and may depart from the normal procedures, standards, and other requirements of the other sections of the zoning ordinance and subdivision ordinance regulations to the extent approved by the Board of Supervisors.
 11. **Changes and modifications to an approved TND District:** Any subsequent changes and modifications to the approved TND District, the Code of Development, or other elements related to the original conditions for approval of the zoning map amendment shall be submitted by the Applicant to the Planning Director. The Planning Director shall determine whether the requested change is a major or minor change. Major changes shall require approval by the Board of Supervisors employing the zoning map amendment process. Minor changes shall require approval by the Planning Director, who, at its discretion, may obtain recommendations from the Planning Commission. The County, at its discretion, may establish additional policies and procedures for major and minor changes.

K. Waivers, Variances and Modifications for the TND District

1. The Applicant shall clearly identify and document all waivers, variances and modifications to existing Amelia County codes, ordinances, and development standards that may be required to implement the

- proposed TND District project.
2. Documentation to be submitted with the TND District zoning map amendment application shall (a) address the justification for each requested waiver, modification, or development standard, and (b) recommend alternative substitute proposals, including site design, utility and infrastructure engineering, easement configuration, and construction standards, where applicable. Graphic exhibits shall clearly depict areas and locations where the waiver, variance, or modifications impacts the proposed project.
 3. The Board of Supervisors, upon its consideration of the recommendation of the Planning Director and the Planning Commission, may, at its sole discretion, act to approve, modify, or deny each requested waiver, variance, or modification.
 4. No approval or modification shall be granted by the Board of Supervisors for any waiver, variance, or modification in the absence of an adequate and sufficient substitute, including site design, utility and infrastructure engineering, and construction details and standards, where applicable. Where a waiver, variance, or modification is approved by the Board of Supervisors, the accepted substitute shall become a condition of the TND District zoning map amendment approval.
 5. The Board of Supervisors, at its option, may recognize an approved Code of Development as having fulfilled its requirements for a preliminary subdivision plan or preliminary site plan. Upon such recognition, the Applicant may proceed with the preparation of final plats and plans in accord with the provisions of the Code of Development and other conditions and proffers that were subject to the TND District zoning map amendment approval.