

BUCKINGHAM COUNTY COMPREHENSIVE PLAN 2025 - 2030



Prepared by the Buckingham County Planning
Commission and Commonwealth Regional Council

Buckingham County, Virginia

Comprehensive Plan

Adopted March 2025

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Executive Summary

Background and Purpose

The Buckingham County Comprehensive Plan provides a strategic framework for managing growth, preserving the county’s rural character, and enhancing quality of life. Required under Virginia Code (§15.2-2223), the plan serves as a guide for future development, balancing economic opportunities with community values and resource stewardship. This living document outlines priorities to address the county’s evolving needs over the next five years.

Vision Statement

Buckingham County will be a thriving and connected community that preserves its rural charm and natural landscapes while fostering responsible development. Families will grow, agriculture will flourish, local businesses will prosper, and new opportunities will be cultivated.

Key Highlights by Section

- *Introduction*: Establishes the plan’s purpose, legal foundation, and its role as a guiding document for the county’s future development.
- *Community Profile*: Highlights Buckingham’s regional setting, historical heritage, and demographic trends, emphasizing its rural identity and evolving needs.
- *Inventory and Analysis: Community Resources*: Explores critical resources, including housing trends, community facilities, and public services, identifying key areas for enhancement.
- *Transportation*: Assesses transportation systems, highlighting roadway classifications, rail service, airport access, and infrastructure maintenance. Identifies areas for improvement, such as road safety, connectivity, and support for multimodal transportation.
- *Land Use*: Sets strategies for effective land use planning to manage growth while preserving agricultural lands and natural resources. It emphasizes aligning development with infrastructure capabilities.
- *Special Policy Areas*: This section identifies priority areas for targeted action, including preserving rural character, managing growth in corridors and village centers, promoting affordable housing, revising zoning and subdivision ordinances, and fostering sustainable economic development.
- *Goals, Objectives, and Strategies*: Establishes actionable steps for achieving balanced growth, preserving rural character, and enhancing community engagement.
- *Implementation Plan*: Details a five-year action plan for achieving the plan’s goals through collaboration, public engagement, and continuous updates.

Key Recommendations

1. *Preserve Rural Character and Agricultural Lands*: Focus on tools like conservation easements, agricultural and forestal districts, and zoning ordinance revisions to protect Buckingham’s rural identity and natural resources. Prioritize development in designated growth areas to balance preservation with progress.

2. ***Support Strategic Economic Development:*** Enhance local business opportunities and attract industries that align with community values, particularly in designated growth corridors and village centers. Invest in infrastructure to support commercial and industrial development.
3. ***Promote Affordable and Diverse Housing Options:*** Address housing shortages by encouraging affordable and workforce housing developments while maintaining rural character. Collaborate with public-private partners to meet future housing needs.
4. ***Improve Transportation and Infrastructure:*** Prioritize safe and efficient roadways, multimodal connectivity, and expanded broadband access. Ensure infrastructure investments align with land use priorities and community needs.
5. ***Engage the Community in Decision-Making:*** Strengthen citizen participation through transparent planning processes, regular surveys, and community forums. This ensures that policies reflect the values and needs of the county’s residents.
6. ***Revise and Modernize Zoning and Ordinances:*** Update zoning and subdivision ordinances to manage growth effectively, protect sensitive environmental areas, and ensure sustainable land use practices. Align regulations with the goals of the comprehensive plan.



Chapter I

Introduction

I. Introduction

A. Purpose and Legal Basis for a Comprehensive Plan

Every community faces challenges when it comes to planning for the future and managing change. While the physical manifestations of change vary from time to time and place to place, one certainty in life is that change – whether we like it or not – does occur and things will not remain the same. Buckingham County faces unique challenges and opportunities including, but not limited to: An overall population that is starting to skew older; a growing Amish population; growth and development pressures, mainly from the Charlottesville area; continued solar development; and mining.

To help address growth and change, the Code of Virginia mandates that jurisdictions prepare and regularly revise a Comprehensive Plan to guide the physical development of their communities. The Code of Virginia, Section 15.2-2223, requires that local governments develop, review, and update their Comprehensive Plan. A Comprehensive Plan is a document used for community assessment, identifying current concerns, forecasting future needs, developing policies, and implementing problem solving strategies. A Comprehensive Plan is developed by the Planning Commission and adopted by the governing body. Furthermore, Section 15.2-2223 of the Code requires localities to review and update their Comprehensive Plans every five (5) years at a minimum.

Title 15.2-2223

Comprehensive Plan to be prepared and adopted; scope and purpose.

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.

Section 15.2-2223 further states that the Comprehensive Plan shall be general in nature in that it shall:

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

In Virginia, the local Comprehensive Plan is a guide for the governing body to follow in making both long-range and day-to-day decisions regarding all aspects of community development. The governing body can exercise discretion in how strictly it interprets and follows the plan. However, the Code provides that the construction, extension or change in use of streets or other public facilities be subject to review and approval by the Planning Commission as to whether the general location, character and extent of the proposed facility is in substantial accord with the adopted Comprehensive Plan. The Plan, therefore, has great control over the construction of public facilities and utilities, as well as private land uses.

A Comprehensive Plan is an important document to a local government as it serves as a tool for community preservation and development. This Plan reflects the interests of public and private stakeholders with the assurance that the community's needs are identified and met accordingly. As a community's character evolves, the Comprehensive Plan adapts through the compilation of corresponding citizen input and assessments accompanied with other data sources.

B. Developing a New Comprehensive Plan for Buckingham County

The County's existing Comprehensive Plan was last amended in 2015 and is in need of a comprehensive update to bring the Plan up to-date. In March 2023, Buckingham County contracted with the Commonwealth Regional Council (CRC) for assistance in updating the County's Comprehensive Plan. The process for updating the Plan took 18 months. In the early phases of the update, the CRC staff developed a public survey for the public to give input and participate in the process. The process included regular meetings between CRC staff and the Buckingham County Planning Commission, to review data and materials and develop/update goals, objectives and strategies. Once completed, the Plan was presented to the public for review and comment and then to the Buckingham County Board of Supervisors for adoption. This Comprehensive Planning Process addressed the major concerns of the County by identifying the fundamental, long-term goals for community development for the next five to 20 years. Furthermore, the Plan serves as a guide for setting policies for public facilities, utilities, and land use which the County will need to implement to achieve those goals.

C. Process for Plan Development and Adoption

The CRC assisted the Buckingham County Planning Commission in updating the Plan, gathering public comment, and presenting the Plan to the Board of Supervisors for adoption. The Buckingham County Comprehensive Plan includes seven (7) phases. The phases are as follows:

- Phases I and II: Collecting/updating/analyzing data, including:
 - Population
 - Education
 - Income
 - Commuting Patterns
 - Employment/Unemployment
 - Economic Activity
 - Housing
 - Transportation
 - Community Facilities/Services
 - Historical Sites
 - Natural Resources

- Phase III: Evaluating current land use and updating the County's Future Land Use Map.

- Phase IV: Identifying/updating issues, and setting goals and prescribing actions.

- Phase V: Executive Summary.

- Phase VI: Public Hearing and recommendation for adoption by the Planning Commission.

- Phase VII: Public Hearing and adoption by the Board of Supervisors.

D. Overview of Methods for Identifying Issues

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

1. **Community Meeting:** CRC staff held a community meeting on June 15, 2023 at the Buckingham County Community Center. *The Farmville Herald* ran an ad about the meeting, and a flyer was developed for distribution to local businesses. Buckingham County also posted a notice for the meeting on its Facebook page. The sign-in sheet showed a total of 26 people in attendance at this meeting. The CRC

staff conducted a headcount and counted 36 people in attendance at the meeting. Some members of the Planning Commission attended the meeting. It is believed that many of those individuals did not sign in. The input received from attendees proved useful in developing the survey instrument and updating the Plan.

2. **Citizen Opinion Survey:** CRC staff assisted the Planning Commission with the development and distribution of the survey instrument. Surveys were made available at government offices and businesses throughout the County, and an online survey instrument was made available on the County's web site and Facebook page. Surveys were distributed on August 29, 2023, with a deadline of October 30, 2023 to submit completed surveys. A total of 496 surveys were completed and returned.
3. **Research and Analysis of Available Data:** CRC staff collected and analyzed data on a range of aspects of the County. These elements included land use patterns, environmental features, transportation conditions, population growth trends and capital facility need. Much of the information is contained in this Plan and has helped to further enhance the understanding of many of the issues identified by local citizens and by other efforts as outlined in this section.
4. **Meetings with the Planning Commission Working Committee:** The Buckingham County Planning Commission worked with CRC staff in the development of this Plan. CRC staff held 20 meetings with the Planning Commission between April 2023 and January 2025. During these meetings, the Planning Commission reviewed drafts of the comprehensive plan update, considered citizen input and technical information, and provided its own analysis of the issues discussed.



Chapter II

Community Profile

II. Community Profile

A. Regional Setting and History

The County of Buckingham is located in the heart of central Virginia. The County consists of 582 square miles and is bounded on the north by the James River and the southwest by the Appomattox River. Buckingham County is approximately 63 miles west of the City of Richmond, the capital of the state. It is approximately 45 miles south of the City of Charlottesville; 38 miles due east of the city of Lynchburg; and 173 miles south/southwest of Washington, DC. See Map 1.

Buckingham County was formed in 1761 from Albemarle County and was named after the Duke of Buckingham. It is the only Buckingham County in the United States. In 1821, Buckingham County resident Charles Yancey secured a design from his friend, Thomas Jefferson, for a new courthouse in Buckingham. The new courthouse, using Jefferson's design, was built between 1822 and 1824, but this courthouse and all of its records were destroyed by fire in 1869. Another courthouse was built on the same location in 1873 and is a registered Virginia Historic Landmark. An archeological study during recent courthouse renovation has revealed much information about "Jefferson's Courthouse" and the footprint of Jefferson's design has been preserved in the courthouse square landscape plan.

Portuguese born immigrant, Peter Francisco, is known for his American heroism during the American Revolutionary War. Francisco was raised by Judge Anthony Winston in Buckingham County after being found at a dock near Hopewell, VA. Francisco is known for pulling a 1,100-pound American cannon free from its gun carriage during the Battle of Camden. Francisco returned to Buckingham County after the revolutionary war and resided in his Locust Grove residence from late 1794 to the mid-1820s.

Known as the Father of Black History Month, Carter G. Woodson was born to Anna Eliza Riddle Woodson and James Woodson of New Canton. Woodson dedicated his career to the field of African American history and lobbied extensively to establish Black History Month as a nationwide institution. Woodson achieved many other notable accomplishments including completion of his doctorate from Harvard University and writing several historical works.

John Wayles Eppes was a successful planter and attorney who represented Virginia in the United States House of Representatives (1803-1811 and 1813-1815) and served in the U.S. Senate (1817-1819). Eppes married Thomas Jefferson's daughter Maria to which they had three children. After retiring, Eppes returned to his prosperous tobacco plantation in Buckingham County and remained there until his death in 1823.

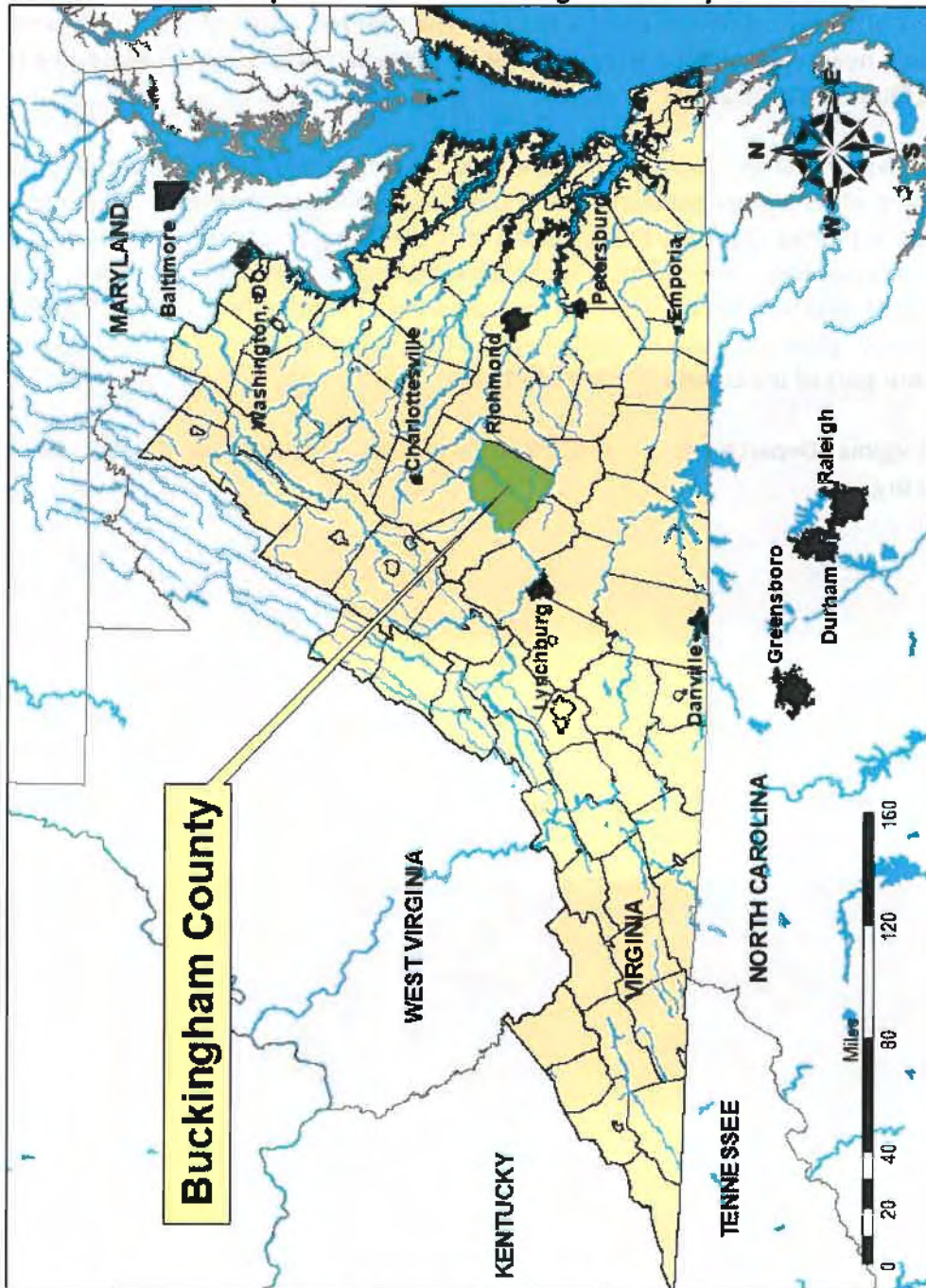
During the Civil War, Lee's army marched through the County during Lee's retreat on their way to Appomattox, Virginia. A marker in the cemetery of Trinity Presbyterian Church in New Canton reads, "According to the oral history of Trinity Presbyterian Church and this community, here are

45 Confederate and Union soldiers buried in mass graves directly behind this church. They left Appomattox after the surrender and headed for their homes north of here. Sick with disease, they died in a nearby camp. That they may not be forgotten, this plaque is placed by the Elliott Grays UDC Chapter #1877 2003."

In the 21st century, large tracts of land are held by companies such as WestVaco, which sell pulpwood and other timber products to the paper mills and wood product producers. It is still largely rural, with areas devoted to recreation such as fishing and hunting. The County is home to families who can trace their ancestry to the early colonial history of Virginia. Many families still live on tracts of land that were granted to their ancestors in that period. Some of the land grants were originally given to French Huguenots, who resettled from London, England in the southwestern part of the county in the early 1700s.

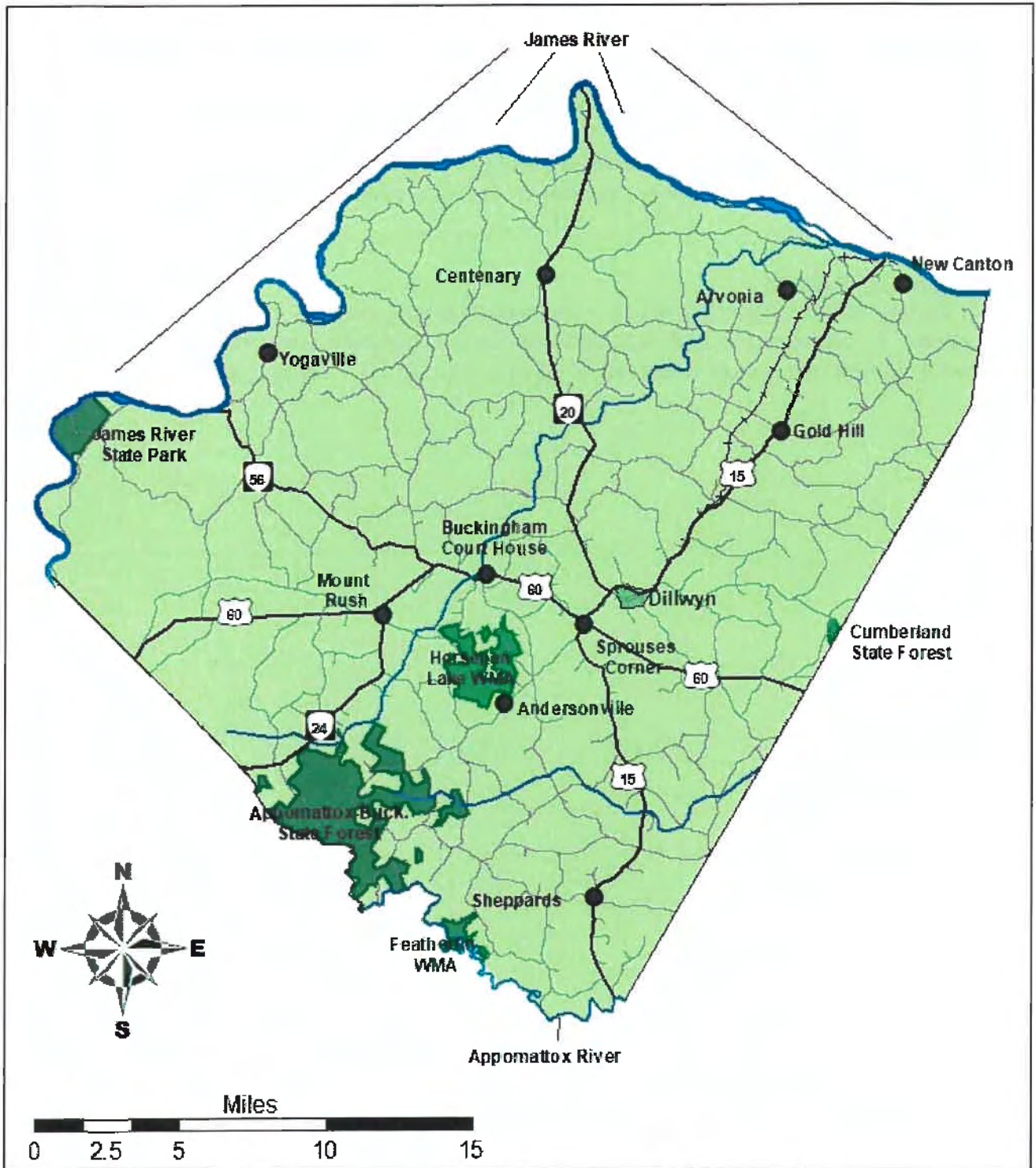
Sources: Virginia Department of Historical Resources, Buckingham County VA Website, Monticello.org

Map 1 – Location of Buckingham County



Map created by CRC – September 2023

Map 2 – Buckingham County



Map created by CRC – September 2023

B. Population

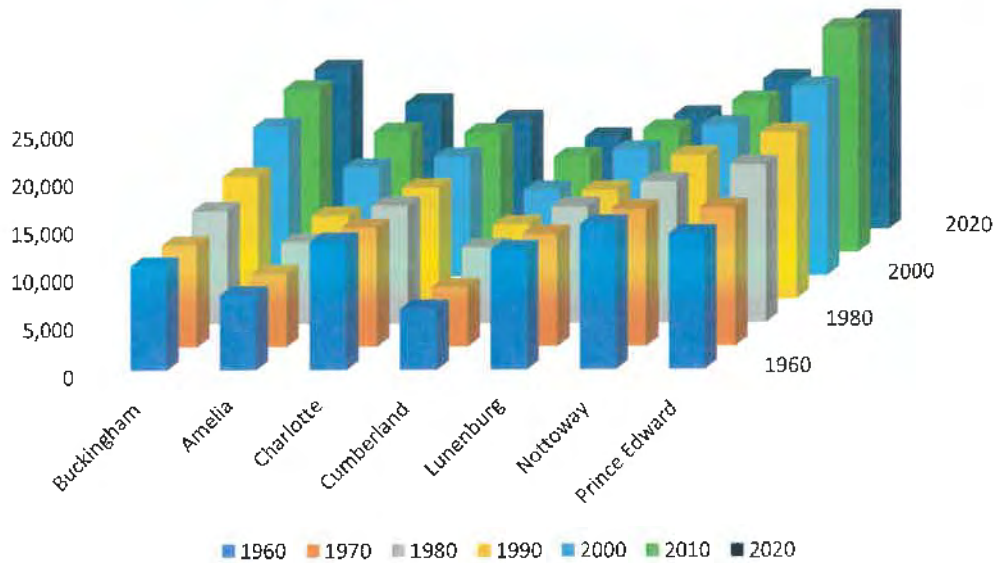
Introduction

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

Past Population Trends

For the past 60 years, Buckingham County has seen its population grow steadily overall by 5,947. However, according to the 2020 U.S. Decennial Census, the 2020 population for Buckingham County (16,824) represented a decrease of 322 from the 2010 U.S. Census (see Figure 1).

Figure 1 – Population Trends, Buckingham, and Surrounding CRC Counties, 1960 through 2020



	1960	1970	1980	1990	2000	2010	2020
Buckingham	10,877	10,597	11,751	12,873	15,623	17,146	16,824
Amelia	7,815	7,592	8,405	8,787	11,400	12,690	13,265
Charlotte	13,368	12,366	12,266	11,688	12,471	12,586	11,529
Cumberland	6,360	6,179	7,881	7,825	9,017	10,052	9,675
Lunenburg	12,523	11,687	12,124	11,419	13,146	12,914	11,936
Nottoway	15,141	14,260	14,666	14,993	15,725	15,853	15,642
Prince Ed.	14,121	14,379	16,456	17,320	19,720	23,368	21,849

Sources: U.S. Census Historical Data, University of Virginia Weldon Cooper Center, 1960-2020

Population Density

Population density is an often reported and commonly compared statistic for localities. Population density is the measure of the number of people per unit area. It is commonly represented as people per square mile (or square kilometer). Based on the 2020 U.S. Census population of 16,824 and a land area of 579.62 square miles, the County’s population density is 29.0 persons per square mile.

Population Change Factors

There are a handful of factors that affect population change. There are three ways in which a locality can experience population increase. The first is through having more births than deaths

in a given period of time (See Figure 2). Birth rates are affected by such factors as nutrition, fertility, attitudes about abortion, social values, culture, and the availability of contraception. Death rates are affected by disease, medical technology, improved health care, transportation development and nutrition. The second is when more people move into a locality verses more people leaving a locality. Pull factors for people moving into a locality are characteristics that attract people to the locality such as amenities, cost of living, and quality of life. Push factors for people leaving a locality are those characteristics of a place that cause people to leave such as lack of job opportunities and inadequate access to health care. Finally, the most common way is a combination of both factors. For 2020, there were 131 births and 210 deaths in Buckingham County. For select years going back to 1995, using every five (5) years as a benchmark, deaths outpaced births except for the year 2010 (even though the margin between deaths and births was slim).

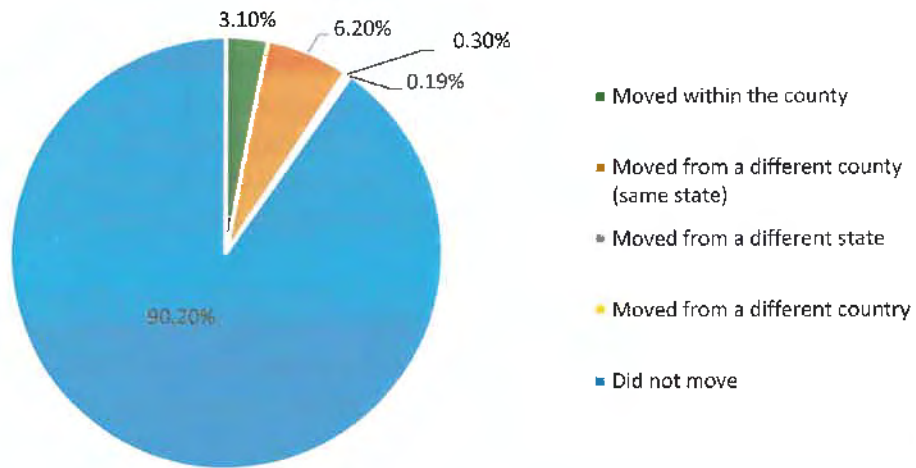
Figure 2 – Birth and Death Rates, Buckingham County



Source: Virginia Department of Health, Division of Health Statistics, 1995-2020

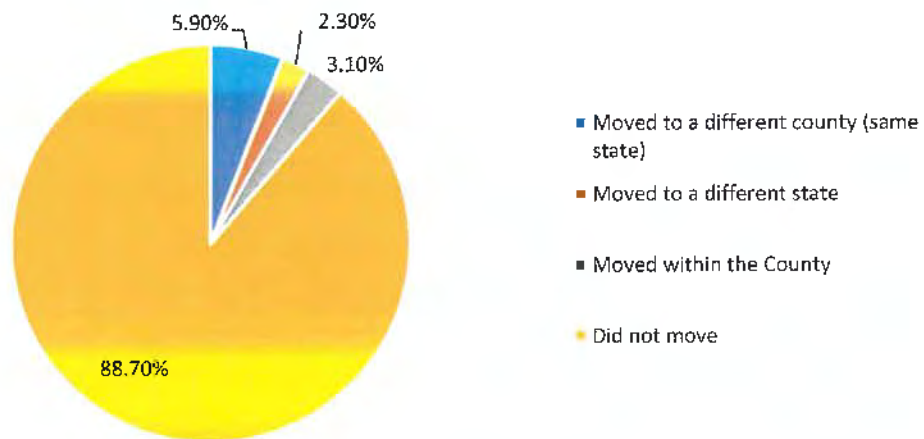
Migration patterns are provided by the U.S. Census American Community Survey (ACS). It is sent to a small percentage of our population on a rotating basis. The ACS collects detailed information on the characteristics of our population and housing. Since the ACS is conducted every year, rather than once every ten years, it provides more current estimates throughout the decade. Migration statistics for Buckingham County are in Figure 3 and 3A.

Figure 3 – Migration Into County: Residence One Year Prior to Census, Buckingham County



Source: American Community Survey 2021 five-year estimates

Figure 3A – Migration Out of County: Residence One Year Prior to Census, Buckingham County



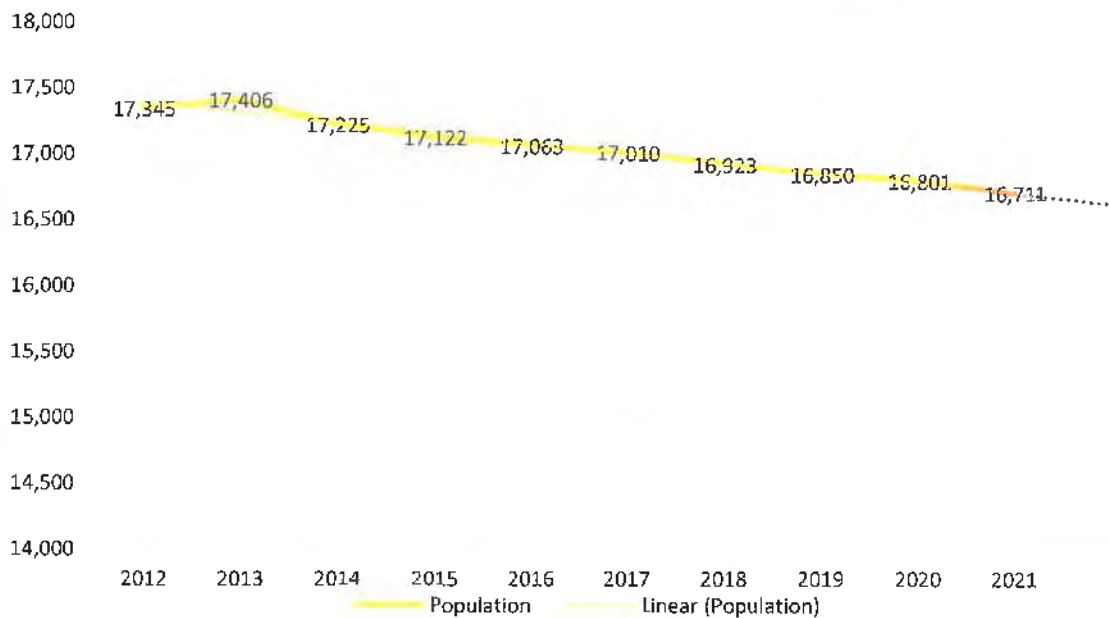
Source: American Community Survey 2021 five-year estimates

Population Estimates

Population estimates used in this Plan were developed by the University of Virginia Weldon Cooper Center (see Figure 4). Population estimates look to the present or the recent past. They are usually much more accurate than projections because they can make use of current indicators – data series like births and deaths, licensed drivers, and school enrollment that are direct measurements, usually derived from governmental agency records. These estimates are used in funding formulas based on per capita allocations, planning, budgeting, applications for grants, approving and setting salaries for certain public officials, and in all manner of state agencies from Virginia Department of Transportation (VDOT) to the Virginia Department of Education (VDOE).

The locality estimates are for the mid-year, July 1, population and are released on the last Monday of the following January. For example, July 1, 2011 estimates were released on January 30, 2012. The seven-month period between the estimate date and release date is the time required to collect and clean input data from multiple state agencies, to produce the estimates, and to prepare for the release on the website and to the public. While Buckingham County saw a brief increase in population during the middle of the decade (2013), the overall trend – as indicated by the orange line in Figure 4 – shows a slight decline in population since 2012.

Figure 4 – Buckingham County Population Estimates



Source: University of Virginia Weldon Cooper Center

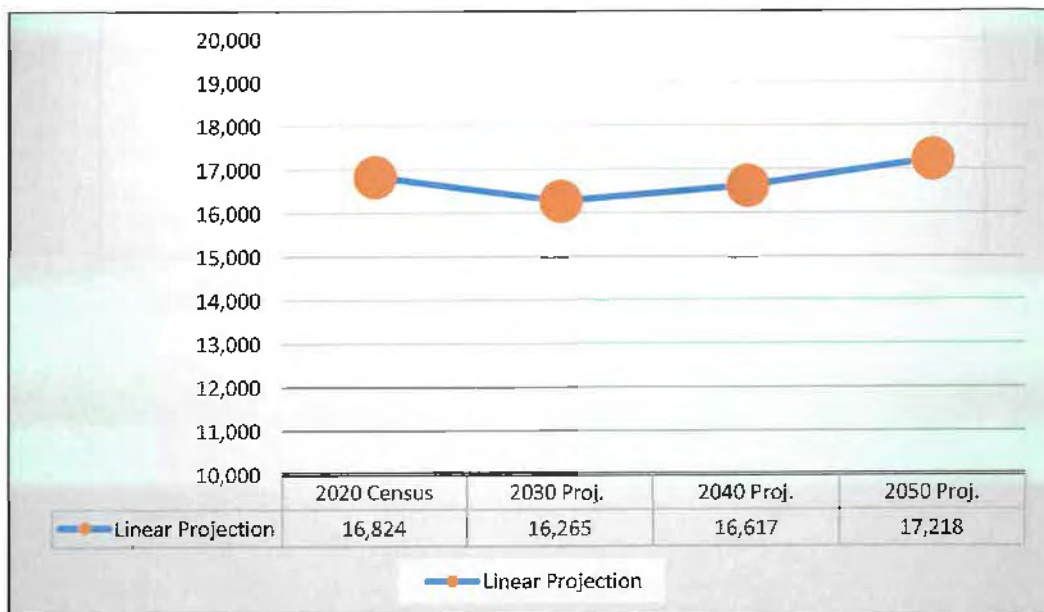
Population Projections

Population projections look to the future. They aim to produce a quantity that represents the size of a population ten, twenty, thirty years from now. As a result, projection quantities like births, deaths and net migration are an integral part of doing a projection. Additionally, most population projections are based on past trends combined with knowledge of prospective activities that may modify those trends. Projections based on past trends tend to be less accurate for areas with smaller numbers of people than for those with larger numbers. Unexpected events can drastically alter a small area’s population, while only insignificantly affecting a larger area’s population.

The projection of population is essential for determining the land needs for future residential, commercial, industrial and public uses. Also, population projections can provide an indication of needs for community services, such as schools, parks and police protection to serve the future population. Figure 5 provides population projections for Buckingham County. As you can see, the County’s population is projected to increase steadily over the next 25 years.

The University of Virginia’s Weldon Cooper Center produces population projections for the State of Virginia and its localities by analyzing larger demographic trends of births, deaths, and migration patterns to project future populations. The vintage of 2030, 2040, and 2050 projected populations is benchmarked on the latest 2020 Decennial Census data. The input data for this vintage are: population total, by age, by sex at the Virginia State and locality level, from the 2000, 2010, and 2020 Census counts.

Figure 5 – Buckingham County Population Projections



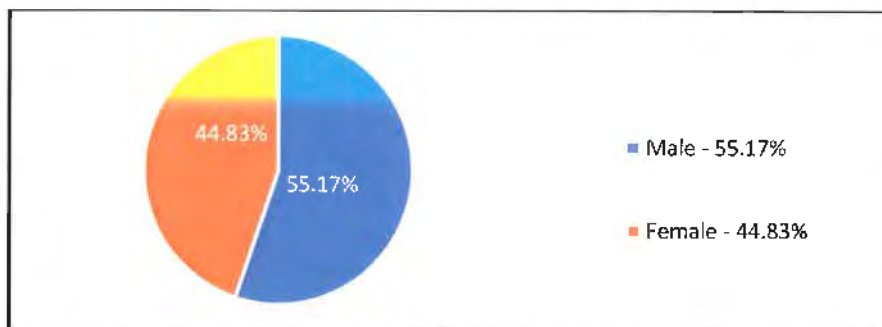
Source: University of Virginia Weldon Cooper Center

Age and Sex Characteristics

By analyzing the population's gender and age characteristics, it is possible to evaluate a locality's needs for community facilities, commercial services and housing. The data in Figures 6 is based on the 2021 U.S. Census American Community Survey (ACS) five-year estimates. The ACS replaced the decennial census long form in 2010 and collects information throughout the decade rather than only once every 10 years. The ACS produces population, demographic, social, housing and economic data in 1-year, 3-year or 5-year estimates based on a local population. In Buckingham County's case, five-year estimates are being used. While the ACS produces regular estimates, census population estimates (like the ones in Figures 1 and 2) produce official population estimates for the nation, states, counties, cities and towns as well as estimates of housing units for states and counties. Additionally, since ACS data is based on a sample as opposed to all people, it has a degree of uncertainty (also known as a sampling error).

As can be seen by these figures, males slightly outnumber females in the County. Another pattern shown by the numbers is that approximately 74 percent of Buckingham County residents are under the age of 60. However, AARP has identified aging in place as an increasingly popular trend for older adults. Thus, the proportion of Buckingham County's population aged 60 and over – currently just under 26 percent – can be expected to increase in the future. According to the 2020 US Census, Buckingham County's median age in population is 44.1.

Figure 6 – Population by Gender, Buckingham County



Source: American Community Survey 2021 five-year estimate

Figure 7 - Population Projections by Age Groups, Buckingham County

Age Group	2010 Census	2020 Census	2030 Projection	2040 Projection	2050 Projection
Under 5	925	783	769	766	824
5-9	835	914	778	783	832
10-14	921	987	859	914	932
15-19	1,030	835	937	864	890
20-24	1,054	763	832	784	854
25-29	1,097	1,004	872	1,061	1,001
30-34	1,137	1,185	906	1,070	1,032
35-39	1,128	1,136	1,035	975	1,213
40-44	1,337	977	1,135	941	1,137
45-49	1,445	1,048	1,078	1,065	1,025
50-54	1,407	1,226	937	1,180	1,000
55-59	1,181	1,354	997	1,111	1,123
60-64	1,197	1,287	1,184	981	1,263
65-69	823	1,076	1,261	1,006	1,147
70-74	614	958	1,012	1,009	855
75-79	445	600	755	959	783
80-84	305	384	556	637	650
85+	265	307	363	511	657
TOTAL	17,146	16,824	16,265	16,617	17,218

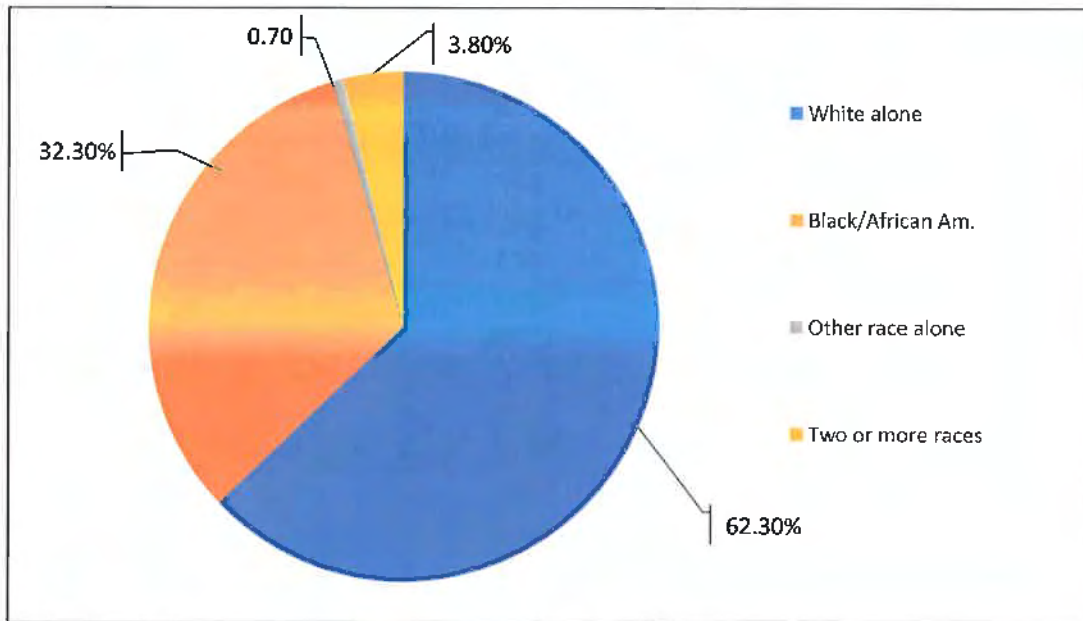
**** Note: Subparts may not add up to total due to rounding**

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

Racial Characteristics

Figure 8 shows the racial characteristics for Buckingham County, based on data from the 2020 U.S. Census data. According to the data, Buckingham County has seen significant declines in minority populations.

Figure 8 – Population by Race, Buckingham County



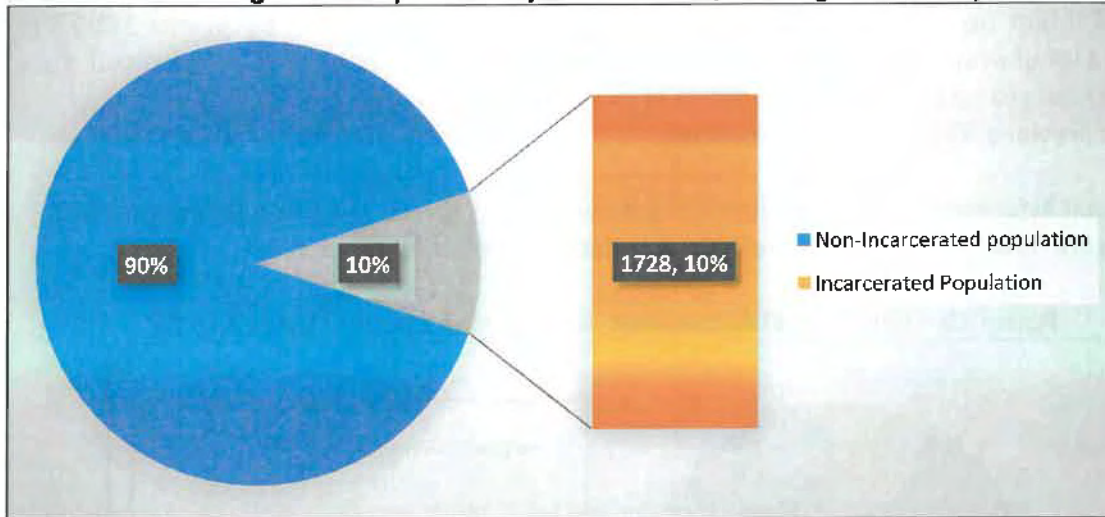
Source: 2020 US Census Data

Group Quarters Characteristics

According to the United States Census, roughly 3% of the United States population lives in group quarters. Group Quarters are determined by the Census as facilities such as college residential halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories. Buckingham County currently has two group quarter facilities - Buckingham Correctional Center and Dillwyn Correctional Center. The United States Census has determined that residents of these group facilities will be counted as residents of the Census Block of which the facility is located, not at the location of their previous residency.

As of December 2020, Buckingham Correctional Center had approximately 1,103 inmates and Dillwyn Correctional Center had approximately 758 inmates for a total of 1,728 prisoners within the County. This makes up approximately 10.3% of the total population of Buckingham County. The United States Census has noted that due to the 2020 pandemic, there were instances where inmates were released early or in some rare cases prisons selected to not complete the Census.

Figure 9 – Population by Incarceration, Buckingham County



Source: 2020 US Census Data, Virginia Department of Corrections

C. Education

Multiple schools have served the County through the years. Today, Buckingham County is served by six (6) public schools. Buckingham Preschool serves pre-school early education students. Buckingham County Primary School serves students in Grades Kindergarten through third grade. Buckingham County Elementary School serves students in Grades 3 through 5. Buckingham Middle School serves Grades 6 through 8. Buckingham County High School serves Grades 9 through 12. Buckingham County also has a Career and Technical Center (CTC). The CTC allows Buckingham County High School Students to learn specific career skills that give them the experience needed before starting their chosen career. This program allows students to be apart of a hands-on learning experience by introducing students to skills such as automobile mechanics, culinary arts, cosmetology, nursing, agriculture, and welding that can assist students with deciding on a perspective career path.

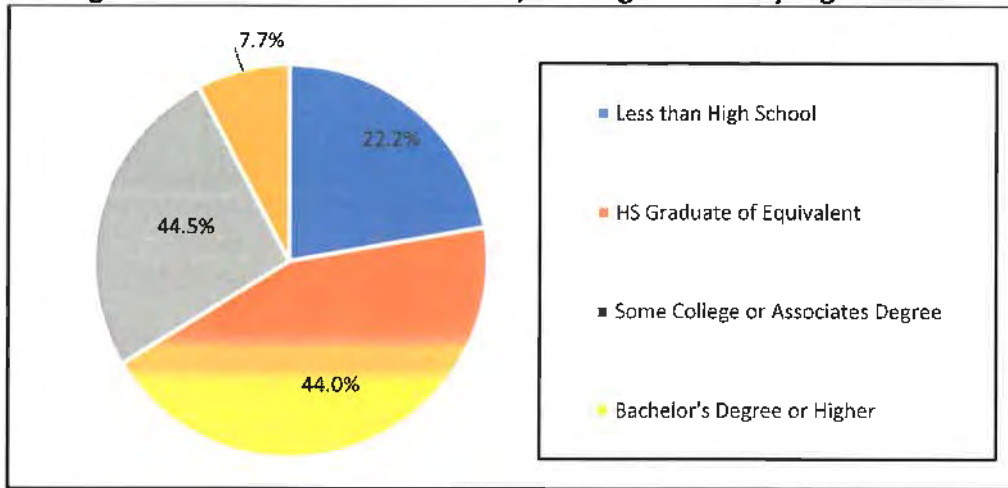
Buckingham County is also served by two (2) private schools. Central Virginia Christian School (CVCS) is located in Dillwyn and serves students in Pre-K through eighth grade. CVCS is a fully accredited school by the Association of Christian Schools International and recognized by the Virginia Council for Private Education. Cavalry Christian School (CCS) is located in New Canton and serves students in pre-K through twelfth grade. CCS is a member of the Old Dominion Association of Church Schools.

According to the Virginia Department of Education (VDOE) report for the 2021-2022 school year, Buckingham County had a total of 81 homeschooled students within the county. Within the 81 students that are homeschooled 42 are in grades K to 5, 18 are in grades 6 to 8, and 21 are in grades 9 to 12. Buckingham County also has 65 religious exempt students. Within those 65 students, 31 are in grades K to 5, 18 are in grades 6 to 8, and 16 are in grades 9 to 12. In the State of Virginia, to be

eligible to be homeschooled, the parent of the home instructed student is required to submit a notice of intent document or a letter to the school district every year by August 15th. This includes a list of every child within the household that is being homeschooled, a program of study for the school year, and providing evidence of meeting the criteria by passing a standardized test from the previous school year (if applicable).

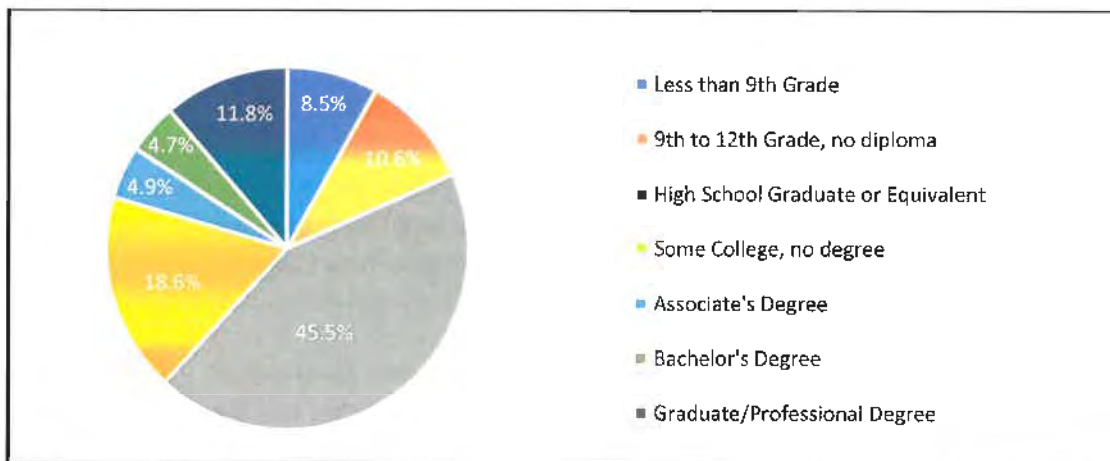
Educational Attainment for Buckingham County residents is shown in figures 10 and 11. These numbers are based on data from the 2021 U.S. Census ACS Estimates.

Figure 10 – Educational Attainment, Buckingham County: Ages 18 to 24



Source: American Community Survey 2021 five-year estimates

Figure 11 – Educational Attainment, Buckingham County: Ages 25 and Older



Source: American Community Survey 2021 five-year estimates

The Virginia Board of Education has revised its accreditation standards to provide a more comprehensive view of school quality, starting with the 2022-2023 school year. Under the previous standards, a school's accreditation status was based on student achievement on Standards of Learning tests in English, Mathematics, History/Social Science and Science. The revised standards go beyond the tests and measure performance on multiple school-quality indicators. Under the revised standards, schools are evaluated on the following indicators:

Elementary and Middle Schools

- Overall proficiency and growth in English reading/writing achievement (including progress of English learners toward English-language proficiency)
- Overall proficiency and growth in mathematics
- Overall proficiency in science
- English achievement gaps among student groups
- Mathematics achievement gaps among student groups
- Absenteeism

High Schools

- Overall proficiency in English reading/writing and progress of English learners toward English-language proficiency
- Overall proficiency in mathematics
- Overall proficiency in science
- English achievement gaps among student groups
- Mathematics achievement gaps among student groups
- Graduation and completion
- Dropout rate
- Absenteeism
- College, career and civic readiness (starting with the 2022-2023 school year)

Performance on each school-quality indicator is rated at one of three levels: Level 1 – meets or exceeds standard or sufficient improvement; Level 2 – near standard or making sufficient improvement; Level 3 – below standard.

Under the new system, schools earn one of the following accreditation ratings:

- Accredited – Schools with all school-quality indicators at either Level 1 or 2.
- Accredited with Conditions – Schools with one or more school quality indicators at Level 3.
- Accreditation Denied – Schools that fail to adopt or fully implement required corrective actions to address Level 3 school quality indicators. A school rated as Accreditation Denied may regain state accreditation by demonstrating to the Board of Education that it is fully implementing all required corrective action plans.

The revised Standards of Accreditation prescribes that all schools and divisions, after conducting a comprehensive needs assessment, develop a multiyear plan that will be reviewed annually. The plan should include actions for all performance levels to support continuous improvement for all schools on each school-quality indicator. During the COVID-19 pandemic, the Virginia Department of Education selected to waive the accreditation requirements for the 2020 – 2021 and 2021 – 2022 school years.

Figure 12 a. – Buckingham County Public Schools Accreditation Status, 2023-2024

School	AA English	AG English	AA Math	AG Math	AA Science	Chronic Absent.	Graduation & Compl Index	Dropout Rate	Overall Status
Buckingham County Elementary	L1	L2	L1	L2	L2	L2	NA	NA	Accredited
Buckingham County Primary	L1	L2	L1	L2	L2	L3	NA	NA	Accredited with Conditions
Buckingham County Middle School	L3	L3	L1	L2	L3	L3	NA	NA	Accredited with Conditions
Buckingham County High School	L1	L1	L1	L1	L3	L3	L1	L2	Accredited

Source: Virginia Department of Education, 2023-2024 School Year

Level 1 – meets or exceeds standard or sufficient improvement

Level 2 – near standard or making sufficient improvement

Level 3 – below standard

AA – Academic Achievement

AG – Achievement Gap

Chronic Absent. – Chronic Absenteeism

Grad & Compl Index – Graduation and Completion Index

Figure 12 b. – Buckingham County Public Schools Accreditation Status, 2022-2023

School	AA English	AG English	AA Math	AG Math	AA Science	Chronic Absent.	Grad & Compl Index	Dropout Rate	Overall Status
Buckingham County Elementary	L1	L1	L1	L2	L3	L1	NA	NA	Accredited with Conditions
Buckingham County Primary	L1	L1	L1	L2	L3	L2	NA	NA	Accredited with Conditions
Buckingham County Middle School	L3	L3	L1	L1	L1	L2	NA	NA	Accredited with Conditions
Buckingham County High School	L1	L2	L1	L1	L1	L2	L1	L1	Accredited

Source: Virginia Department of Education, 2022-2023 School Year

Level 1 – meets or exceeds standard or sufficient improvement

Level 2 – near standard or making sufficient improvement

Level 3 – below standard

AA – Academic Achievement

AG – Achievement Gap

Chronic Absent. – Chronic Absenteeism

Grad & Compl Index – Graduation and Completion Index

Figure 12 c. – Buckingham County Public Schools Accreditation Status, 2019-2020

School	AA English	AG English	AA Math	AG Math	AA Science	Chronic Absent.	Grad & Compl Index	Dropout Rate	Overall Status
Buckingham County Elementary	L2	L3	L1	L2	L2	L2	NA	NA	Accredited
Buckingham County Primary	L1	L2	L1	L2	L2	L3	NA	NA	Accredited with Conditions
Buckingham County Middle School	L3	L3	L1	L1	L3	L3	NA	NA	Accredited with Conditions
Buckingham County High School	L1	L1	L1	L1	L3	L3	L1	L1	Accredited

Source: Virginia Department of Education, 2019-2020 School Year

Level 1 – meets or exceeds standard or sufficient improvement

Level 2 – near standard or making sufficient improvement

Level 3 – below standard

AA – Academic Achievement

AG – Achievement Gap

Chronic Absent. – Chronic Absenteeism

Grad & Compl Index – Graduation and Completion Index

D. Income

Introduction

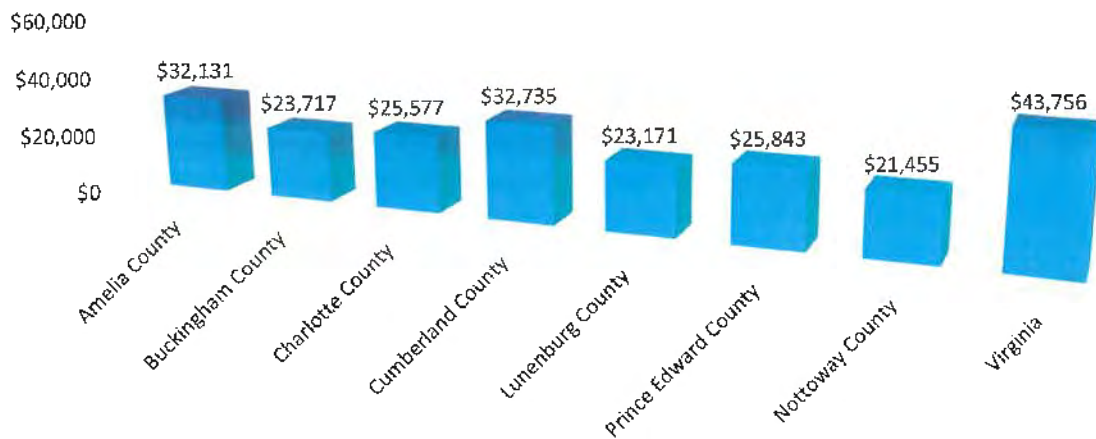
The income section of the Buckingham County Comprehensive Plan includes an analysis of the income characteristics of the County. Income analysis often concentrates on increases or decreases in the income levels of area residents. The following section on income attempts to

review the most current information available to analyze differences between the County, State, and Nation as a whole.

Per Capita Income

The per capita personal income of local residents is an indicator of the living standard of a locality’s citizens and the strength of its economy. The per capita personal income is the average annual income of each person residing in the locality. Income includes such sources as wages, dividends, pensions, social security benefits and public assistance. As seen in Figure 13, Per capita income for Buckingham County is comparable with some of the surrounding counties but compares unfavorably with others. This data is from the 2021 U.S. Census ACS Five-Year Estimates.

Figure 13 – 2020 Per Capita Income



Source: American Community Survey 2021 five-year estimates

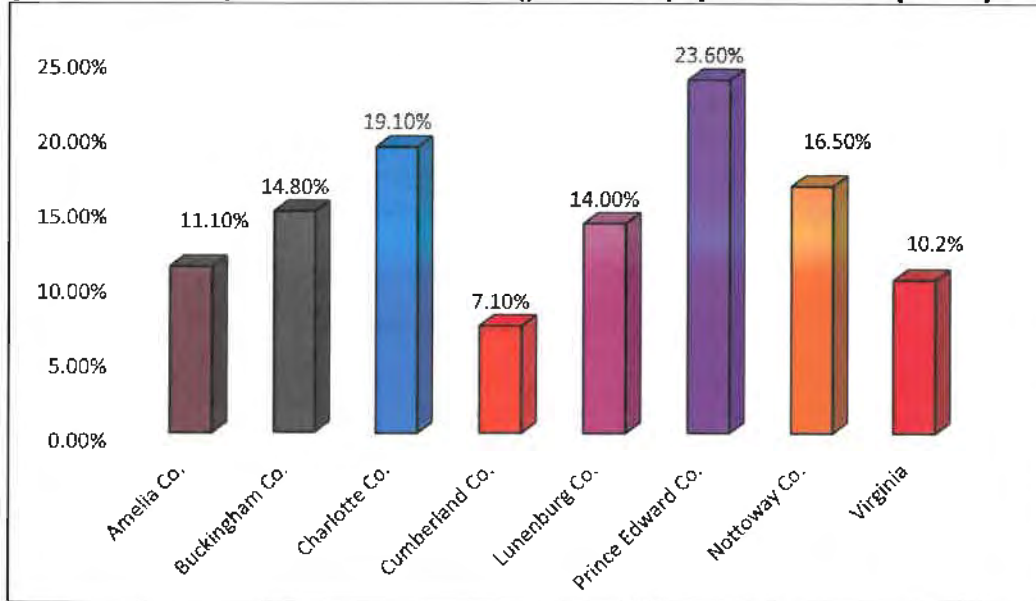
Poverty/Low-to-Moderate income

Poverty information is shown in Figures 14 and 15. The numbers are based on the 2021 U.S. Census American Community Survey (ACS) five-year estimates. As can be seen from those numbers, poverty rates for individuals and families in Buckingham County are higher than a number of surrounding counties.

Low-to-Moderate Income (LMI) information is provided by the U.S. Department of Housing and Community Development (HUD). Individuals or households whose household income is equal to or less than the Section 8 lower income limited established by HUD are determined to be LMI.

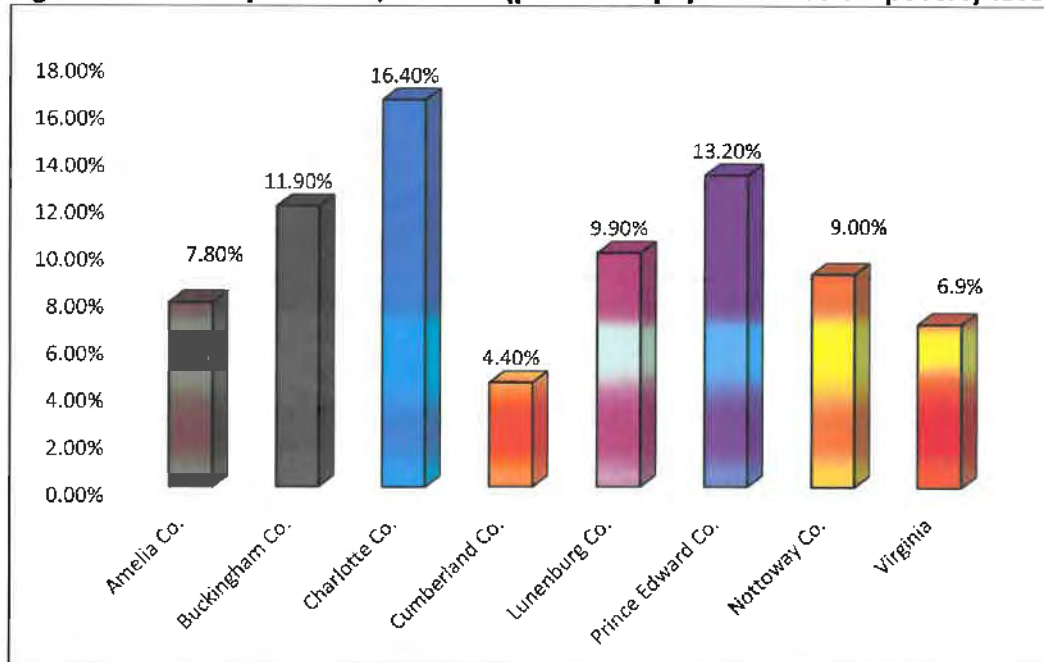
The most recent data available from HUD is based on 2011-2015 ACS five-year estimates. Based on that data, 37.83 percent of Buckingham County's residents are classified as LMI.

Figure 14 – Poverty Statistics, Individuals (percent of population below poverty level)



Source: American Community Survey 2021 five-year estimates

Figure 15 – Poverty Statistics, Families (percent of population below poverty level)

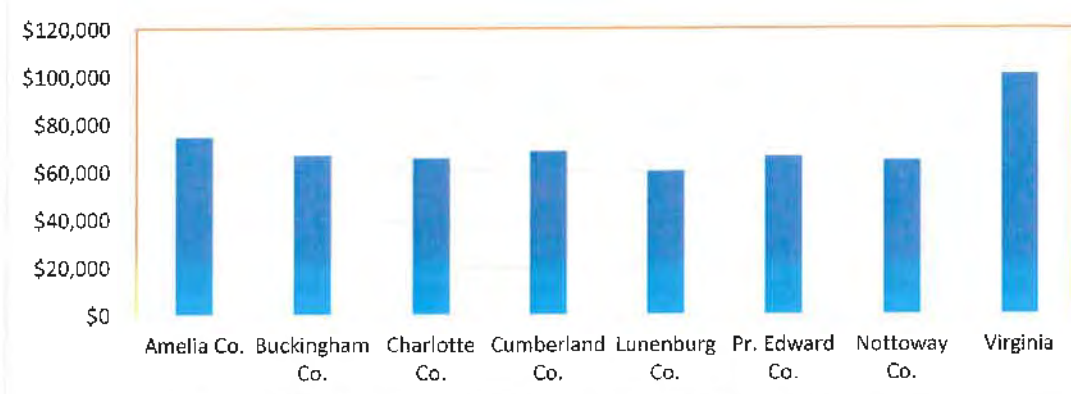


Source: American Community Survey 2021 five-year estimates

Median Family Income/Median Household Income

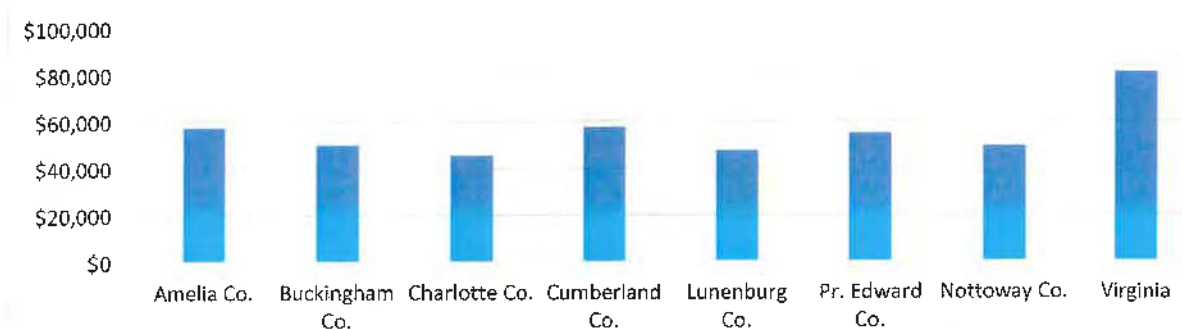
A family household is defined as any two or more persons related by birth, marriage, or adoption and living together. For Buckingham County, the estimated median family income per the 2021 ACS was \$67,114 (see Figure 16). This was lower compared to surrounding counties and the State of Virginia, which had an estimated median family income is \$100,763 for the same time. A household includes all persons who occupy a housing unit. For Buckingham County households, the estimated median household income per the 2021 ACS was \$49,841 (see Figure 17). This was also lower than the surrounding counties and the state, which had an estimated median household income of \$80,963 for the same time.

Figure 16 – Median Family Income



Source: American Community Survey 2021 five-year estimates

Figure 17 – Median Household Income



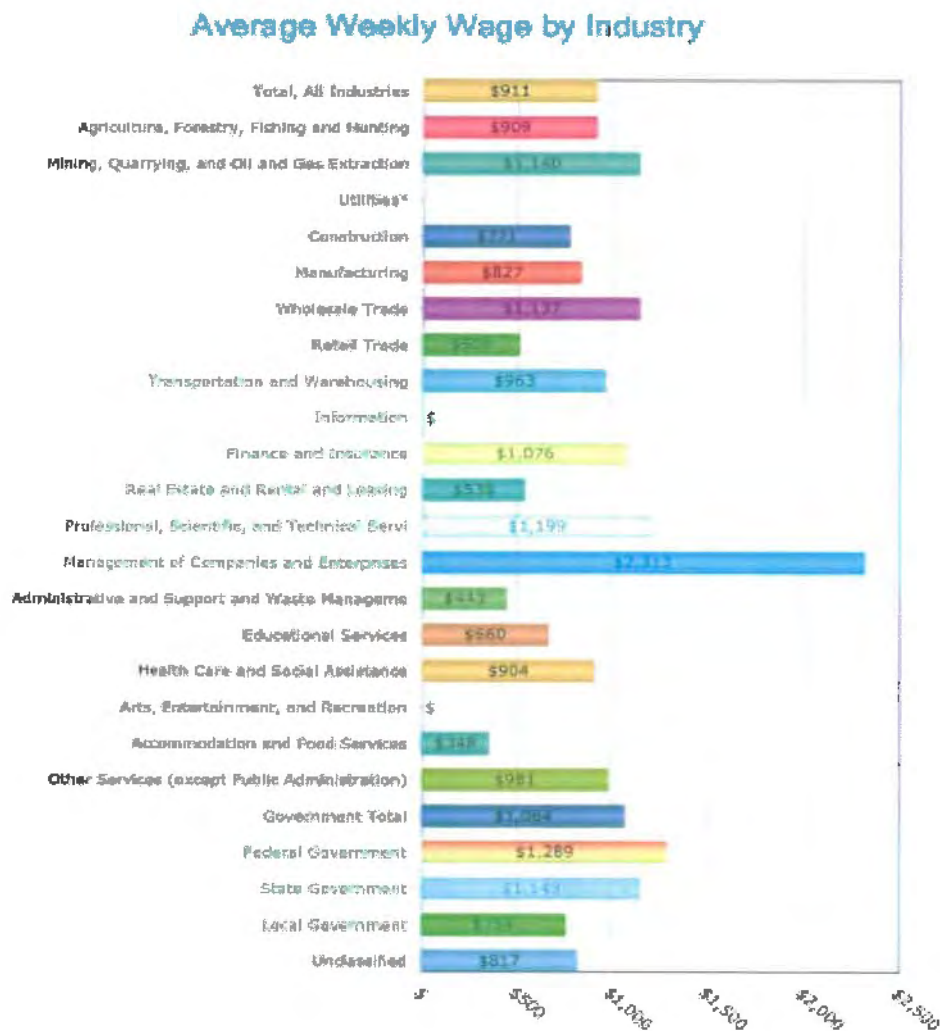
Source: American Community Survey 2021 five-year estimates

Wages

Figure 18 shows the average weekly wage by industry for workers in Buckingham County during the first quarter of 2023. These figures, derived by the Virginia Employment Commission (VEC)

– Labor Market Information, are from reports by local establishments on both their total monthly employment and their total quarterly gross wages. This is required for unemployment insurance taxes. The average weekly wage is found by dividing quarterly gross wages for the industry by the average employment for the quarter for the industry and then dividing by thirteen weeks. If a sector is identified by an asterisk (*) in the chart, that means VEC considers the data to be non-disclosable.

Figure 18 – Average Weekly Wage by Industry, Buckingham County First Quarter (January - March), 2023



Note: Asterisk (*) indicates non-disclosable data.

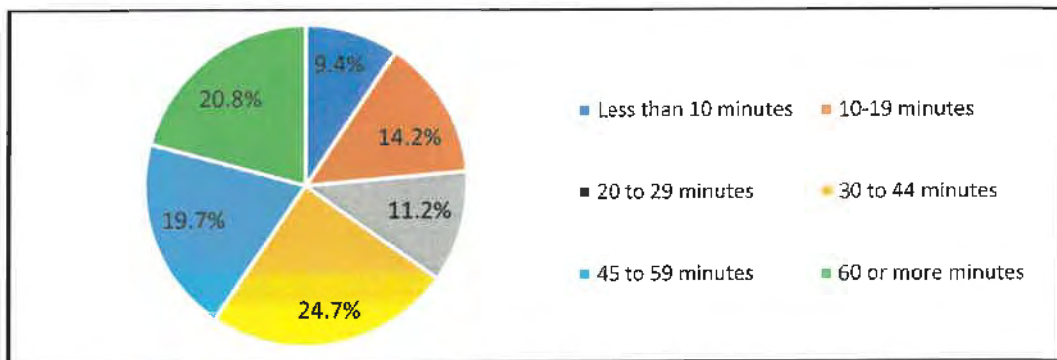
Source: Virginia Employment Commission, *Economic Information & Analytics: Quarterly Census of Employment and Wages (QCEW)*, 1st Quarter (January, February, March) 2023.

Source: Virginia Employment Commission

E. Commuting Patterns

Commuting patterns measure the daily travel between places of residence and places of work. According to the Virginia Employment Commission’s Community Profile for Buckingham County, last updated in April 2022, Buckingham County has significantly more out-commuters (3,744) than in-commuters (1,624). The data also shows that 1,197 people live and work in the County. According to the 2021 ACS five-year estimates, the average commute to work for a worker in Buckingham County was 39.3 minutes. The data also shows that just under 35 percent of workers commute less than 30 minutes to work. The breakdown is as follows:

Figure 19 – Travel Times to Work, Buckingham County Workers Ages 16 and Older



Source: American Community Survey 2021 five-year estimates

The Longitudinal Employer-Household Dynamics (LEHD) data at the U.S. Census Bureau is a quarterly database of linked employer-employee data covering over 95% of employment in the United States. The LEHD data are generated by merging previously collected survey and administrative data on jobs, businesses, and workers. By integrating administrative data with existing census and surveys, a national longitudinal jobs database for the U.S. is generated. This data is the result of a partnership between the Census Bureau and U.S. states, and they incorporate information from administrative sources including Unemployment Insurance (UI) earnings data and the Quarterly Census of Employment and Wages (QCEW).

According to data from the United States Census Longitudinal Employer-Households Dynamics (LEHD) for Buckingham County, the top 10 destinations for out-commuters include some surrounding counties - Albemarle, Cumberland, Prince Edward, and Fluvanna – plus some nearby cities as well including Charlottesville, Richmond, and Lynchburg. The Community profile data also shows that the top 10 localities from which workers commute to Buckingham County include some surrounding counties – Prince Edward, Cumberland, Appomattox, Albemarle and Fluvanna– plus others a little further away including Fairfax County and Rockingham County. See Figures 20a and 20b.

Figure 20a - Top 10 Buckingham County Commuter In-flow

Top 10 Buckingham County Commuter In-flow				
Residence		Workplace		Commuting Flow
State Name	County Name	State Name	County Name	Workers in Commuting Flow
Virginia	Buckingham County	Virginia	Buckingham County	1,511
Virginia	Prince Edward County	Virginia	Buckingham County	277
Virginia	Cumberland County	Virginia	Buckingham County	217
Virginia	Appomattox County	Virginia	Buckingham County	132
Virginia	Albemarle County	Virginia	Buckingham County	84
Virginia	Charlotte County	Virginia	Buckingham County	80
Virginia	Fluvanna County	Virginia	Buckingham County	79
Virginia	Halifax County	Virginia	Buckingham County	41
Virginia	Chesterfield County	Virginia	Buckingham County	37
Virginia	Nottoway County	Virginia	Buckingham County	35
Virginia	Powhatan County	Virginia	Buckingham County	34
Total				2,527
Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD)				

Figure 20b - Top 10 Buckingham County Commuter Out-flow

Residence		Workplace		Commuting Flow
State Name	County Name	State Name	County Name	Workers out Commuting Flow
Virginia	Buckingham County	Virginia	Buckingham County	1,511
Virginia	Buckingham County	Virginia	Albemarle County	744
Virginia	Buckingham County	Virginia	Charlottesville city	483
Virginia	Buckingham County	Virginia	Prince Edward County	393
Virginia	Buckingham County	Virginia	Henrico County	303
Virginia	Buckingham County	Virginia	Chesterfield County	227
Virginia	Buckingham County	Virginia	Fluvanna County	219
Virginia	Buckingham County	Virginia	Richmond city	211
Virginia	Buckingham County	Virginia	Lynchburg City	181
Virginia	Buckingham County	Virginia	Cumberland County	84
Virginia	Buckingham County	Virginia	Fairfax County	83
Total				4,439
Source: U.S. Census Longitudinal Employer-Households Dynamics (LEHD)				

F. Employment/Unemployment

Occupations

The Virginia Employment Commission, in its Community Profile for Buckingham County (last updated in April 2022), identified 20 occupations that are poised for growth and 20 that are expected to decline for the South-Central Workforce Investment Area (Region 8 – which covers Amelia, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, and Prince Edward Counties). Those occupations are identified in Figures 21 and 22. If a sector is denoted with three asterisks (***) , that means VEC considers the data to be non-disclosable. Growth occupations include nurse practitioners, physical therapist, and financial managers. Declining industries include postal service workers, cooks and fast-food workers, and administrative jobs.

The Virginia Employment Commission has changed the classifications of many of the growth occupations since the previous (2010 – 2020) Occupational Employment Statistics Survey data provided in the Buckingham County’s 2015 Comprehensive Plan. These classifications have been consolidated into broader classification groups. For the growth occupations, the previous classifications of Personal Care Aides, Home Health Aides, Dental Assistants, Medical Assistants are now consolidated into the Healthcare Support Occupation classification. The new classification of Healthcare Practitioners and Technical were previously classified in separate categories of Physical Therapists, Physicians and Surgeons, Emergency Medical Technicians and Paramedics, Pharmacy Technicians, and Radiologic Technologists. Rehabilitation Counselors and Mental Health Counselors are now classified as Community and Social Service. The classification group Construction and Extraction were previously classified as Brickmason and Blockmasons, Helpers – Carpenters, and Industrial Machinery Mechanics. The new classification of Office and Administration Support was previously known as Medical Secretary, Receptionists and Information Clerks, and Billing and Posting Clerks. The Installation, Maintenance, and Repair classification was previously known as First – Line Supervisors of Helpers, Laborers, and Material Movers; and Heating, Air Conditioning, and Refrigeration Mechanics/Installers. The previous classification of Coaches and Scouts is classified now as Arts, Design, Entertainment, and Sports. While the Virginia Employment Commission kept the declining occupation classifications relatively the same.

Figure 21 – Growth Occupations, South Central Workforce Investment Area (Amelia, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, and Prince Edward Counties)

Occupation Type	Employment			Openings			Average Salary
	Estimated 2020	Projected 2030	Change	Replacements	Growth	Total	
Printing Press Operators	149	270	81.21%	223	121	344	\$35,895
Helpers-Production Workers	84	144	71.43%	161	601	221	\$32,325
Nurse Practitioners	77	111	44.16%	49	34	83	\$108,900
Cooks, Restaurant	112	149	33.04%	189	37	226	\$31,569
Pharmacy Technicians	167	216	29.34%	134	49	183	\$37,507
Industrial Machinery Mechanics	165	210	27.27%	159	45	204	\$56,741
Inspectors, Testers, Sorters, Samplers, and Weighers	210	265	26.19%	280	55	335	\$38,891
Medical and Health Services Managers	133	166	24.81%	113	33	146	\$105,194
Logging Equipment Operators	472	570	20.76%	781	98	879	\$45,724
Coaches and Scouts	155	182	17.42%	232	27	259	\$63,876
Financial Managers	111	130	17.12%	86	19	105	\$123,567
First-line Supervisors of Production and	319	366	14.73%	333	47	380	\$60,589

Operating Workers							
Pharmacists	104	118	13.46%	41	14	55	\$131,737
Physical Therapists	111	124	11.71%	47	13	60	\$97,677
Mobile Heavy Equipment Mechanics, Except Engines	162	180	11.11%	167	18	185	\$58,827
Laborers and Freight, Stock, and Material movers, hand	546	606	10.99%	753	60	813	\$33,333
Training and Development Specialists	111	123	10.81%	107	12	119	\$59,603
** Projections and OES wage data are for South Central Workforce Investment Area. No data available for Buckingham County							

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Industry and Occupational Projections, 2020 -2030

Figure 22 – Declining Occupations, South Central Workforce Investment Area (Amelia, Brunswick, Buckingham, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, and Prince Edward Counties)

Occupation Type	Employment			Openings		
	Estimated 2020	Projected 2030	Change	Replacements	Growth	Total
Cashiers	2,077	1,683	-18.97%	3,399	-394	3,005
Postal Service Mail Carriers	164	134	-18.29%	105	-30	75
Couriers and Messengers	195	160	-17.95%	170	-35	135
Sawing Machine Setters, Operators, and Tenders, Wood	281	235	-16.37%	287	-46	241
Secretaries and Administrative	829	699	-15.68%	816	-130	686

Assistants, Except Legal, Medical, and Executive						
First Line Supervisors of Retail Sales Workers	917	777	-15.27%	886	-140	746
Childcare workers	196	167	-14.8%	249	-29	220
Sewing Machine Operators	181	155	-14.36%	191	-26	165
Correctional Officers and Jailers	1,119	962	-14.03%	955	-157	798
Billing and Posting Clerks	216	193	-10.65%	210	-23	187
Sales representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	289	259	-10.38%	266	-30	236
Bookkeeping, Accounting, and Auditing Clerks	613	280	-9.46%	640	-58	582
First-Line Supervisors of Housekeeping and Janitorial Workers	307	280	-8.79%	329	-27	302
First-Line Supervisors of Production and Operating Workers	316	302	-4.43%	5	0	5
Customer Service Representatives	676	618	-8.58%	813	-58	755
Front Line Supervisors of Office and Administrative Workers	640	593	-7.34%	606	-47	559
Machinists	355	346	-2.54%	10	0	10
Bus and Truck Mechanics and Diesel Engine Specialists	205	190	-7.32%	179	-15	164

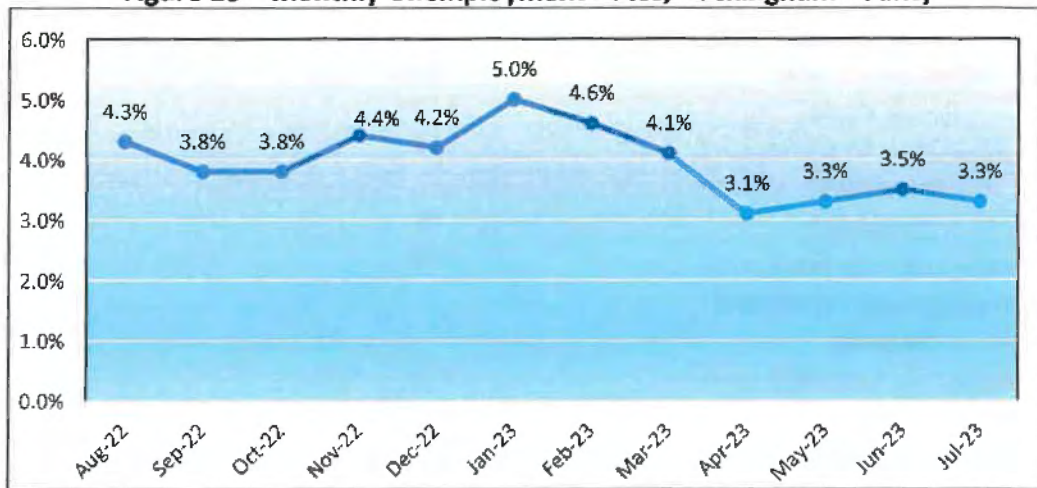
Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Industry and Occupational Projections, 2020-2030

Unemployment

The Virginia Employment Commission (VEC) was the source for the unemployment statistics in this Comprehensive Plan (see Figures 23 and 24). The monthly unemployment figures for Buckingham County, run from August 2022 through July 2023. Annual unemployment figures for Buckingham County run from 2012 to 2022.

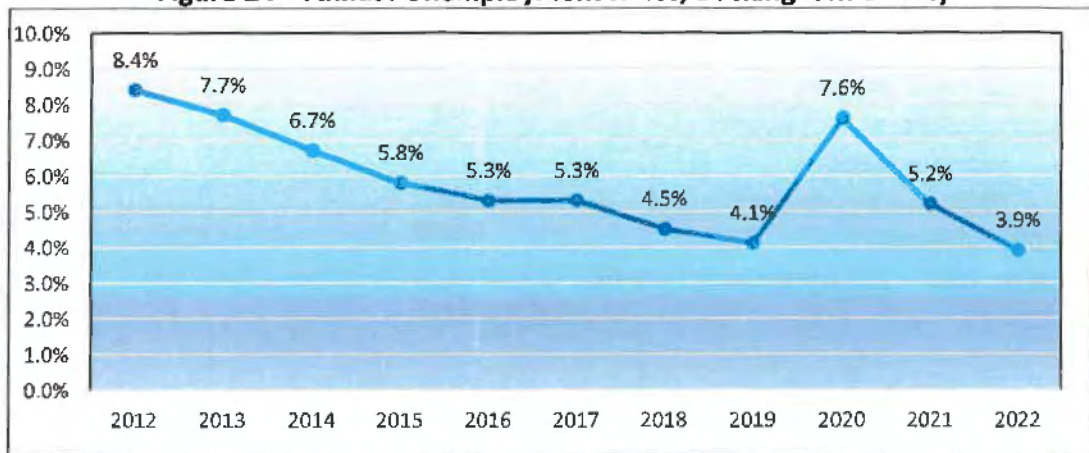
Buckingham County was not immune to the recession that resulted from the COVID-19 pandemic in 2020. The County has taken some time to recover, and unemployment rates – which have come down from a high of 7.6 percent early in the pandemic – are close to their pre-pandemic levels of 3.9 %. On an annual basis, the County’s unemployment rate came steadily down from the levels seen during the Great Recession of 2008-2009, and continued a downward trend until the pandemic.

Figure 23 – Monthly Unemployment Rates, Buckingham County



Source: Virginia Employment Commission

Figure 24 – Annual Unemployment Rates, Buckingham County



Source: Virginia Employment Commission

G. Economic Activity

Local Industry

According to data from the American Community Survey (last updated for 2021), the top employment sectors in the County are construction; educational service, health care, and social assistance; and retail trade. Other prominent job sectors are transportation, warehousing, and utilities; and Public Administration. See Figure 25.

Figure 25 – Employment by Industry, Buckingham County

Industry	2008 – 2012 ACS Estimate	2021 ACS Estimate
Agriculture, Forestry, Fishing, Hunting, & Mining	190	355
Construction	454	926
Manufacturing	138	316
Wholesale Trade	161	180
Retail Trade	689	800
Transportation, Warehousing, & Utilities	271	624
Information	49	28
Finance and Insurance, and real estate and rental and leasing	328	256
Professional, scientific, and management, administrative and waste management services	430	522
Educational Services, Health Care and Social Assistance	1,384	1,320
Arts, Entertainment, Recreation, Accommodation, & Food Services	228	296
Other services, except public administration	360	205
Public Administration	584	611
Total Employment	5,293	6,412

Source: 2008 – 2012 American Community Survey (ACS) 5-Year Estimates, 2021 ACS 5-year Estimates

Major Employers

Buckingham County's top 50 employers as of the First Quarter of 2023 are shown in Figure 26. The source of this listing is the Virginia Employment Commission, Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW), 1st Quarter (January, February, and March) 2023.

Figure 26 – Top 50 Employers, Buckingham County
Listed in Alphabetical Order

Employer	Type
Anderson Tire Company	Private
Advance Auto Parts	Private
Boxley Quarries	Private
Buckingham County School Board	Local Government
Buckingham Correctional Facility	Government
Central Virginia Christian School	Private
Central Virginia Exterminating	Private
Central VA Health Service Inc.	Private
Commonwealth Academy of Professional Education	Private
County of Buckingham	Local Government
Crossroads Services Board	Non-profit
Dillwyn Correctional Facility	Government
Dillwyn Dairy Freeze LC	Private
Division of Institutions	Government
DNA Logging LLC	Private
Dominion Virginia Power	Private
Dolgencorp LLC	Private
Food Lion	Private
Helm HR, LLC	Private
Heritage Hall	Private
Hill Brothers Construction, LLC	Private
HI Test Laboratories	Private
James River Slate Company, Inc.	Private
Kyanite Mining Corporation	Private
Little Creek Farm & Lumber LLC	Private
Lighthouse Truck & Auto LLC	Private
McDonalds	Private
Mary's Rest Home for Adult Living	Private
Midkiff Timber LLC	Private
Nukumers Logistics LLC	Private
Pinos Italian Restaurant	Private
Pearson Construction	Private
Postal Services	Federal Government

Price Fibers Inc.	Private
Reid Super-Save Market	Private
Rock Wood Products of Dillwyn	Private
Seay & Haver Oil Company Inc	Private
Seay Milling Company	Private
Shore Stop Store	Private
Slate River Vet Clinic	Private
South Central Counseling Group	Private
Southern Building Service Inc	Private
State Farm Mutual Automobile Insurance	Private
Tiger Fuel Company	Private
The Rock Kamps, LLC	Private
The Rock Kamps Logistics, LLC	Private
Virginia Department of Transportation (VDOT)	State Government
Virginia Department of Conservation (DCR)	State Government
Walter E. Saxon Jr., DDS.	Private
W D Hackett Logging Inc	Private

Source: Virginia Employment Commission, Buckingham County



Chapter III

Inventory and Analysis: Community Resources

III. Inventory and Analysis: Community Resources

A. Housing

Introduction

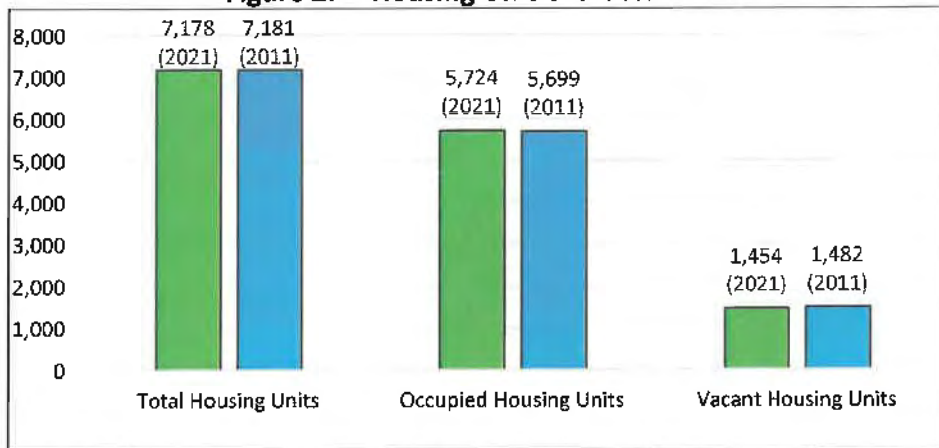
Attractive, safe, and affordable housing is a basic requirement of any community. Good quality housing aids higher land valuation and better living conditions for the population. The availability of good quality housing can be an excellent enticement for facilitating the relocation of new industry or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

This section will examine housing in Buckingham County by type, quality, vacancy rate and household characteristics, such as household size. Furthermore, general trends and concerns relating to future housing needs will be discussed. Although the provision of housing is largely the responsibility of the private sector (which includes builders, developers, realtors, bankers and others), there has always been close interdependence between the public and private sectors which is essential in meeting the needs of a community. This Plan will provide the basis for analysis of the current status of housing in the area as well as a broad base to aid in future growth decisions.

Housing Units

According to the U.S. Census Bureau, a housing unit is defined as a house, apartment, mobile home or trailer, group of rooms, or single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. Statistics for Buckingham County reflect a slight decrease in the number of housing units from 7,181 to 7,178 from 2011 to 2021; a decrease of 3 units. Occupied housing units increased from 5,699 units to 5,724 units from 2011 to 2021; an increase of 25 units. There was a decrease in vacant units from 1,482 units to 1,454 units from 2011 to 2021; a decrease of 28 units (see Figure 27).

Figure 27 – Housing Unit Characteristics

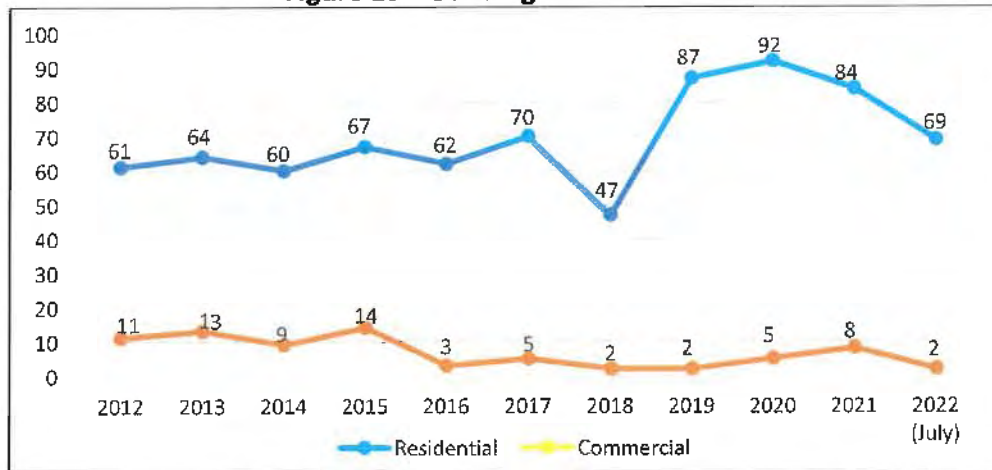


Source: U.S. Census Bureau, 2011 and 2021 American Community Survey

Housing Growth (Building Permits Issued)

According to data provided by the Buckingham County Building Inspector’s Office, based on available records, the County issued a total of 837 building permits from 2012 to July 2022 (see Figure 28). Of those 763 were residential and 74 were commercial. Building permits for the town of Dillwyn are handled by the County.

Figure 28 – Building Permits Issued



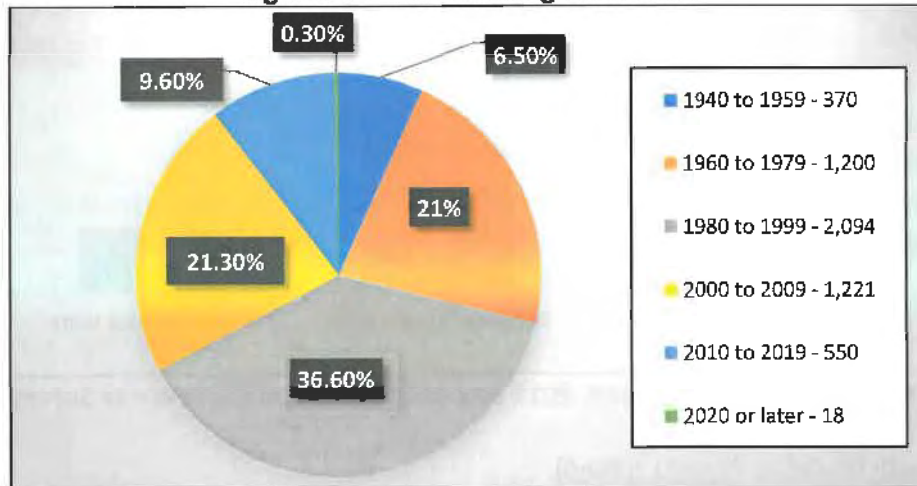
Source: Buckingham County Building Inspector’s Office

Housing Quality

Indicators of housing conditions selected for this analysis include rental characteristics, owner occupied housing values, and housing deficiency characteristics. According to the U.S. Census Bureau’s American Community Survey 2021 5-year estimates, of the 5,724 occupied housing units in the County, 4,240 were owner occupied and 1,484 were renter occupied. The data also

shows that 21% of all housing units were built between 1960 and 1979, 36.6% were built between 1980 and 1999, and 21.30% were built between 2000 and 2009 (see Figure 29).

Figure 29 – Year Housing Units Built



Source: U.S. Census Bureau 2021 American Community Survey Estimates

Buckingham County Governmental Policies

The Buckingham County Zoning Ordinance contains intents and purposes, permitted uses by right and by special exception, as well as rules and regulations for the various zoning districts found in Buckingham County. The Ordinances also lay out how they will be enforced, including penalties for violations, and the process for appeals for variances or appeals of decisions that are thought to be in error.

Building inspections for Buckingham County and the Town of Dillwyn are handled through the Buckingham County Building Inspector's Office. The County follows the 2018 Virginia Uniform Statewide Building Code, which sets standards for the construction, alteration, adoption, repair, removal, use, location, occupancy and maintenance of all buildings. This code standardizes the requirements for and quality of construction of all housing regardless of the type or ultimate price.

Per the Virginia Department of Taxation, for tax year 2023, the real estate tax rate in Buckingham County was \$0.55 per \$100.00 of assessed value.

B. Community Facilities and Services

Introduction

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

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

Administrative Facilities

The Buckingham County Administration Office is located in Buckingham Court House on West James Anderson Highway (U.S. 60). This office serves as the center for government business in the County. The County Administrator, who reports to the Board of Supervisors, oversees the daily business for the County.

Public Education Facilities

- Buckingham Preschool: Public Early Childhood Education program that serves preschool age children and is located at 77 Buckingham Preschool Road, Buckingham, VA 23921
- Buckingham County Primary School: Public school that serves students in Grades K through 2 and is located at 128 Frank Harris Road, Dillwyn, VA 23936
- Buckingham County Elementary School: Public school that serves students in Grades 3 through 5 and is located at 40 Frank Harris Road Dillwyn, VA 23936
- Buckingham County Middle School: Public school that serves students in Grades 6 through 8 and is located at 1184 High School Road Buckingham, VA 23921
- Buckingham County High School: Public school that serves students in Grades 9 through 12 and is located at 78 Knights Road Buckingham, VA 23921
- Buckingham County Career and Technical Education Center: Public school that provides career and technical education instruction for high school students in Grades 9 through 12 and is located at 98 Fanny White Road, Buckingham, VA 23921

Private Education Facilities

- Central Virginia Christian School (CVCS): Private Christian school that serves students in Pre-K through Eighth Grade is located at 164 Industrial Park Road, Dillwyn, VA 23936.
- Calvary Christian School: Private Christian school that serves students in Kindergarten through Twelfth Grade is located at 31139 James Madison Highway, New Canton, VA 23123.

Institutions of Higher Education

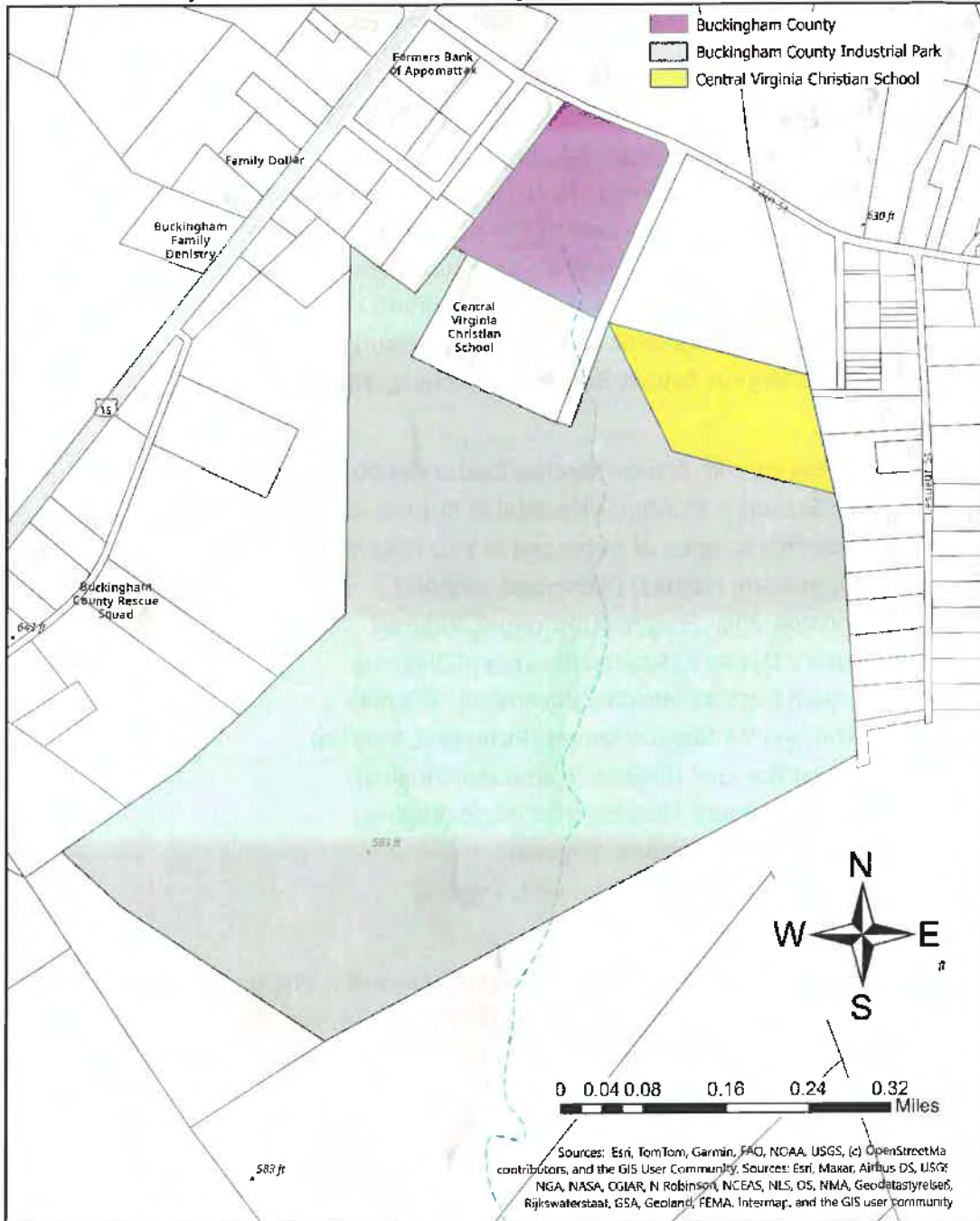
There are several institutions of higher education that are within commuting distance (1-hour or less) for residents of Buckingham County. Located in adjoining Prince Edward County are Longwood University and Hampden-Sydney College. In relation to the northern area of the County, in Albemarle County is the City of Charlottesville. Located in the heart of the City of Charlottesville is the University of Virginia. Also located in Albemarle County is Piedmont Virginia Community College (PVCC). In relation to the southern area of the County, a resident could also have an easy commute to Charlotte County where the John H. Danial (Keysville) campus of Southside Virginia Community College (SVCC) is located. In relation to the western area of the County, a resident could also have an easy commute to the City of Lynchburg. The City of Lynchburg is home to several institutions of higher education including Central Virginia Community College (CVCC), Liberty University, Sweet Briar College, University of Lynchburg, and Randolph College. In relation to the eastern area of the County, a resident could also have an easy commute to Chesterfield County where Brightpoint Community College is located or Goochland County where Reynolds Community College has a campus.

Industrial Sites

Buckingham County has one industrial park (see Map 3) and is served by one regional park. The industrial park in Buckingham County is located near Dillwyn. The regional industrial park is located in Keysville, in Charlotte County.

- Buckingham County Industrial Park
The Buckingham County Industrial Park has approximately 124 acres zoned for NC1 Neighborhood Commercial. Rail transport is available nearby through the Buckingham Branch Railroad. The park is located just outside the Dillwyn Town Limits.
- The Heartland Regional Industrial Park
The Heartland Regional Industrial Park contains approximately 400 acres zoned for general industrial use and is owned by the Counties of Charlotte, Lunenburg, Prince Edward, Cumberland, Buckingham, and Amelia. These localities participate in a revenue share agreement. The Heartland Park is currently home to Eastern Engineered Wood Products and logging equipment retailer Forest Pro, as well as the office for the Commonwealth Regional Council. The property is located in Virginia's Tobacco Region and is also in an Enterprise Zone and a designated Opportunity Zone, which provides additional incentives for development. The park offers tenants convenient access to a four-lane arterial highway and Buckingham Branch's short-line rail and transload site on the northern border of the park as well as water and wastewater services provided by the Town of Keysville and T1 Broadband interconnectivity with redundancy.

Map 3 – Industrial Site – Buckingham County Industrial Park



Map created by CRC – April 2025
Source: ESRI, Buckingham County

Health Care

As shown below, Buckingham County residents are near the following hospitals (within 60 miles from the County line):

Virginia Mountains

- Augusta Health (Fishersville, Virginia)
- Sentara Martha Jefferson Hospital (Charlottesville, Virginia)
- Carillion Stonewall Jackson Hospital (Lexington, Virginia)
- University of Virginia Medical Center Charlottesville, Virginia)
- Centra Bedford Memorial Hospital (Bedford, Virginia)
- Centra Lynchburg General Hospital (Lynchburg, Virginia)
- Centra Virginia Baptist Hospital (Lynchburg, Virginia)

Central Virginia

- Bon Secours-St. Francis Medical Center (Midlothian, Virginia)
- Bon Secours – St. Mary’s Hospital of Richmond (Richmond, Virginia)
- Children’s Hospital of Richmond at VCU (Richmond, Virginia)
- Chippenham Hospital (Richmond, Virginia)
- Johnston Willis Hospital (Richmond, Virginia)
- Henrico Doctors’ Hospital (Richmond, Virginia)
- Parham Doctors’ Hospital (Richmond, Virginia)
- Richmond VA Medical Center (Richmond, Virginia)
- Retreat Doctors’ Hospital (Richmond, Virginia)
- Parham Doctors’ Hospital (Richmond, Virginia)
- VA Hospital (Richmond, Virginia)
- VCU Medical Center (Richmond, Virginia)

Southern Virginia

- Centra Southside Community Hospital (Farmville, Virginia)
- Sentara Halifax Regional Hospital (South Boston, Virginia)
- VCU Health Community Memorial Hospital (South Hill, Virginia)

Located in New Canton is the Central Virginia Community Health Services, a division of Central Virginia Health Services, Inc. This facility provides comprehensive medical care for the residents of Buckingham County and some residents from the surrounding area on an outpatient basis (including physical therapy, dentistry and a pharmacy).

Located between Dillwyn and Sprouses Corner on N. James Madison Highway (U.S. 15) is Troublesome Creek Medicine. The clinic was opened in 2022 by Chris Hucks, a licensed Family Nurse Practitioner, and was originally operated out of his residence on Troublesome Creek Road

while the office at the current location was completed. The clinic offers lab service, referrals, and sick visits, and offers home visits.

Located in Dillwyn is Centra CNG Buckingham. This facility on Brickyard Drive is at the site of the former Buckingham Family Medicine (which was owned by Sentara Healthcare). Centra Health acquired the site and opened Centra CNG Buckingham in November 2023. The clinic provides primary medical care for residents of Buckingham County.

In addition, Buckingham County has two (2) dentist offices, Buckingham Family Dentistry, LLC and Central Virginia Dentistry (Dr. Walter Saxon, Jr. DDS, PC). One orthodontist, Dr. William Horbaly, is based in Charlottesville but has satellite office hours at Dr. Saxon's Office. There is one (1) pharmacy, Dillwyn Pharmacy. The County also has one (1) physical therapy business – Progressive Therapy, Inc. (located in Dillwyn) and a chiropractic business - Arvonja Chiropractic Center (located in Arvonja).

Nursing Homes

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

Library

Buckingham County has two (2) libraries - one is located on North James Madison Highway in Dillwyn and the other is located in the Village Center of Yogaville. The Buckingham County Library is one (1) of two (2) branches of the Central Virginia Library system. The other branch is located in the Town of Farmville in neighboring Prince Edward County.

Museums

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

Located directly behind the Housewright Museum is the Adams Museum. Established in 2018 through a gift from H. Spencer Adams and his wife, the late Winnifred Bryant Adams, the Adams Museum includes a genealogy research room for people to research people, places, and things related to Buckingham County.

Religious Facilities

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

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

Buckingham County is also home to the Virginia Nazarene Camp and Retreat Center. This Christian Retreat Center provides a variety of retreat and camping experiences for all-ages. This camp and retreat is located at 1151 High School Road, Buckingham, VA 23921.

The St. Thomas Aquinas Seminary (STAS) is also housed within the County as well. This institution serves as a house of studies of the Society of St. Pius X (SSPX), established in the United States in 1973, for the formation of Roman Catholic priests according to the traditional teaching of the Church. This institution is located at 1208 Archbishop Lefebvre Ave, Dillwyn, VA 23936.

Water Service/Sewer Service

Wells provide the main supply of domestic water needs of the County's rural residents. However, a portion of the County is serviced by a public water system. Buckingham County provides the Town of Dillwyn residents and some surrounding areas with water service.

A large majority of the residents in the rural areas of the County use individual septic systems. However, a small portion of the County is serviced by a public sewer system. The Town of Dillwyn is all served by the County Public Sewer. There is one additional community sewer system in Buckingham County, located within the community of Yogaville.

Solid Waste Collection/Recycling

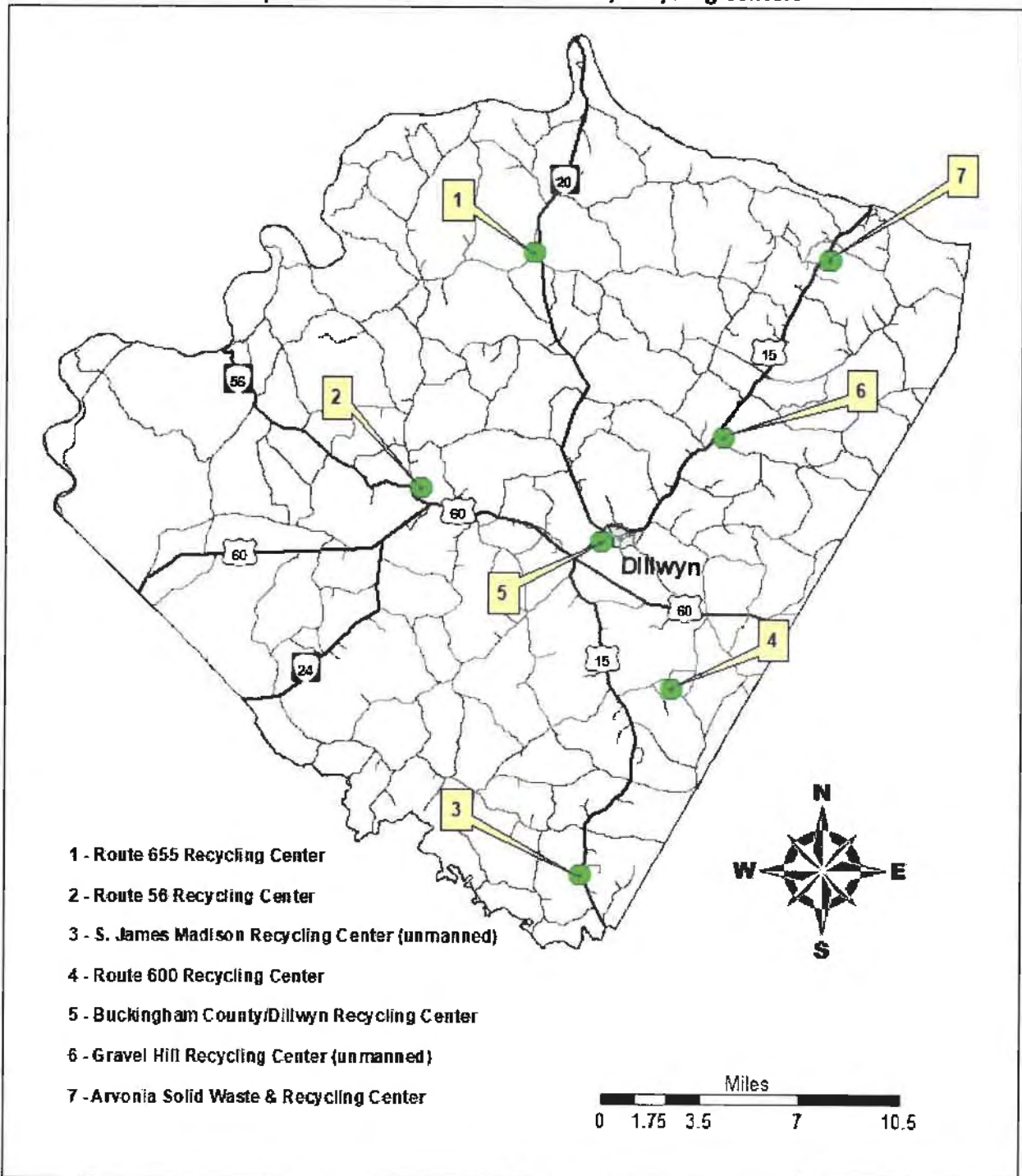
Buckingham County operates seven (7) waste collection/recycling centers where County residents may bring their household waste and/or recyclables for disposal. See Map 4. These centers are managed by the County's Public Works Department. The Department administers the Solid Waste Ordinance, in conjunction with the Virginia Department of Environmental Quality and Environmental Protection Agency regulations relating to solid waste issues. The convenience centers are at the following locations:

- **1) Route 655 Recycling Center** is located at 4487 Glenmore Road (Route 655) just 0.3 mile west of N. Constitution Route (Route 20). This site offers newspaper recycling, metal recycling, general household waste, and construction debris.

- **2) Route 56 Recycling Center** is located at 10238 S. James River Road (Route 56) just 0.2 mile northwest of James Anderson Hwy (U.S. 60). This site offers newspaper recycling, metal recycling, general household waste, and construction debris.
- **3) S. James Madison Recycling Center** is located at 2001 S. James Madison Highway (U.S. 15). This site offers general household waste containers.
- **4) Route 600 Recycling Center** is located at 7121 Plank Road (Route 600), just 1.1 miles east of S. James Madison Highway (U.S. 15). This site offers newspaper recycling, metal recycling, general household waste, and construction debris.
- **5) Buckingham County/Dillwyn Recycling Center** is located at 750 Wingo Road (Route 750), just east of N. James Madison Highway (U.S. 15) between Sprouses Corner and Dillwyn. This site offers paper and cardboard recycling, metal recycling, general household waste, and construction debris.
- **6) Gravel Hill Recycling Center** is located at 60 Gravel Hill Road (Route 617) just east of N. James Madison Highway (U.S. 15). This site offers general household waste containers.
- **7) Arvonias Solid Waste & Recycling Center** is located at 29420 N. James Madison Hwy (U.S. 15), beside the old Arvonias Primary School. This site offers newspaper recycling, metal recycling, general household waste, construction debris, and appliances.

All sites are open 24 hours a day. Electronics may be recycled at the Buckingham County Recycling Center between the hours of 6:00a.m - 7:00p.m seven days a week.

Map 4 – Solid Waste Collection Sites/Recycling Centers



Map created by CRC – August 2014 (updated September 2023)

Source: Buckingham County Solid Waste/Recycling Director

Law Enforcement and Public Safety

The Buckingham County Sheriff's Office provides law enforcement protection to the citizens of Buckingham County. The Sheriff's Office is responsible for criminal investigations, calls for service, court room security, and service of the civil process. The Sheriff's Office employees a total of approximately 36 citizens – including 19 full time and 5 part time law enforcement officers, 9 full time and 3 part time dispatchers. The Sheriff's office also runs 9-1-1 dispatch out of their office. The Virginia State Police (VSP) provides traffic enforcement and investigative support for Buckingham County. The incorporated town of Dillwyn does not currently have an officer, but they still receive mutual aid response from the VSP and the Buckingham County Sheriff's Office.

Fire and Rescue

Buckingham County is protected by a coordinated emergency medical services (EMS) system that includes approximately 35 full-time and part-time staff plus three (3) active volunteers. The EMS is led by the Chief of the Buckingham County Department of Emergency Services.

Buckingham EMS has three (3) facilities. One facility is located just south of Dillwyn, another is located in the community of Arvon, and the other is located in the community of Glenmore. These facilities offer 24/7 medical level ambulances. Previously, the Buckingham Volunteer Rescue Squad (BVRS) provided the EMS services for the County for almost 50 years. In 2020, Buckingham County took over the management of the EMS services including staffing after BVRS transferred control. The County initially selected to contract the EMS services to the Delta Response Team through a transitional year. In Fall of 2021, that contract ended, and the County moved forward with an all-County employed staff.

The County has four (4) all-volunteer fire departments. The Dillwyn Volunteer Fire Department serves the Town of Dillwyn and surrounding areas. The fire station is located on North James Madison Highway in Dillwyn. The Arvon Volunteer Fire Department serves the village center of Arvon and the surrounding area. The fire station is located on Arvon Road. The fire house also houses one of the EMS facilities as well. The Toga Volunteer Fire Department serves the southwestern portion of the County and is located on Mount Rush Highway. The Glenmore Volunteer Fire Department serves the Village Center of Glenmore and surrounding area. The fire station is located on Firehouse Road. There is an EMS facility on Glenmore Road. On various occasions, fire companies assist one another where needed. Mutual Aid Agreements currently exist with the following counties: Albemarle, Fluvanna, Cumberland, Nelson and Prince Edward.

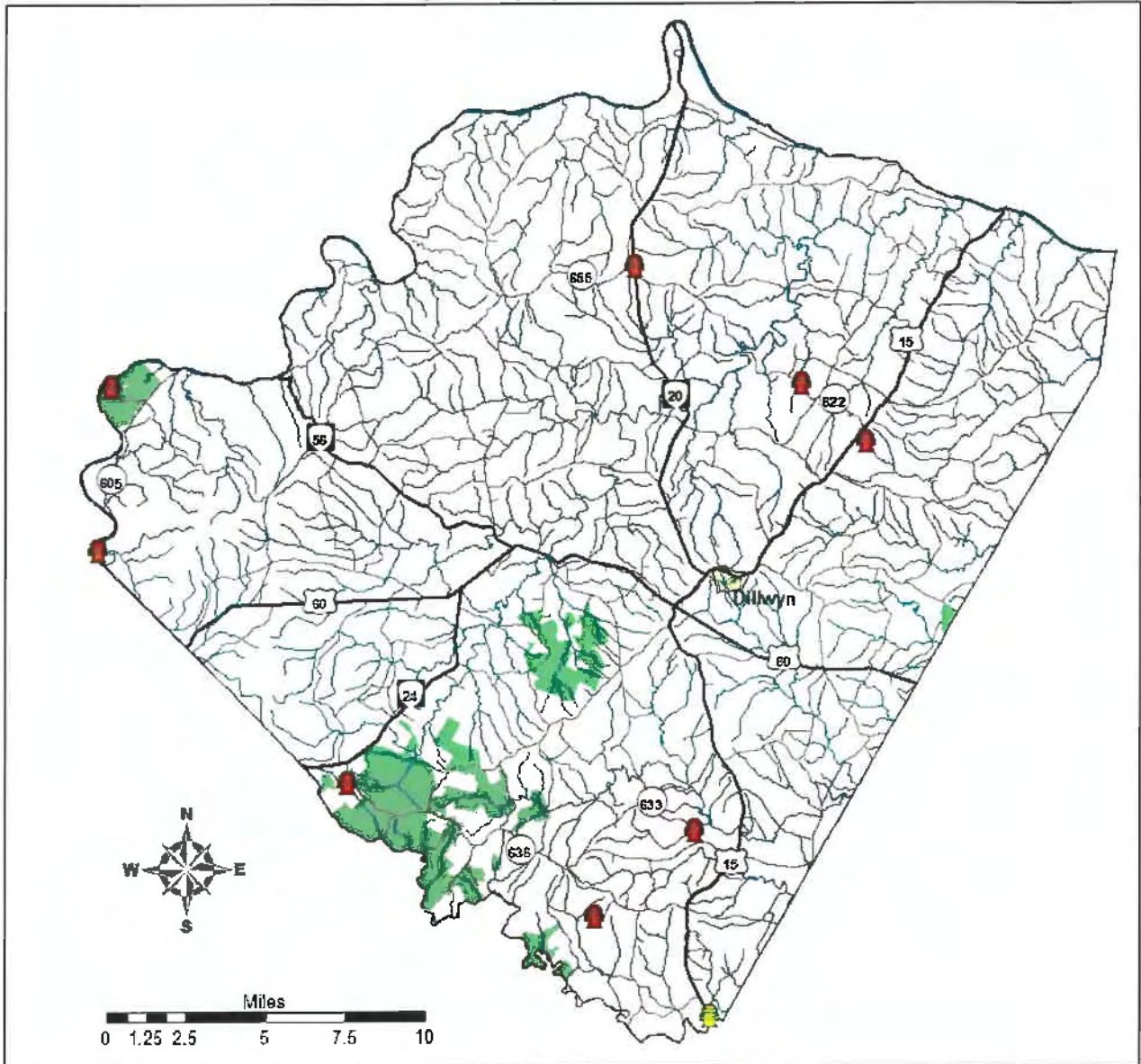
The Buckingham County Board of Supervisors and the Department of Emergency Services have worked together to develop a 5-year strategic plan of growth and improvement for the County's fire and rescue services. This plan was developed after careful evaluation of metrics and trends

pertaining to the Department and will require planning and budgeting for the targeted initiatives. They include:

- Partnering with Arvonias Volunteer Fire Department (AVFD) to immediately place 12-hour daytime EMS coverage in their fire station Monday through Friday, with a plan to transition this to 24/7 coverage within the next 1-2 years (either out of the AVFD station or in a new station).
- Construction on a fourth EMS station in District 3 (Curdsville/Sheppards) area. The end goal would be 24/7 coverage at this station as well, leading to the county being covered by four 24/7 EMS units.
- Renovations for the Dillwyn EMS Station, which is 20 years old.
- Purchase of one new ambulance every other year. This purchase rate coincides with projected needs based upon the lifespan of Buckingham County's EMS unit.

Because the County is large in area and the existence of public water is limited, many areas of the County have dry hydrants (see Map 5). Dry hydrant systems ensure an adequate water supply in areas where conventional fire protection is not available. Dry hydrant systems consist of a non-pressurized PVC pipe with a fire hydrant head above ground and a strainer below water. Dry hydrants, placed strategically around a rural fire district in ponds, lakes, streams or other bodies of water, eliminate the need for trucks to return to town to refill. Pumping water into tank trucks from these sources saves precious time. Reducing the travel distance for shuttling water saves time and energy. Adequate water supplies can reduce fire losses and lives. They may also lower the cost of insurance. Improved fire protection can stimulate economic growth by making an area more attractive to homeowners and developers.

Map 5 – Dry Hydrant Locations



Source: Buckingham County Emergency Services

Telecommunications and Internet Access

Within any community, access to fiber optics is extremely important. The unprecedented growth in telecommunications capacity and in telecommunication applications has changed the way all people and businesses function. Due to the County's rural nature and limited resources, it is unable to implement the infrastructure necessary for fiber optics on its own. There are several

Internet/telephone/cell service providers in the County. They include Firefly, Brightspeed, Shentel, AT&T, US Cellular, Verizon, DirectTV, Hughes Net, Skylink, and Viasat. See Map 6 for locations of communications towers in Buckingham County.

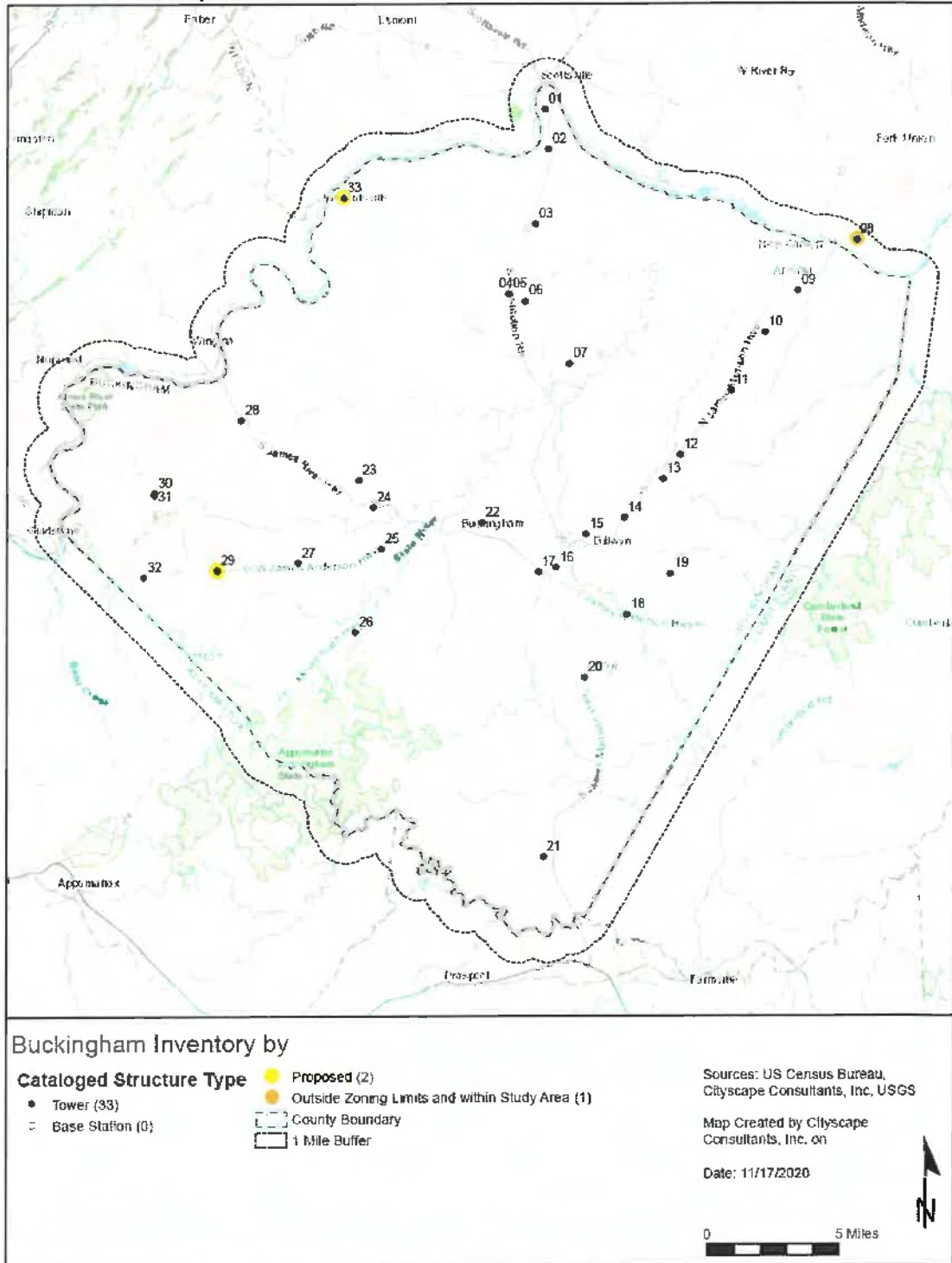
Due to the lack of current telecommunication access in the County, members of the community have provided alternative access for citizens to provide access to the internet in areas that otherwise do not have access. The Buckingham County Library branch also provides free Wifi access at their facility. This allows Buckingham County students to complete online schoolwork even when the internet is not accessible at home.

Buckingham County and the entire region are served by Mid-Atlantic Broadband Communities Corporation (MBC). Using a \$4,000,000 federal matching grant from the U.S. Department of Commerce Economic Development Administration and a \$4,000,000 grant from the Virginia Tobacco Region Revitalization Commission, MBC built an open access 144 strand fiber optic backbone which extends over 300 miles and serves more than 350 businesses, commercial, community colleges and industrial parks in Southside Virginia. See Map 7 for MBC coverage in the County.

To combat the lack of fiber optics within rural America, the Federal Communications Commission established a Connect America Fund (CAF) to help accelerate the broadband buildout to 23 million homes in rural America including Buckingham County. One hundred and three (103) bidders won \$1.49 billion over 10 years. FireFly fiber broadband, a wholly owned subsidiary of Central Virginia Electric Cooperative (CVEC), won the bid for the areas available in Buckingham County. The Federal Communications Commission also established the \$20.4 billion Rural Digital Opportunity Fund to bring high speed fixed broadband to service rural homes and small businesses that are lacking. FireFly also won the bid for the areas available in Buckingham County.

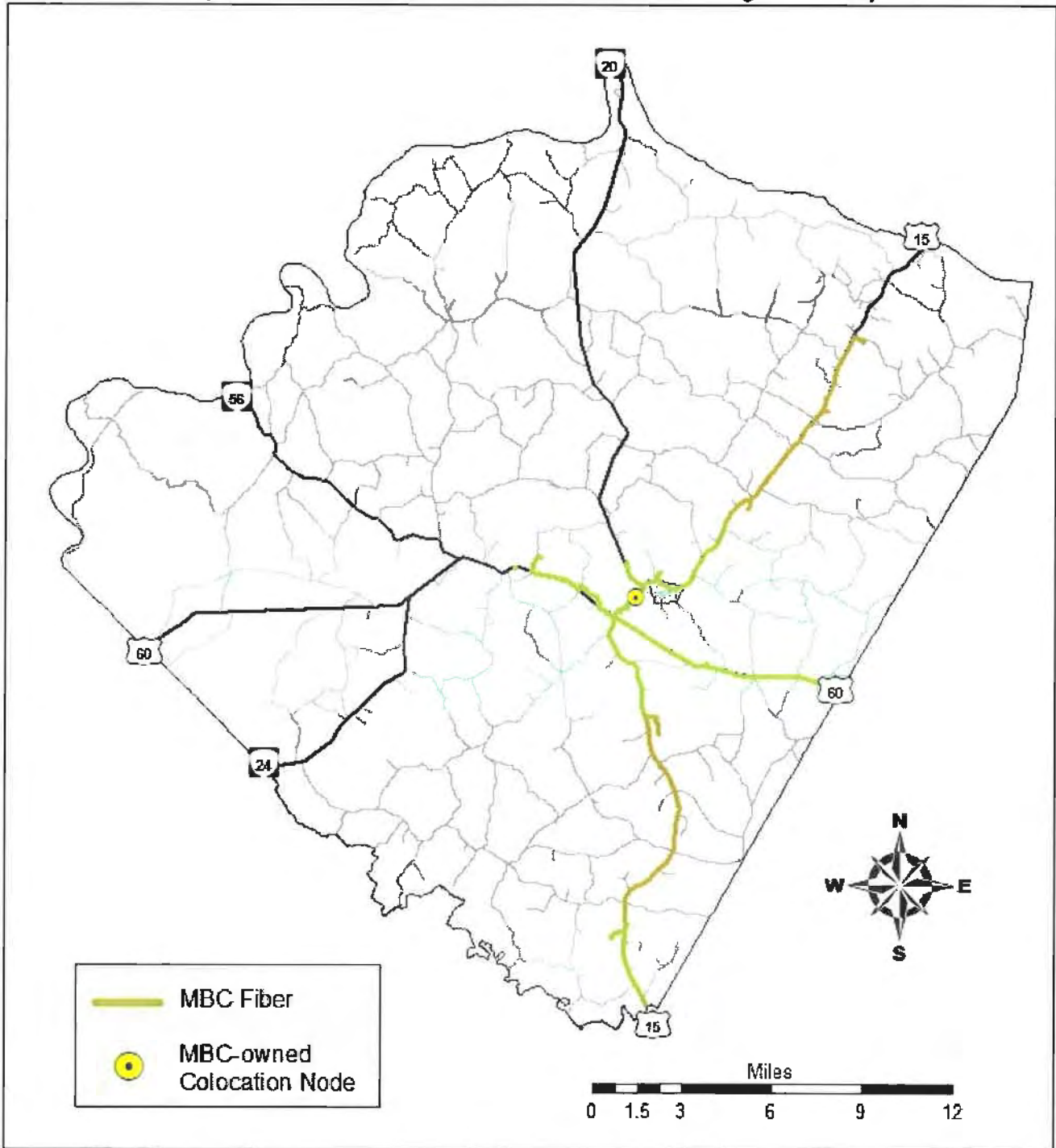
Additionally, Buckingham County was part of a December 2021 grant award under the Department of Housing and Community Development's Virginia Telecommunications Initiative (VATI) program. Buckingham was part of a regional application. The application was submitted by the Thomas Jefferson Planning District Commission, in affiliation with FireFly fiber broadband, to build fiber in unserved locations and achieve universal access for multiple counties across Central Virginia. This project was awarded more than \$79 million under the VATI program.

Map 6 – Antenna/Tower Locations in Buckingham County



Source: Cityscape Consultants

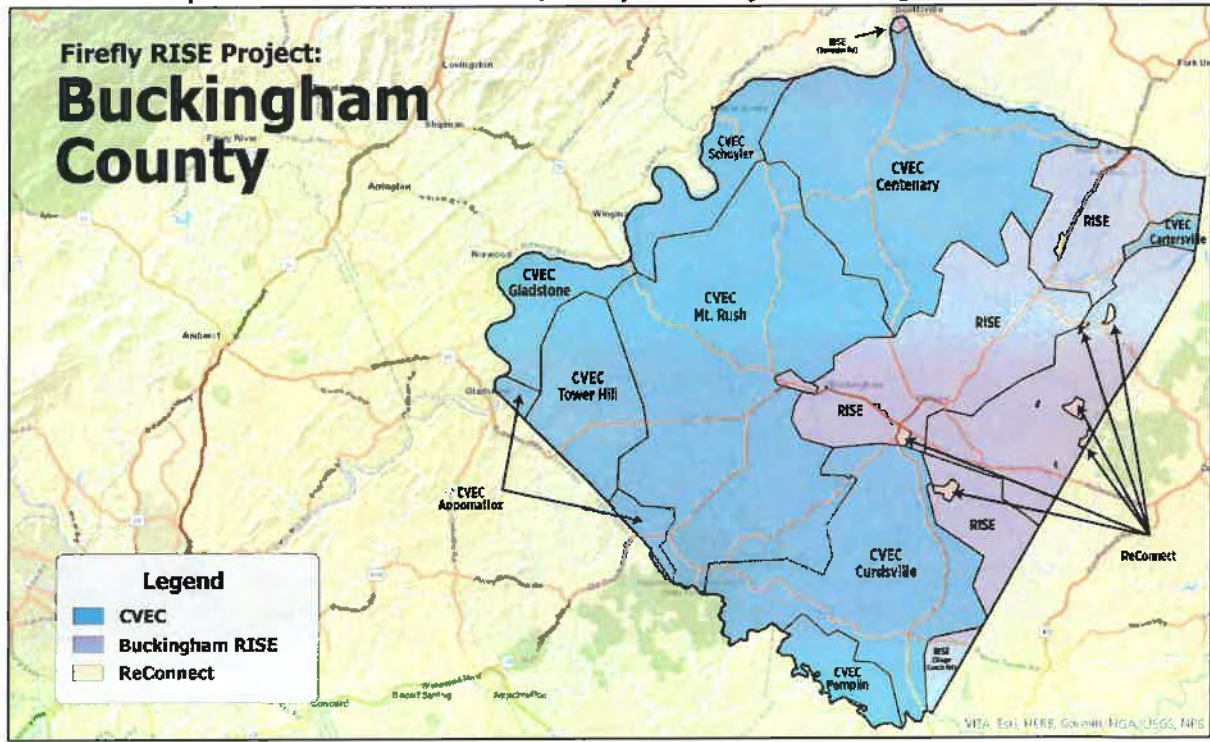
Map 7 – Mid-Atlantic Broadband Fiber Routes in Buckingham County



Map created by CRC – October 2023

Source: MBC

Map 8 – Thomas Jefferson PDC/Firefly VATI Project, Buckingham County



Source: Thomas Jefferson PDC, Firefly

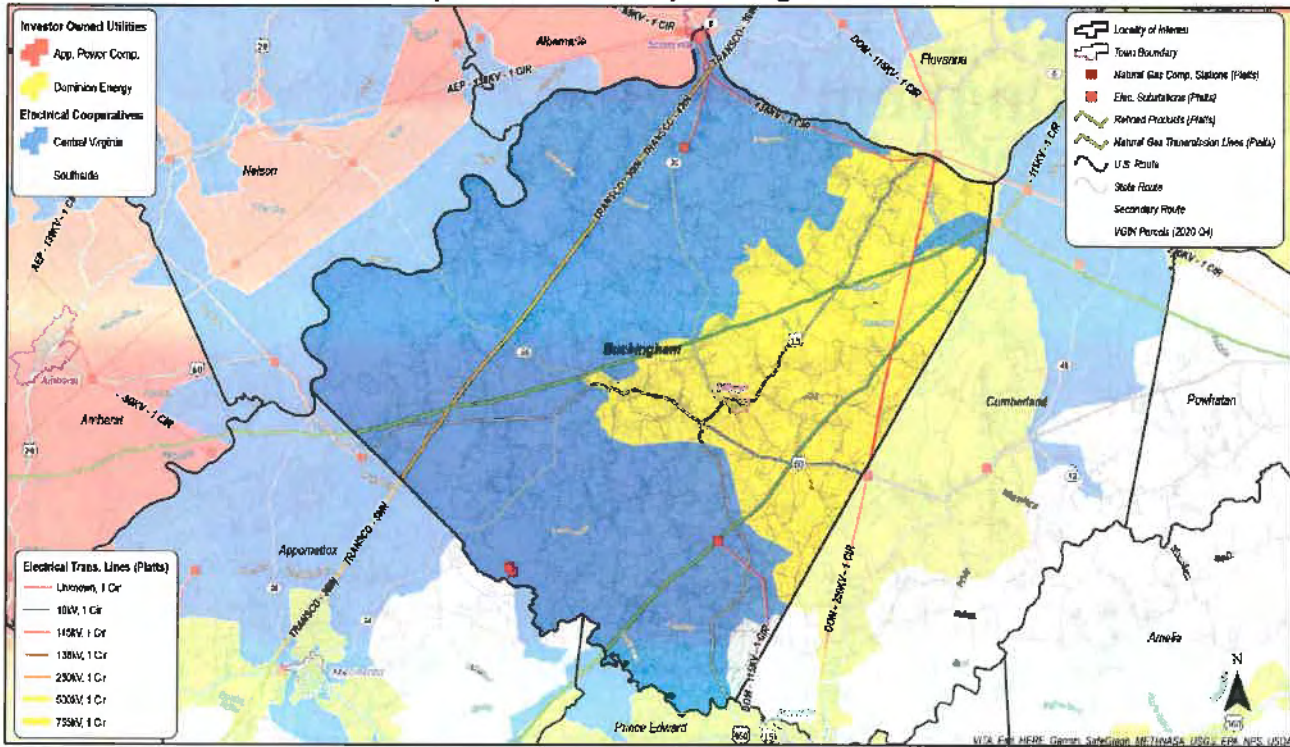
RISE: Regional Internet Service Expansion Project

Firefly’s initiative to provide Internet access to underserved homes and businesses in 13 counties across Central Virginia (including Buckingham).

Electric Services

Buckingham County is serviced by Dominion Virginia Power, Central Virginia Electric Cooperative (CVEC) and Appalachian Electric Power (AEP). Map 9 shows the coverage areas for the County.

Map 9 – Electric Utility Coverage Areas



Source – Timmons Group

Natural Gas/Fuel Sources

Three pipelines run through Buckingham County: Colonial, Williams and Columbia Gas of Virginia. Colonial transports liquids, while Williams and Columbia transports natural gas. Colonial also owns the Mithcell Junction Tank Farm, located in northern Cumberland County near the Buckingham County line. The County does not currently have the ability to tap into existing lines. However, the County does have a close proximity to other natural gas distribution including the City of Lynchburg and City of Richmond and Appomattox County, Virginia.

Recreation

The Buckingham County Recreation Department offers sports and activities including basketball, cornhole, gymnastics, Parents Night Out, soccer, yoga, swimming, tennis, and others. The Department also offers a program for individuals 50 and older, Buckingham Active Seniors. The group meets on the second Tuesday of each month at the Buckingham Community Center. Their program includes guest speakers, program meetings, and game and social time. Buckingham County has a public park, the Buckingham Community Park, located on Route 1003 behind the Buckingham Community Center. The park has a covered pavilion with 12 picnic tables, a grill for

cooking, and a playground. The Town of Dillwyn has Ellis Acres Park, which has a covered pavilion with picnic tables, a playground, and basketball/tennis courts.

The Buckingham County Youth League (BCYL) offers leagues in baseball, softball, football, basketball, and cheer. BCYL baseball has four (4) fall leagues and 11 spring leagues. BCYL softball has five (5) fall leagues and six (6) spring leagues. For the 2023-2024 season, BCYL basketball is offering five co-ed leagues plus one (1) boys league and four (4) girls leagues. BCYL football offers four fall leagues. BCYL offers cheer for football and basketball to youth aged four to 16.

Buckingham County provides opportunities for outdoor recreation exploration as well. Due to its rural nature, the County is perfect for biking along the backroads while you enjoy the picturesque views and see a variety of wildlife. Additionally, the County is home to several public areas.

James River State Park is located in the northwest corner of the County between U.S. 60 and Route 56. It offers cabins for lodging, a natural playground, picnic shelters, multi-use trails, boat launches, campgrounds, a universally accessible fishing pier, and a wheelchair-accessible trail. The park received International Dark Sky Park designation in 2019. DarkSky International, originally founded as the International Dark-Sky Association, designates communities, parks, and protected areas around the world that protect dark sites through responsible lighting policies and public education. There are more than 200 designated Dark Sky places around the world consisting of 118 Dark Sky Parks (including James River), 18 Dark Sky Sanctuaries, 21 Dark Sky Reserves, nine (9) Urban Night Sky Places, and 43 International Dark Sky Communities. The Dark Sky designations are part of the organization's mission to restore the nighttime environment and protect communities from the effects of light pollution through outreach, advocacy, and conservation.

Appomattox-Buckingham State Forest is located in parts of Appomattox and Buckingham Counties. Cumberland State Forest covers parts of Cumberland and Buckingham Counties and offers multi-use trails. Both areas offer multi-use trails as well as opportunities for fishing, hunting, trapping, and wildlife watching.

Featherfin Wildlife Management Area is located along the Appomattox River in parts of Appomattox, Prince Edward, and Buckingham Counties and offers opportunities for hunting, fishing, camping, hiking, and birding. Horsepen Wildlife Management Area is located just south of the Buckingham Court House Village area and offers opportunities for hunting, trapping, camping, hiking, horseback riding, boating, and birding.

Civic Organizations

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

- Buckingham County 4-H/Holiday Lake 4-H
- Buckingham County Cooperative Extension
- Buckingham County Chamber of Commerce
- Piedmont Habitat for Humanity (serves Buckingham County)
- Buckingham County Lions Club
- American Legion Post 0134
- Veterans of Foreign Wars Post 8446
- Historic Buckingham, Inc.

Festivals/Community Events

Buckingham County has a variety of local events and community activities for residents and visitors to enjoy. Some, but not all, are listed below.

- The Historic Village at Lee Wayside hosts events including:
 - Mayfest (early May)
 - Indian Relic Show (September)
 - Fall Farm Fest (early October)
 - Spooky Hollow Drive-Thru (late October)
 - Village Christmas Market (early December).
- The Buckingham Chamber of Commerce hosts events including:
 - Local Artisans Market (early November)
 - Christmas House Tour (early December).
- The Town of Dillwyn hosts events including:
 - Trick-or-treating at the Dillwyn Pocket Park (late October)
 - Annual Christmas Parade (early December).

Commerce

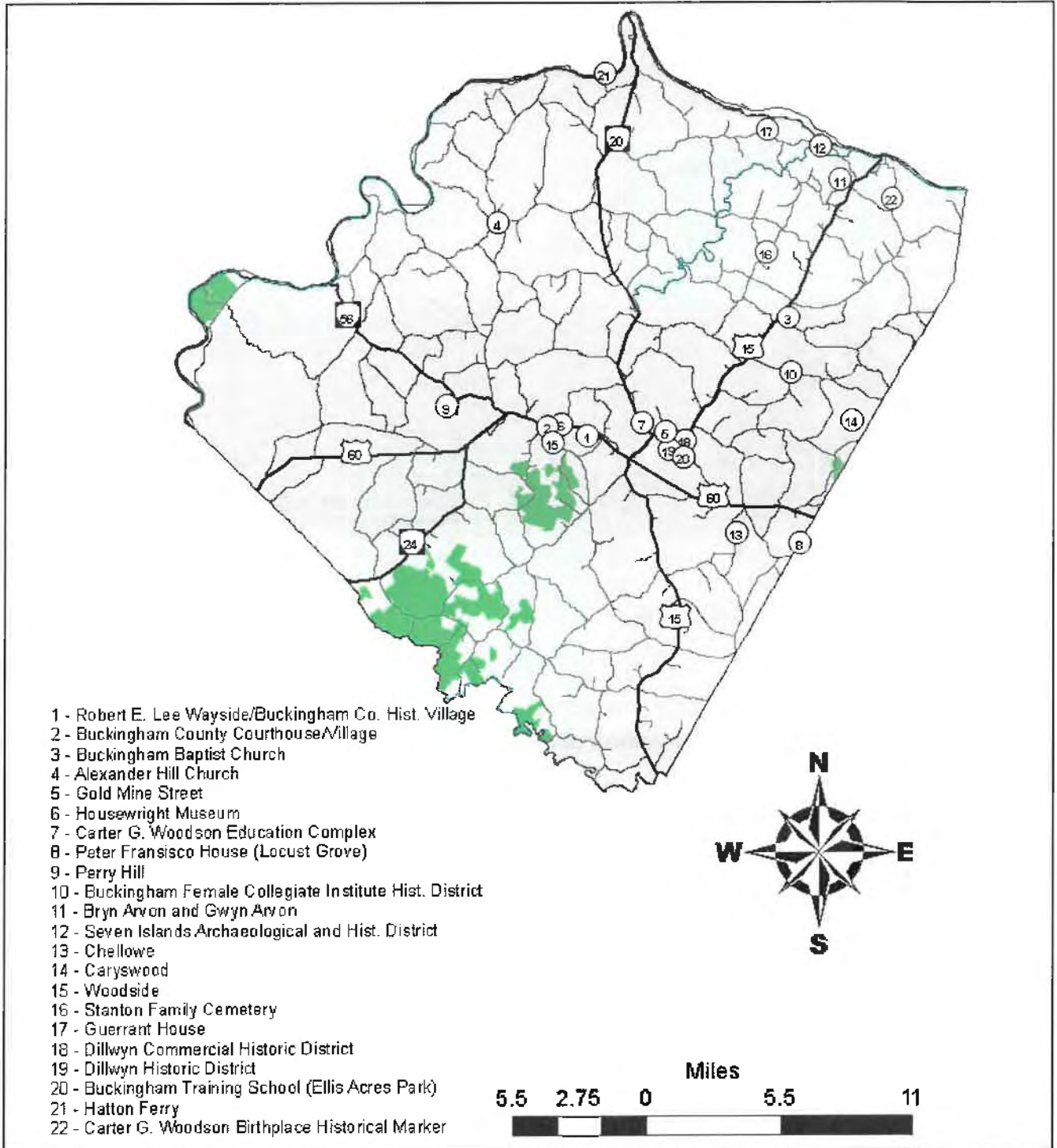
Businesses within the County include a Food Lion (just south of Dillywn), Farrish Hardware (near Sprouses Corner), general merchandise stores, convenience stores, a Virginia ABC Store (in Dillwyn), auto dealerships, a florist, and various service-related businesses (restaurants, insurance, attorneys, auto repair, medical/dentistry, gas/oil, beauty salons, and banking). Because of the location of Buckingham County, Lynchburg, Charlottesville, and Farmville are popular destinations for residents when shopping for goods and services.

C. Historical Sites

Introduction

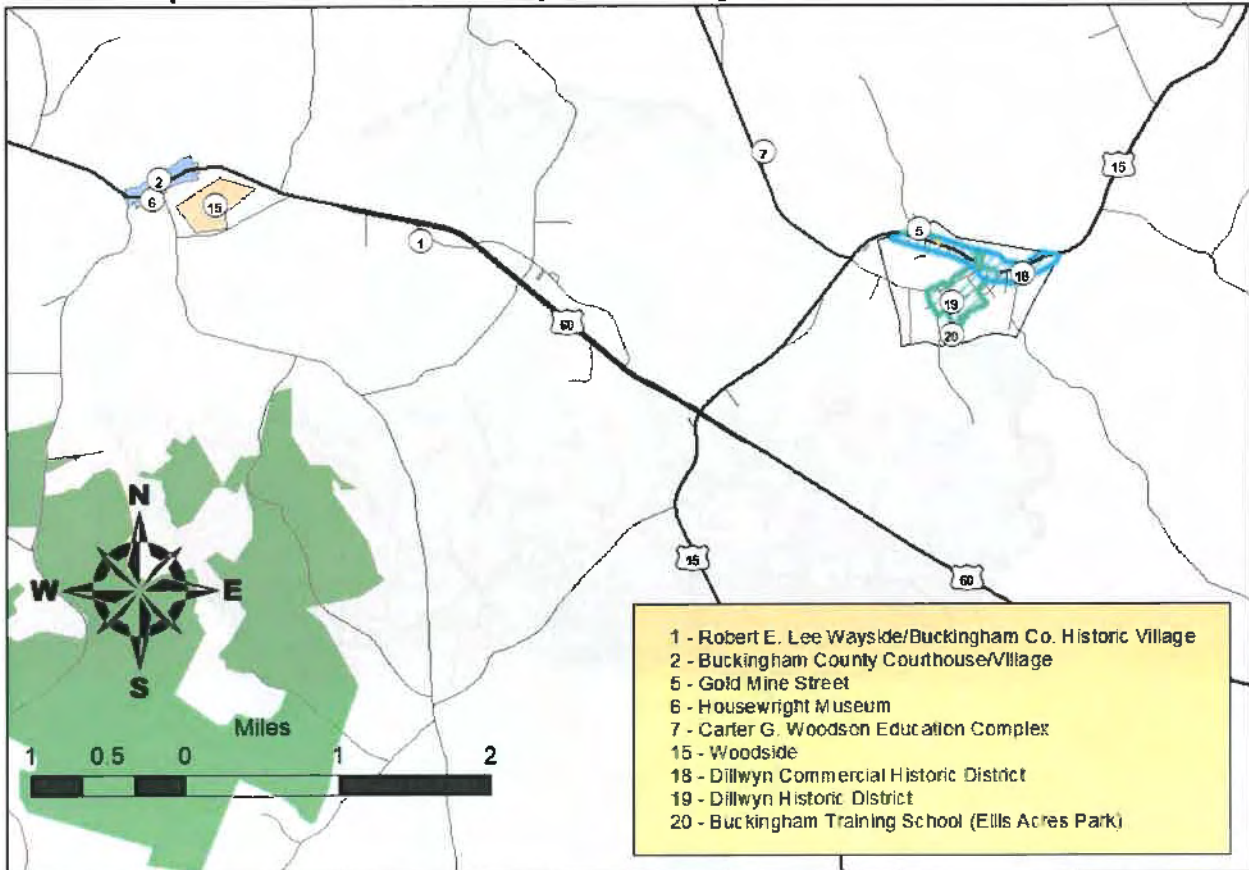
Many historic sites exist throughout Buckingham County. Of these, some have been placed in the Virginia Landmarks Register and the National Register of Historic Places. Through the enhancement of the assets comes economic development via tourism. See Maps 10 and 10a for locations of historic resources in Buckingham County.

Map 10 – Historic Sites in Buckingham County



Map created by CRC – September 2014 (updated February 2024)
Source: Virginia Department of Historic Resources, Buckingham County

Map 10a – Historic Sites in Dillwyn and Buckingham Court House Village Areas



Map created by CRC – September 2014 (updated November 2023)

Source: Virginia Department of Historic Resources, Buckingham County

Regional Historic Initiatives

In March 1993, Virginia's Retreat was organized to explore ways that the Counties of Amelia, Appomattox, Buckingham, Charlotte, Cumberland, Dinwiddie, Nottoway and Prince Edward and the City of Petersburg, could work together to promote the region's rich abundance of natural and historical resources. Representatives of these localities, working closely with the Virginia Division of Tourism, the Virginia Division of State Parks and the National Park Service, held a planning retreat in April 1993, to design a strategy for accomplishing the Consortium's mission— increase tourism and economic development activity in this region of Virginia.

Virginia's Retreat, now known as Virginia's Crossroads, has continued its successful mission of increasing tourism, economic activity and quality of life in the participating Southside Virginia localities through the promotion, preservation, enhancement and education of the region's natural, recreational and historic resources. One of those successful regional historic initiatives is the Civil Rights in Education Heritage Trail (see Map 11). In March 2004, Virginia's Crossroads

kicked off the grand opening of the trail – which is modeled after the successful Lee’s Retreat Trail and the Wilson-Kautz Raid Driving Trail. Instead of focusing on the Civil War, the Heritage Trail highlights contributions made to bring equal education to all Americans.

The trail includes 53 sites throughout 13 counties (including Buckingham County) and the Cities of Petersburg and Emporia that describe the history of education in Southside Virginia. The self-guided driving tour allows you to enjoy the trail at your own pace, letting you linger longer at some stops and pass by others, if time is short. Because the trail is not linear or chronological, it can be started and ended at any point. Once you begin, follow the Civil Rights in Education trail blazing signs from one stop to the next. The Trail has three (3) stops in Buckingham County (see Map 11a):

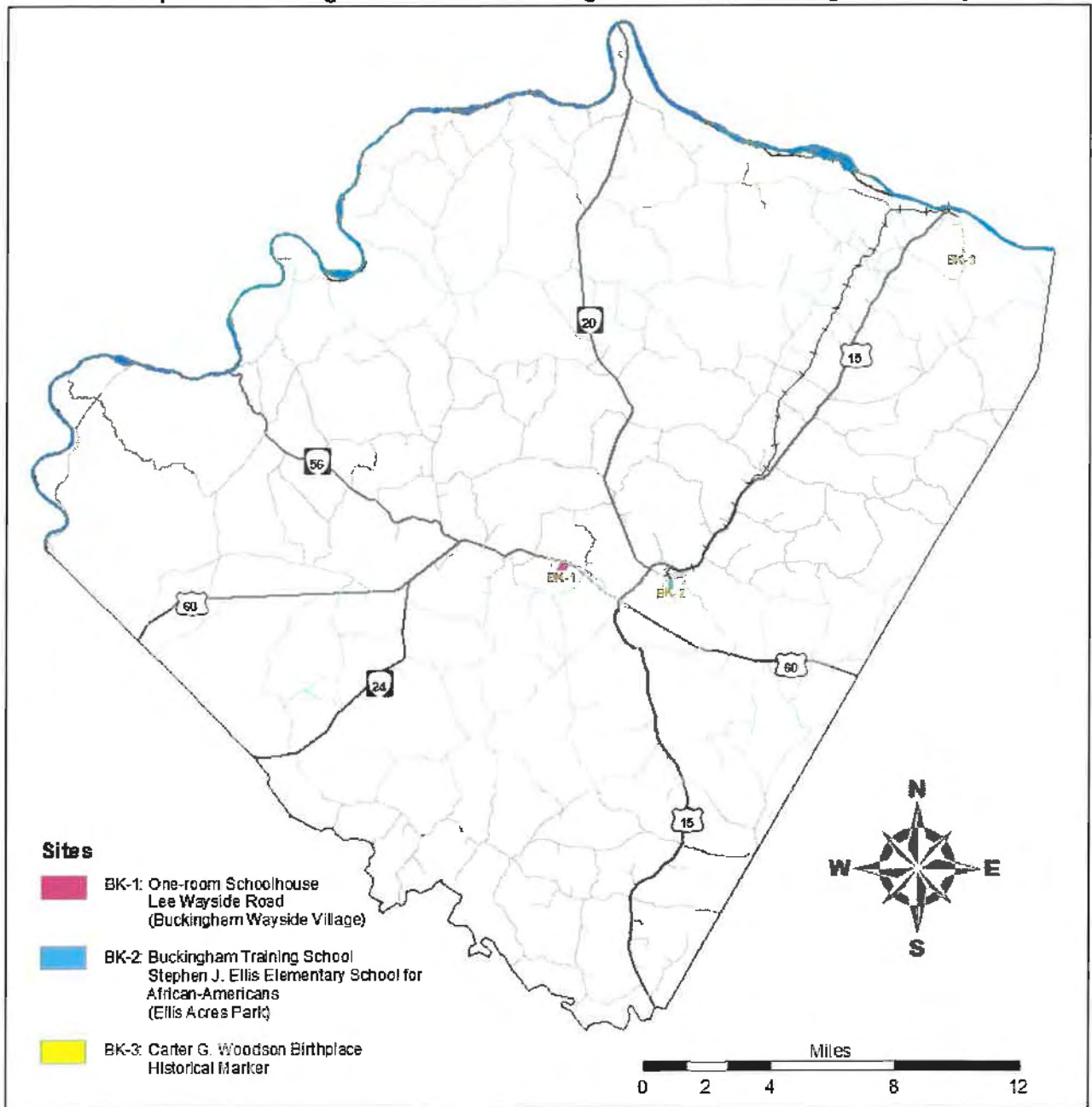
- One Room School House – located on Lee Wayside Road, Buckingham, VA
- Buckingham Training School Stephen J. Ellis Elementary School For African Americans – located on 245 Camden Street, Dillwyn, VA
- Carter G. Woodson birthplace – located near 2325 C.G. Woodson Road, New Canton, VA

Map 11 – Civil Rights in Education Heritage Trail



Source: CRIET Brochure | Virginia's Crossroads (vacrossroads.com)

Map 11.a – Civil Rights in Education Heritage Trail Sites in Buckingham County



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

D. Natural Resources

Land Surface

Buckingham County is located in the Virginia Piedmont, which is largely characterized by rolling hills and numerous ridges near the boundary with the Blue Ridge Mountains. Lying between the mountain and coastal plain regions, the piedmont region is a naturally diverse landscape. The bedrock consists mostly of gneiss, schist and granite rocks at a typical depth of between 2 and 10 feet. Soils developed from these rocks and minerals form acid, infertile soils, with sandy loam surfaces. Many of the clayey subsoils are red or yellowish red due to the oxidized iron weathered from the primary minerals. Natural fertility is low; however, these soils respond well to liming and fertilization.

Historically, much of the Piedmont region was cleared and farmed intensively, causing extreme erosion over much of the region. Before modern soil fertility and managerial practices were adapted to these soils, agricultural production diminished, and most farms reverted to forests. Over two thirds of this region is wooded today. The best soils are still agriculturally productive through well managed soil fertility and erosion control plans. The region contains several areas and stretches of land which are of relatively high agricultural value.

Climate

Buckingham County has warm summers, relatively cool winters, and normally adequate rainfall. The growing season is approximately 190 days, long enough to allow maturity of a wide variety of crops. The pasture season is slightly longer, but winter months are cold enough to require feed and shelter for livestock. Monthly average precipitation amounts vary greatly from year to year for any given month. Using the Town of Dillwyn as the reference point, Buckingham County is about 180 miles from the Atlantic Ocean. Due to the proximity from the Atlantic Ocean, the remnants of hurricanes or tropical storms may pass over the county from the east or south, occasionally causing flooding and wind damage. The data from the National Weather Service in Figure 30 is for Farmville, as it was not available for Buckingham County, and is based on monthly and yearly averages between 1991 and 2020.

Figure 30 – Climate Data (Averages), Farmville, VA 1991-2020

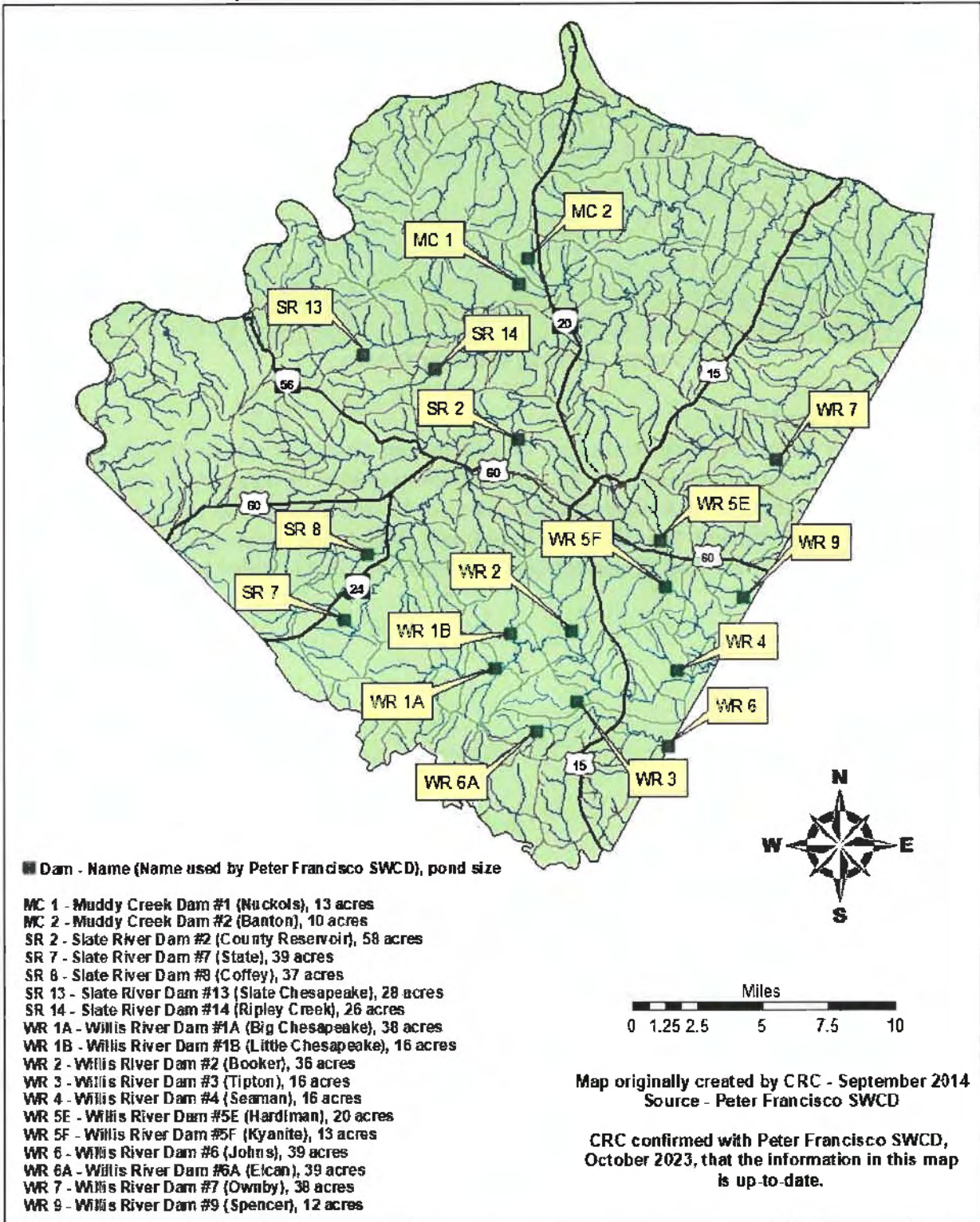
Criteria	Data
Annual Average Precipitation	44.47 inches
Annual Average Snowfall	6.1 inches
Annual Average Temperature	57.2 °F
January Average High Temperature	47.6 °F
January Average Low Temperature	25.7 °F
July Average High Temperature	88.5°F
July Average Low Temperature	67.3 °F
Month with Highest Average Rainfall	September – 4.58 inches
Month with Lowest Average Rainfall	February – 3.00 inches
Month with Highest Average Snowfall	February – 3.1 inches

Source: National Weather Service

Rivers and Watershed Dams

The James River forms the northern border of Buckingham County. It winds through Central Virginia and empties into the Chesapeake Bay. The Appomattox River forms much of the southern border of Buckingham County. It winds through parts of Central Virginia and empties into the James River east of Richmond. The Willis and Slate Rivers pass through Buckingham County and empty into the James River. Map 12 shows rivers and watershed dams in the County.

Map 12 – Rivers and Watershed Dams in Buckingham County



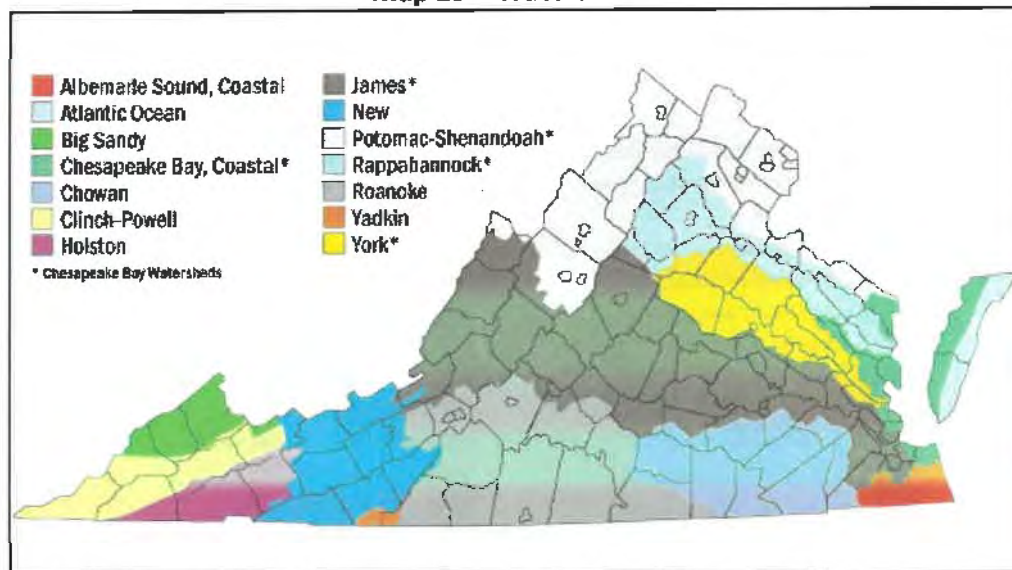
Watersheds

Buckingham County is within the James River Watershed (see Map 13). The James River Basin runs west to east across the State. According to the James River Association, the watershed covers approximately 10,000 square miles or approximately 25% of the Commonwealth’s total area. The basin is bordered by the New River, Roanoke, Chowan, and Albemarle Sound-Coastal Basins to the south, and the Potomac/Shenandoah, Rappahannock, York, and Chesapeake Bay-Coastal Basins to the north. The James River begins at the confluence of the Cowpasture and Jackson Rivers in Botetourt County and ends in the Chesapeake Bay. Map 30a shows the sub watersheds in Buckingham County. The Virginia Cooperative Extension defines a sub watershed as “an area of land that drains into a body of water. Watersheds (or basins) can be any size, but generally the larger the body of water the larger the watershed. Smaller local or sub-watersheds (tributaries) drain much smaller areas that are sometimes only a few acres in size.”

Flood Zones

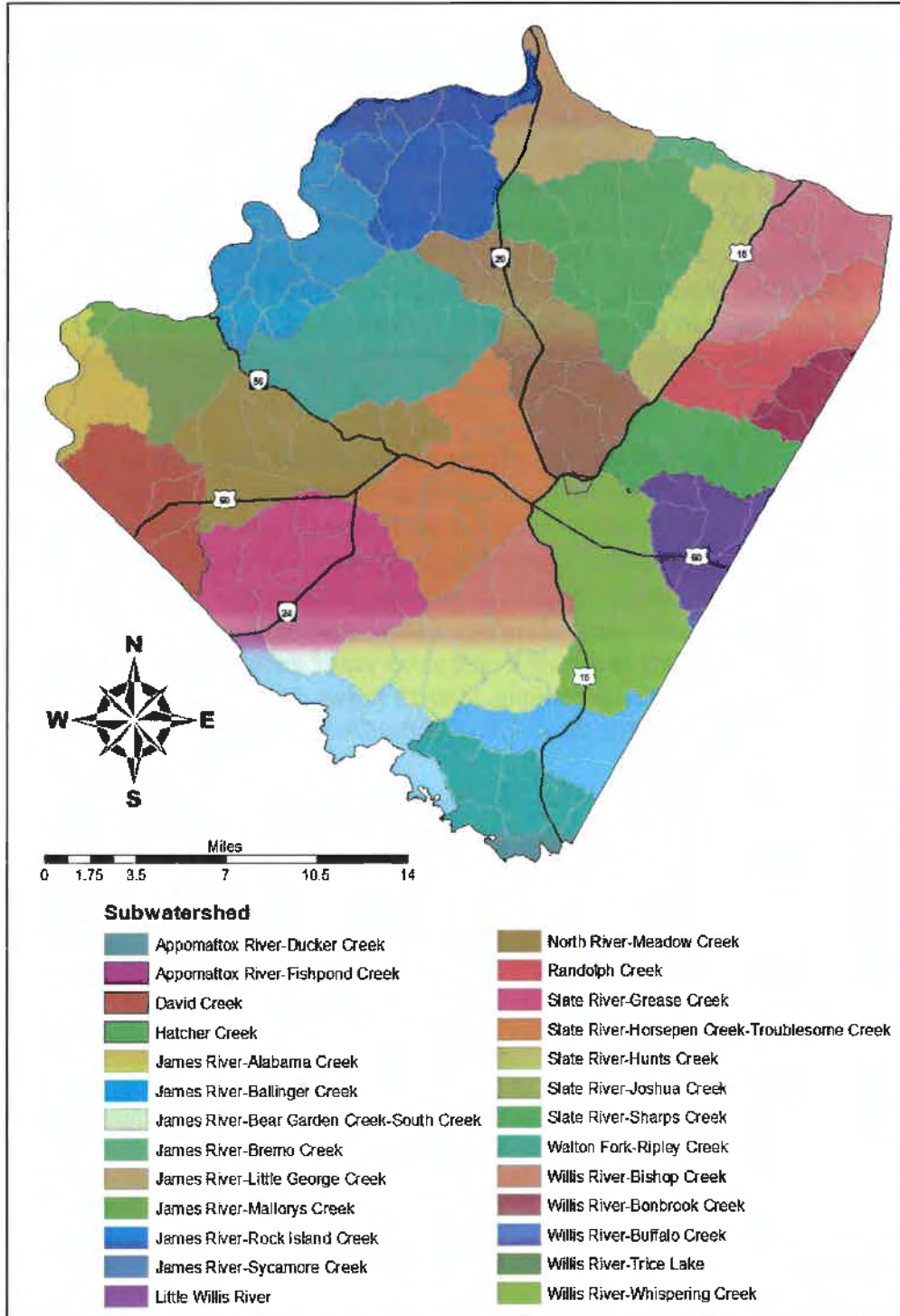
Federal Emergency Management Agency (FEMA) releases annual data on areas that flooding tends to occur and base flood information is available. Map 14 displays the flood zones within Buckingham County. Zone A is an area that is subject to one (1) percent chance of an annual flood with no base flood information available. Zone AE is an area that is subject to one (1) percent chance of an annual flood with base flood information readily available. FEMA defines Base Flood Elevation as “the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year.” Zone X is an area that is at a minimal or moderate risk for annual flooding. Map 15 shows different wetland types in Buckingham County as identified by the U.S. Fish and Wildlife Service.

Map 13 – Watersheds



Source: Virginia Department of Conservation and Recreation (DCR) Website
<https://www.dcr.virginia.gov/soil-and-water/wsheds>

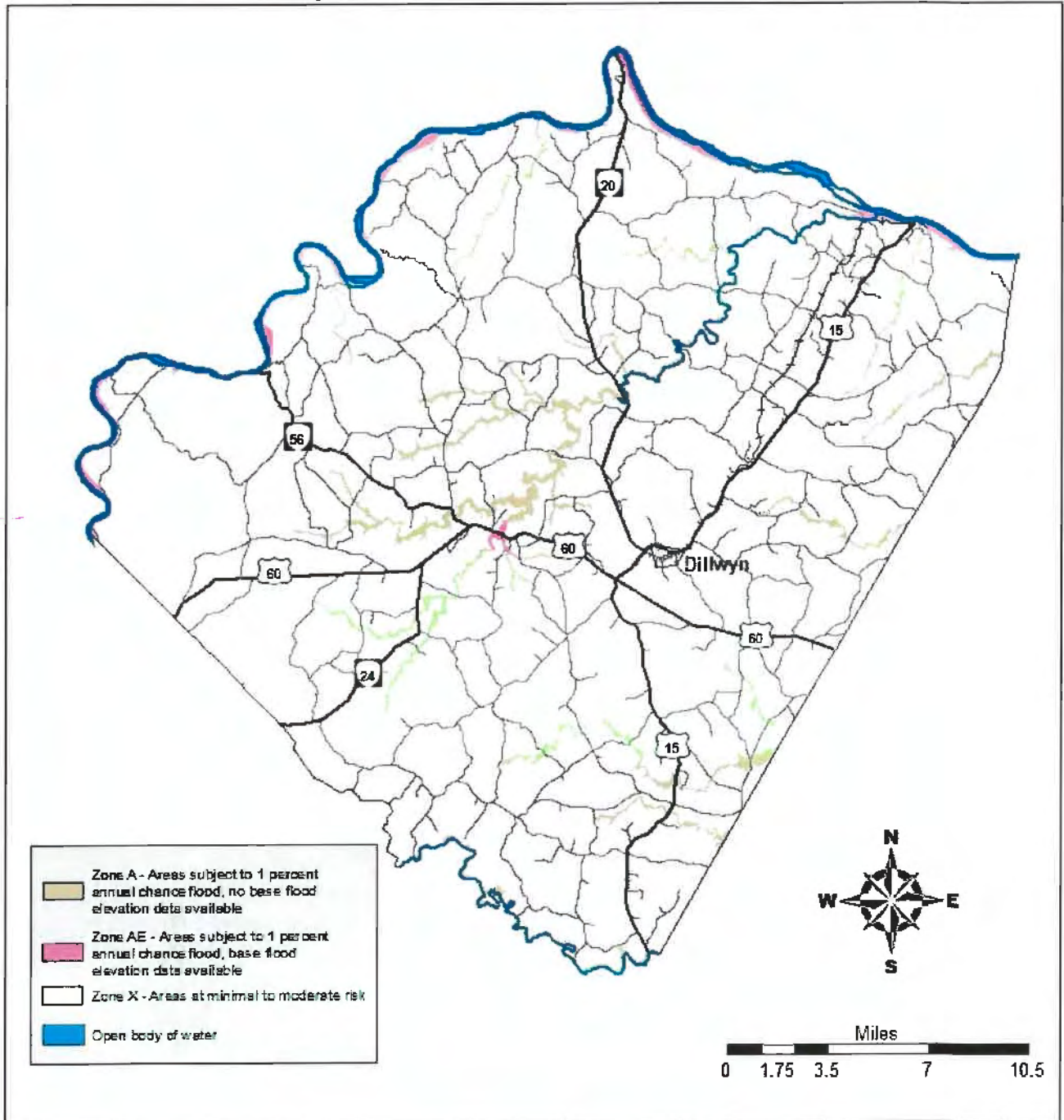
Map 13a – Sub Watersheds in Buckingham County



Map created by CRC – March 2023

Source: DCR

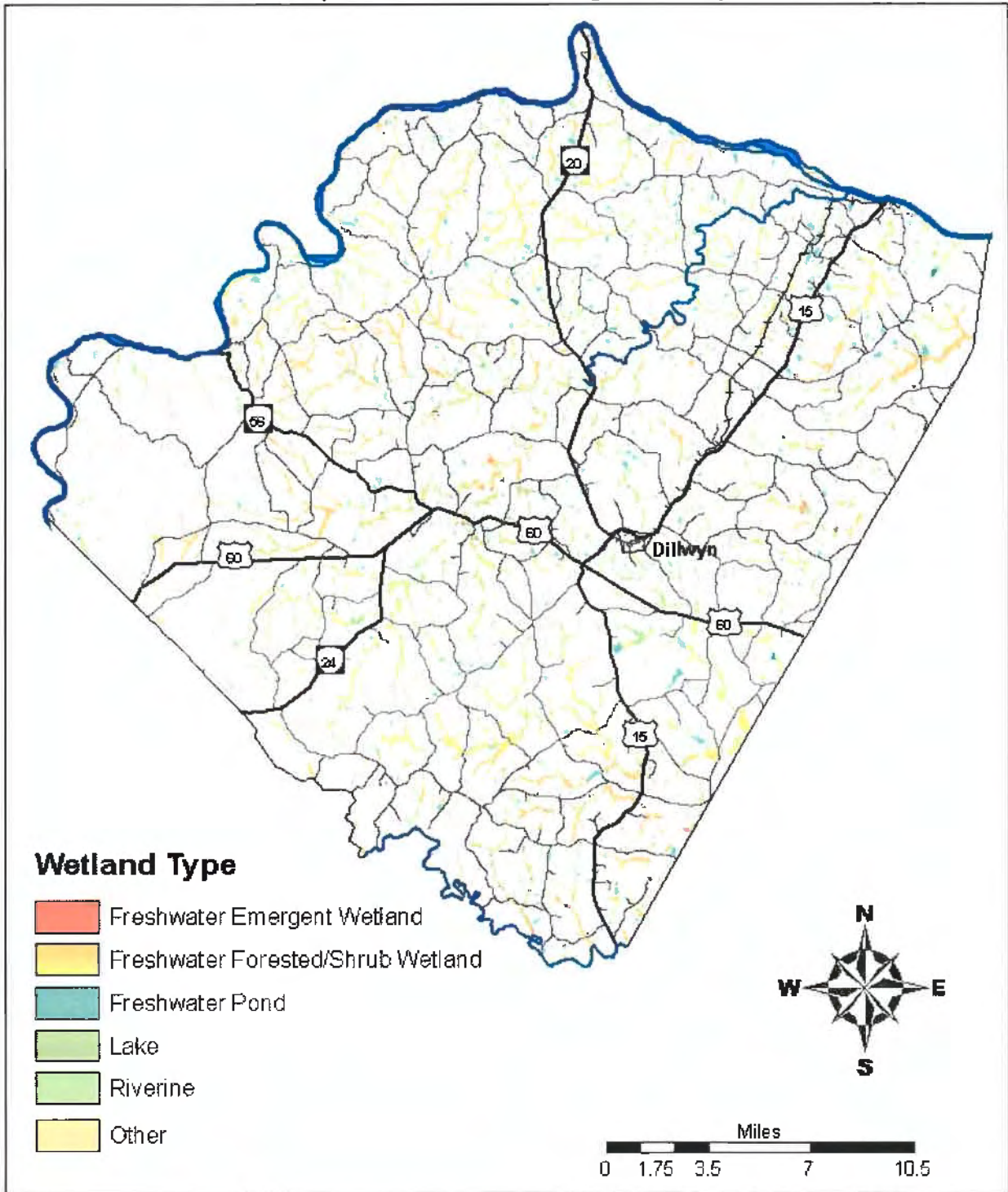
Map 14: Flood Zones within Buckingham County



Map created by CRC – March 2023

Source: FEMA

Map 15 – Wetlands in Buckingham County



Map created by CRC – January 2024
Source: U.S. Fish and Wildlife Service

River/Stream Flow Rates

There are a few locations within Buckingham County that measure river and stream flow rates to determine the amount of discharge that is released at each location. The U.S. Geological Survey Site uses a stream gauge to measure the waterflow rate. The waterflow rate is measured by Cubic Feet per Second or CFS. The higher the cubic feet per second the higher the stream or river. According to the U.S. Geological Survey site, the mean for James River at Scottsville is 6270 CFS, the mean for the Appomattox River at Farmville is 457 CPS, and the mean for the Slate River near Arvonnia is 313 CFS (See Figure 31). All three of the waterflow rates that were recorded are identified as the calculated average mean of recorded historical data. For the James River at Scottsville, this data is based on 44 years of historical data. For the Appomattox River at Farmville, this data is based on 97 years of historical data. For the Slate River near Arvonnia, this data is based on 86 years of historical data.

Figure 31: Average Mean River/Stream Flow Rates

River/Stream	Flow Rates Measured by Cubic Feet per Second (CFS)
James River at Scottsville	6270 CFS
Appomattox River at Farmville	457 CFS
Slate River near Arvonnia	313 CPS

Source: United States Geological Survey

Farmland

Since 1974, a farm is defined by the USDA Census of Agriculture to be a place from which \$1,000 or more agricultural products were produced or sold or would have normally been sold during the census year. The amount of farmland within Buckingham County has increased slightly over the course of the last 20 years. According to the 2022 USDA Agriculture Census, Buckingham County has 375 farms with an average of 216 acres within each farm, which is slightly more than in 1997, when Buckingham County had 370 farms with an average of 205 acres. According to the 2022 USDA Agricultural Census, the acreage of farmland is estimated to cover 21.8% of Buckingham County, with the following land uses: cropland (25, 552 acres), pastureland (19,707 acres), woodland (28,260 acres), and other (7,381 acres). See Figure 32.

Figure 32: Buckingham County Agriculture Summary

	1997	2002	2007	2012	2017	2022
<i>Number of Farms</i>	370	389	411	391	408	375
<i>Farmland (acres)</i>	75,854	81,150	77,293	83,921	79,245	80,900
<i>Average Size per Farm (acres)</i>	205	209	188	215	194	216
<i>Harvested cropland (acres)</i>	18,014	21,638	19,530	20,241	21,685	20,578
<i>Farm Receipts</i>	\$18,084,000	\$20,254,000	\$32,617,000	\$39,881,000	\$43,445,000	\$56,980,000
<i>Receipts - Crops</i>	\$928,000	\$1,896,000	\$1,417,000	\$6,472,000	\$6,822,000	\$7,501,000
<i>Receipts - Livestock</i>	\$17,209,000	\$18,358,000	\$31,199,000	\$33,409,000	\$36,622,000	\$49,479,000
<i>Hired Farm Workers</i>	328	158	370	348	255	161
<i>Farm Labor Payroll</i>	\$1,349,000	\$379,000	\$1,208,000	\$1,597,000	\$2,681,000	\$1,363,000

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

Crops and Livestock

Buckingham County grows a variety of crop throughout the growing season. While some crops such as Hay has seen a decrease in the past 10 years, other crops have seen a dramatic increase in production due to an increase in demand. According to the USDA 2022 Census of Agriculture, Corn that is used for grain has increased by 940 acres since the 2007 Census.

Not only does Buckingham County grow a number of crops, but the County's residents also raise a number of livestock. According to the USDA 2022 Census of Agriculture, Poultry products have increased by 5,603,413 animals over the past 10 years. According to the National Agricultural Census Service, the letter D in a column represents National Agricultural Statistics Service (NASS) disclosure rules. NASS is obligated to withhold, under Title 7, U.S. Code, any total that would reveal an individual's information or allow it to be closely estimated by the public. Because of this disclosure rule, data regarding the 2007 inventory of Beef and Dairy Cattle, 2017 inventory of Corn (for silage), the 2007 inventory of Soybeans, and the 2022 inventory for wheat are not available for public knowledge. The growth and decline of crops and livestock are denoted in Figure 33.

Central Virginia Poultry Cooperative (CVP) has been formed by a group of former broiler chicken producers to restore and revitalize poultry production in Central Virginia for the benefit of poultry-dependent farms and communities through the production of table eggs. CVP, a farmer-owned agricultural cooperative (Code of Virginia, § 13.1-312), is for the benefit of its producer members and non-voting shareholders, and the first of its kind in Central Virginia. CVP formed in response to Tyson Foods' March 2023 announcement closing its Glen Allen, Virginia, broiler processing facility idling 265 farmer-owned production houses. Economic impact to the region was estimated as a \$358 million dollar loss annually. CVP has negotiated a 13-year contract to sell wholesale cage-free and other premium table eggs to Dutch Country Organics LLC (DCO), a Middlebury, Indiana, based company. DCO has contracted with CVP to purchase the eggs and ship them to their facility in Indiana where the eggs will be processed, graded and shipped across the country. The CVP's planned capacity for 2025 is 2 million hens in egg production, which would help produce an economic impact of 146 new direct employ jobs, 390 total community jobs and a revenue stream for the local community.

Figure 33: Buckingham County Select Farm Activities

<i>Crop</i>	<i>Acres 2007</i>	<i>Acres 2012</i>	<i>Acres 2017</i>	<i>Acres 2022</i>	<i>Change from 2007 - 2017</i>
<i>Corn (for grain)</i>	459	742	1,432	1,399	+940 acres
<i>Corn (for silage)</i>	1,628	2,028	(D)	460	-1,168
<i>Soybeans</i>	(D)	1,210	1,432	5,147	+3,937 acres
<i>Wheat</i>	208	581	905	(D)	+697 acres
<i>Hay (all types)</i>	17,987	17,102	16,818	12,326	-5,661 acres
<i>Vegetables</i>	8	8	18	17	+9 acres
<i>Livestock</i>	<i>2007 Inventory</i>	<i>2012 Inventory</i>	<i>2017 Inventory</i>	<i>2022 Inventory</i>	<i>Change from 2007-2017</i>
<i>Beef Cattle</i>	(D)	10,294	8,259	6,992	-3,302 animals
<i>Dairy Cattle</i>	(D)	311	56	160	-151 animals
<i>Equine</i>	601	996	654	391	-201 animals
<i>Hogs and Pigs</i>	26,386	21,480	64,071	69,628	+43,242 animals
<i>Sheep and Lambs</i>	1,259	580	921	519	-740 animals
<i>Goats</i>	759	634	395	694	-65 animals
<i>Poultry</i>	249,697	882,808	6,545,091	5,853,110	+5,603,413 animals

(D) represents National Agricultural Statistics Service (NASS) disclosure rules

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

Soil

Buckingham County contains a wide variety of soils, with agricultural productivity ratings ranging from very good to very poor. A county-wide soil survey and analysis is found in the publication Soil Survey – Buckingham County Virginia, United States Department of Agriculture Soil Conservation Service and Virginia Polytechnic Institute and State University, 1974. The different types of soils in Buckingham County are as follows:

- Bugley-Rock outcrop complex, 7 to 15 percent slopes
- Bugley-Rock outcrop complex, 15 to 35 percent slopes
- Bugley-Rock outcrop complex, 35 to 60 percent slopes
- Carbonton loam, 0 to 2 percent slopes
- Codorus-Hatboro complex, 0 to 3 percent slopes, frequently flooded
- Dan River loam, 0 to 4 percent slopes, occasionally flooded

- Delanco loam, 2 to 7 percent slopes, rarely flooded
- Devotion gravelly sandy loam, 7 to 15 percent slopes
- Devotion gravelly sandy loam, 15 to 25 percent slopes
- Devotion gravelly sandy loam, 25 to 50 percent slopes
- Elsinboro loam, 2 to 7 percent slopes, rarely flooded
- Fairview sandy loam, 2 to 7 percent slopes
- Fairview-Devotion complex, 7 to 15 percent slopes
- Fairview-Devotion complex, 15 to 25 percent slopes
- Fairview-Devotion complex, 25 to 45 percent slopes
- Grassland-Delanco complex, 2 to 7 percent slopes, rarely flooded
- Appomattox-Ayersville complex, 7 to 15 percent slopes
- Appomattox-Ayersville complex, 15 to 25 percent slopes
- Halifax-Delanco complex, 2 to 7 percent slopes, rarely flooded
- Hatboro loam, 0 to 2 percent slopes, frequently flooded
- Jackland-Mirerock complex, 2 to 7 percent slopes
- Littlejoe silt loam, 2 to 7 percent slopes
- Littlejoe silt loam, 7 to 15 percent slopes
- Littlejoe-Appomattox complex, 7 to 15 percent slopes
- Littlejoe-Bentley complex, 7 to 15 percent slopes
- Mayodan-Exway complex, 7 to 15 percent slopes
- Meadows loam, 25 to 60 percent slopes
- Oak Level loam, 7 to 15 percent slopes, extremely boulder
- Oak Level loam, 15 to 50 percent slopes, extremely boulder
- Oak Level-Diana Mills complex, 2 to 7 percent slopes
- Appomattox-Littlejoe complex, 2 to 7 percent slopes
- Appomattox-Littlejoe complex, 7 to 15 percent slopes
- Appomattox-Littlejoe complex, 15 to 25 percent slopes
- Oak Level-Siloam complex, 7 to 15 percent slopes
- Oak Level-Siloam complex, 15 to 25 percent slopes
- Penhook loam, 2 to 7 percent slopes
- Pilot Mountain-Westfield complex, 25 to 60 percent slopes, very rubbly
- Pits, quarry
- Polkton-Altavista complex, 2 to 7 percent slopes, rarely flooded
- Sindion loam, 0 to 3 percent slopes, occasionally flooded
- Spears Mountain silt loam, 2 to 7 percent slopes
- Spears Mountain silt loam, 7 to 15 percent slopes
- Spears Mountain silt loam, 15 to 25 percent slopes
- Spears Mountain-Bugley complex, 7 to 15 percent slopes
- Spears Mountain-Bugley complex, 15 to 25 percent slopes
- Spears Mountain-Bugley complex, 25 to 50 percent slopes

- Speedwell loam, 0 to 3 percent slopes, occasionally flooded
- Spriggs-Toast complex, 7 to 15 percent slopes
- Spriggs-Toast complex, 15 to 25 percent slopes
- Spriggs-Toast complex, 25 to 50 percent slopes
- Appomattox-Penhook complex, 2 to 7 percent slopes
- Stoneville loam, 2 to 7 percent slopes
- Toast sandy loam, 2 to 7 percent slopes
- Toast-Devotion complex, 7 to 15 percent slopes
- Toast-Devotion complex, 15 to 25 percent slopes
- Udorthents, loamy
- Westfield-Pilot Mountain complex, 7 to 15 percent slopes
- Westfield-Pilot Mountain complex, 15 to 25 percent slopes
- Westfield-Pilot Mountain complex, 25 to 60 percent slopes
- Wintergreen clay loam, 2 to 7 percent slopes, severely eroded
- Wintergreen clay loam, 7 to 15 percent slopes, severely eroded
- Yogaville loam, 0 to 2 percent slopes, frequently flooded
- Ayersville-Meadows complex, 7 to 15 percent slopes
- Ayersville-Meadows complex, 15 to 25 percent slopes
- Banister fine sandy loam, 2 to 7 percent slopes, rarely flooded
- Bentley-Fairview complex, 2 to 7 percent slopes
- Bentley-Fairview complex, 7 to 15 percent slopes
- Bentley-Penhook complex, 2 to 7 percent slopes
- Bentley-Spears Mountain complex, 2 to 7 percent slopes
- Bentley-Spears Mountain complex, 7 to 15 percent slopes
- Bentley-Spears Mountain complex, 15 to 25 percent slopes
- Brickhaven-Creedmoor complex, 2 to 7 percent slopes
- Brickhaven-Creedmoor complex, 7 to 15 percent slopes

Rocks/Minerals

Map 16 shows the different rock/mineral types in Buckingham County. The data is from Virginia Energy, the agency formerly known as the Virginia Department of Mines, Minerals, and Energy. The County is underlain by phyllite, diorite, greenstone, mylonite, amphibolite, quartzite, felsic volcanic rock, schist, granite, and other rocks.

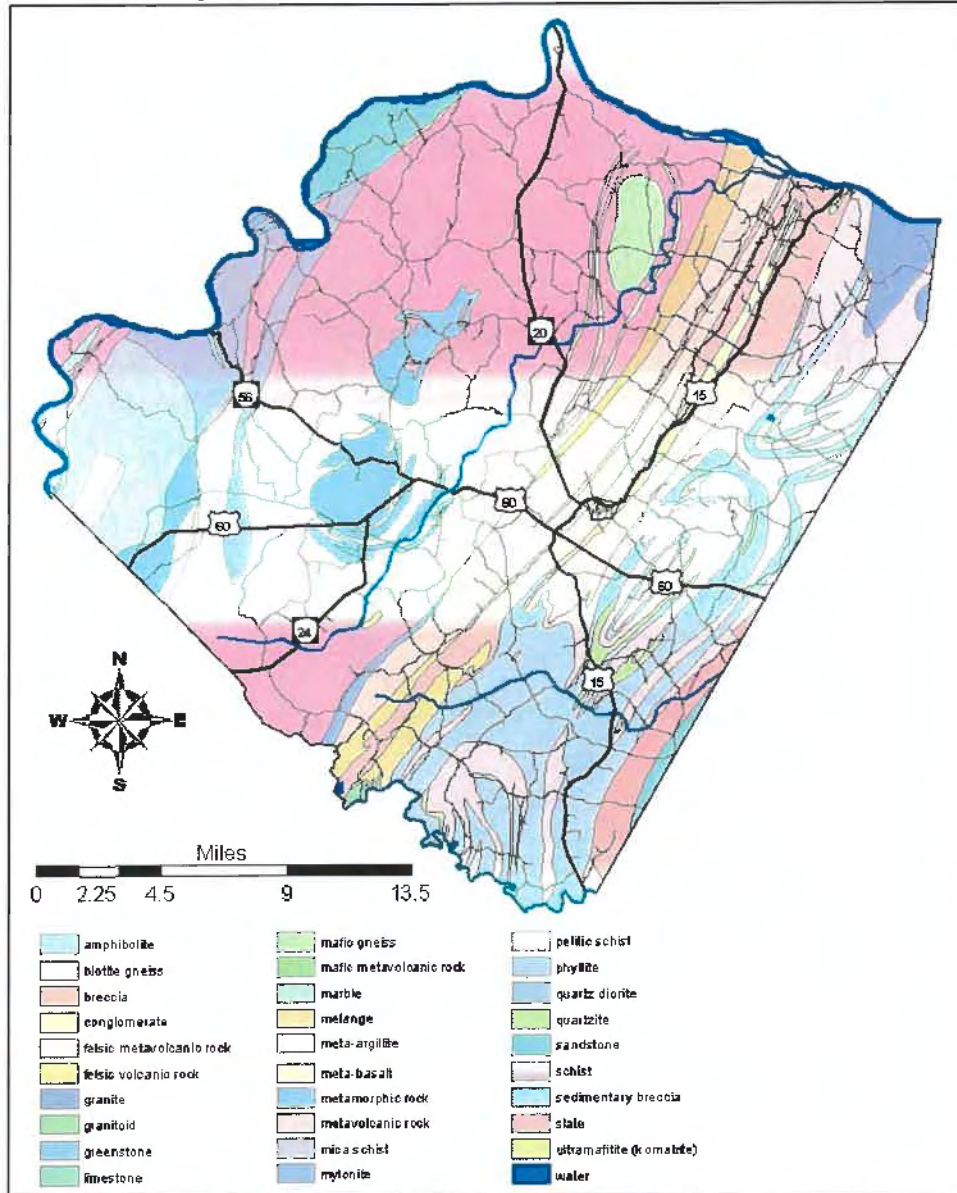
Map 17 shows locations of mines in Buckingham County. The data is from Virginia Energy, and is broken into three categories: Mines with active permits, mines facing bond forfeiture, and abandoned mines. The third category, abandoned mines, is broken down further by priority for reclamation. Abandoned mine sites have been assessed by an Orphaned Land Advisory Committee (OLAC) that was created through the Orphaned land Program, which was established by legislation in 1978. The OLAC consists of state, federal, local, and industry

stakeholders and evaluates orphaned land sites that have undergone a site investigation by Virginia Energy. Sites are ranked by the Committee based on the evaluation. A site is ranked as:

- High Priority (reclamation of these sites occurs first).
- Medium Priority (reclamation occurs after all high priority sites are complete).
- Low Priority (reclamation will occur after all high and medium priority sites are complete or the site is naturally reclaimed).

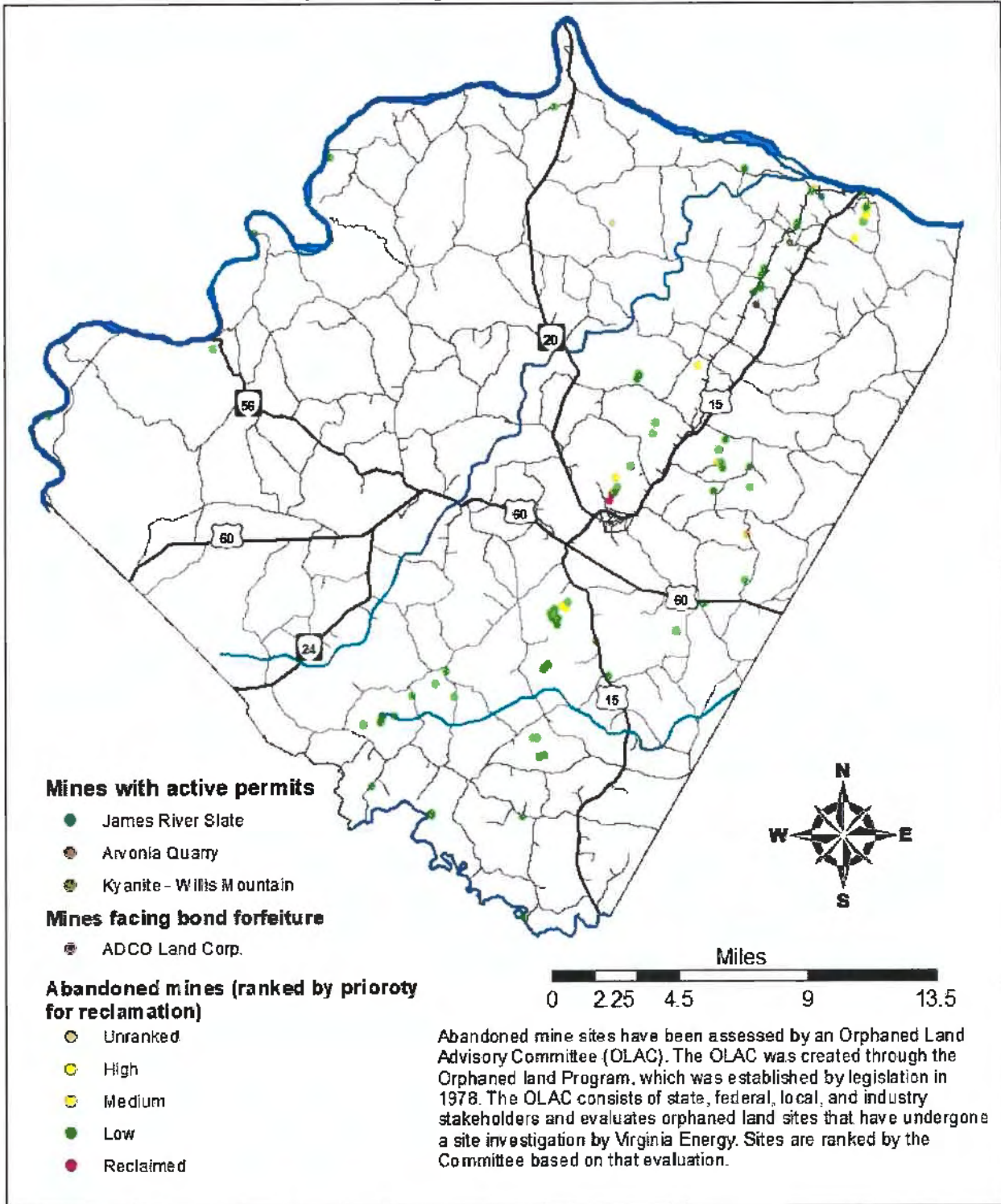
It should be noted that some sites have not been evaluated. Those sites are not ranked.

Map 16 – Rock/Mineral Types in Buckingham County



Map created by CRC – October 2023 (source: Virginia Energy)

Map 17 – Mining Sites in Buckingham County



Map created by CRC – December 2023 (source: Virginia Energy)

Forestland

Forests make up a large part of Buckingham County, both in terms of acreage and economic yields. Forestland makes up 86% of total acres in Buckingham County. There are 321,356 total acres of forestland in Buckingham County, according to the 2020 data from the USDA Forest Service. Of that total, 22,710 acres are publicly owned and 298,646 are privately owned. The Appomattox - Buckingham State Forest is Virginia's largest state forest covering a total of 19,513 acres in Appomattox and Buckingham Counties. A small portion of the Cumberland State Forest is also located in Buckingham County as well. The Cumberland State Forest is Virginia's second largest state forest at 16,154 acres.

Forestland is defined by the USDA Forest Service as a forest that is at least ten (10) percent stocked by forest trees of any size, or formerly having had such tree cover, and not currently developed for non-forest use. The minimum area is considered for classification as one (1) acre with forest strips must be at least 120 feet wide.

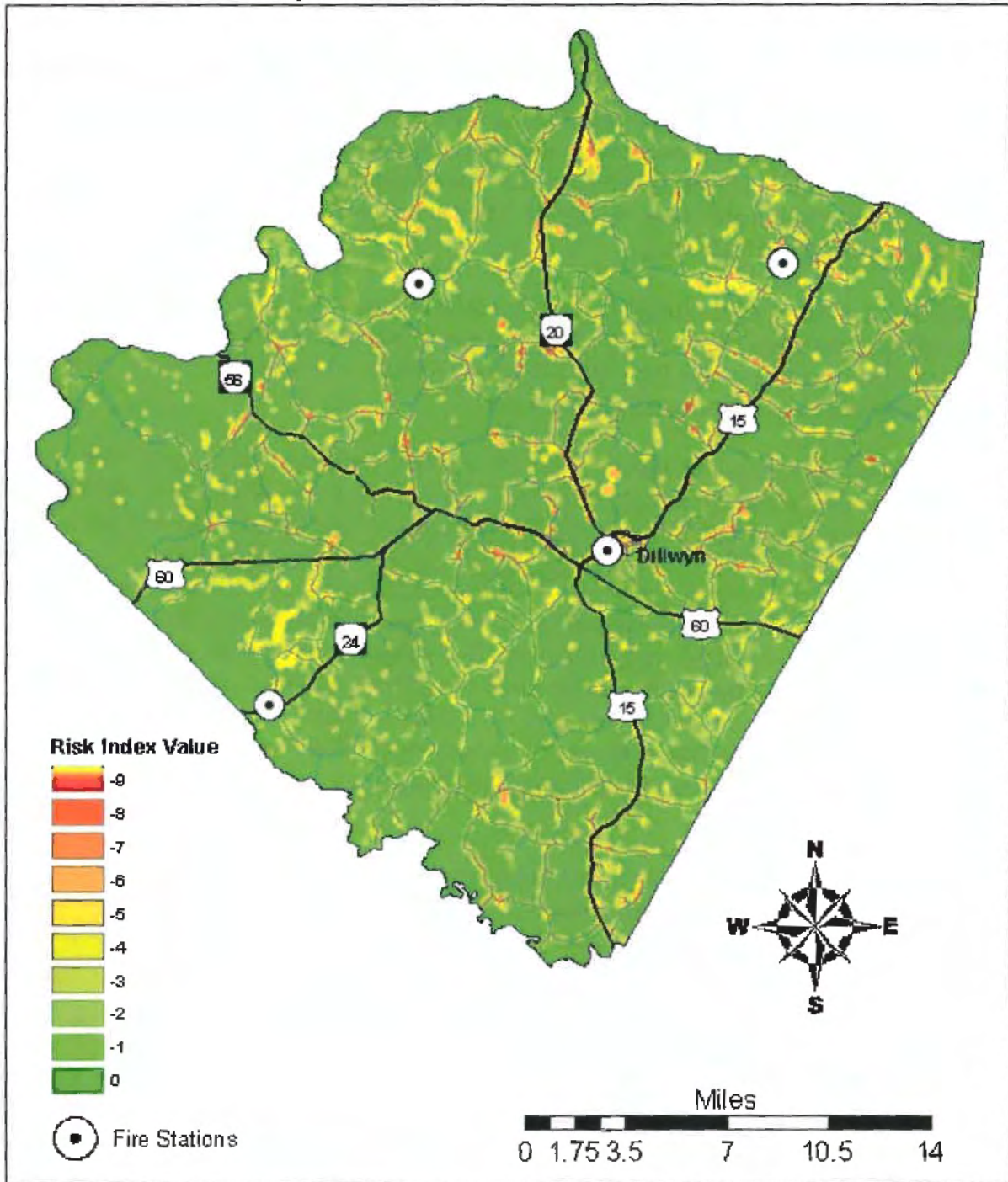
Dominant soft species in the area include Loblolly Pine, Shortleaf Pine, Virginia Pine and Red Cedar. Dominant hardwoods include White Oak, Red Oak, Black Oak, Scarlet Oaks, Yellow Poplar, American Beech, Green Ash, Chestnut, Sycamore, Mockernut and Pignut Hickory, Black Gum, Red Maple and Birch.

Buckingham County is served by several timber mills, and is home to many forestry consultants and timber managers. They work to monitor the timber markets and respond to product demands. Additionally, they work with the VDOF to control insect or disease outbreaks and keep the forest healthy. Forest landowners who harvest their timber may reforest these areas by planting one-year-old seedlings or rely on natural regeneration of commercially valuable species. The VDOF sells various species of seedlings for planting.

Wildland Urban Interface

The Wildland Urban Interface (WUI) Risk Index for Buckingham County is shown in Map 18 and maps 18a – 18d. The WUI Risk Index rates the potential impact of wildfire on people and their homes on a scale of 0 (lowest risk) to -9 (highest risk). The Index uses housing density as a key factor to determine risk. The Index was developed by the Southern Group of State Foresters and uses housing density, plus others factors, to assess risk. Housing density is categorized based on the standard Federal Register and U.S. Forest Service Silvics data set categories. The data is presented as the number of houses per acre.

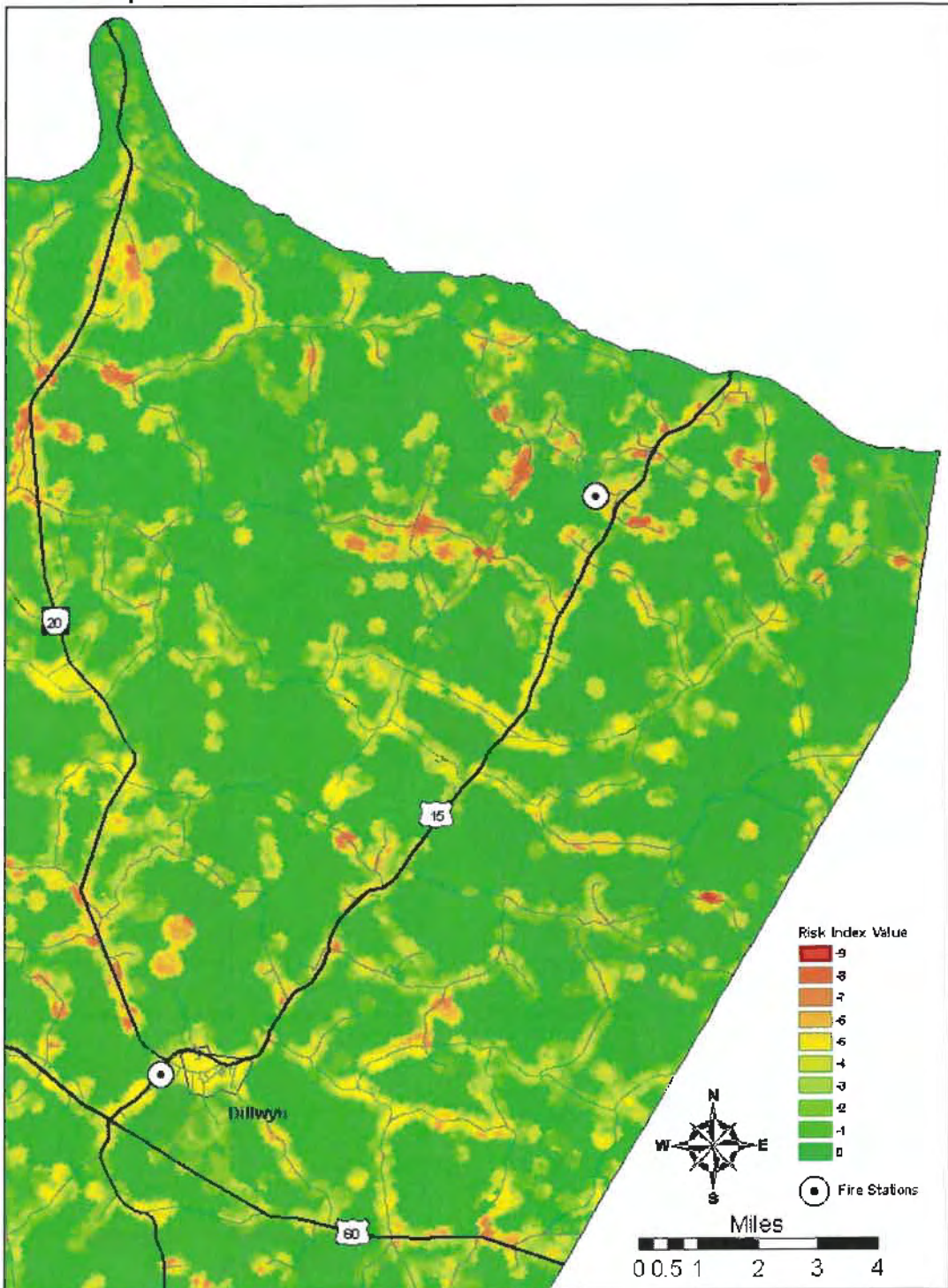
Map 18 – Wildland-Urban Interface Risk Index



Map created by CRC – October 2023

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

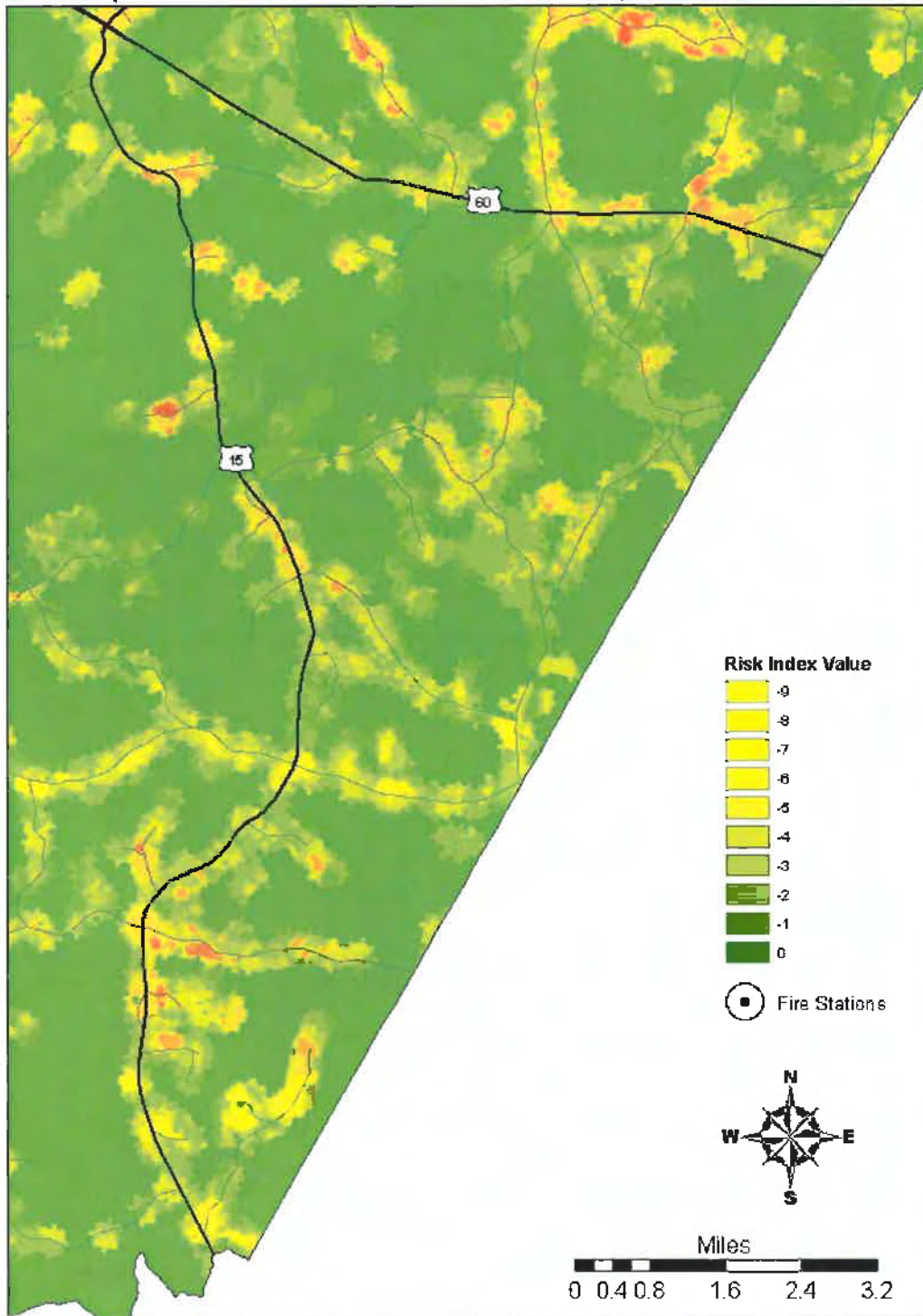
Map 18a – Wildland-Urban Interface Risk Index, Northeast Quadrant



Map created by CRC – October 2023

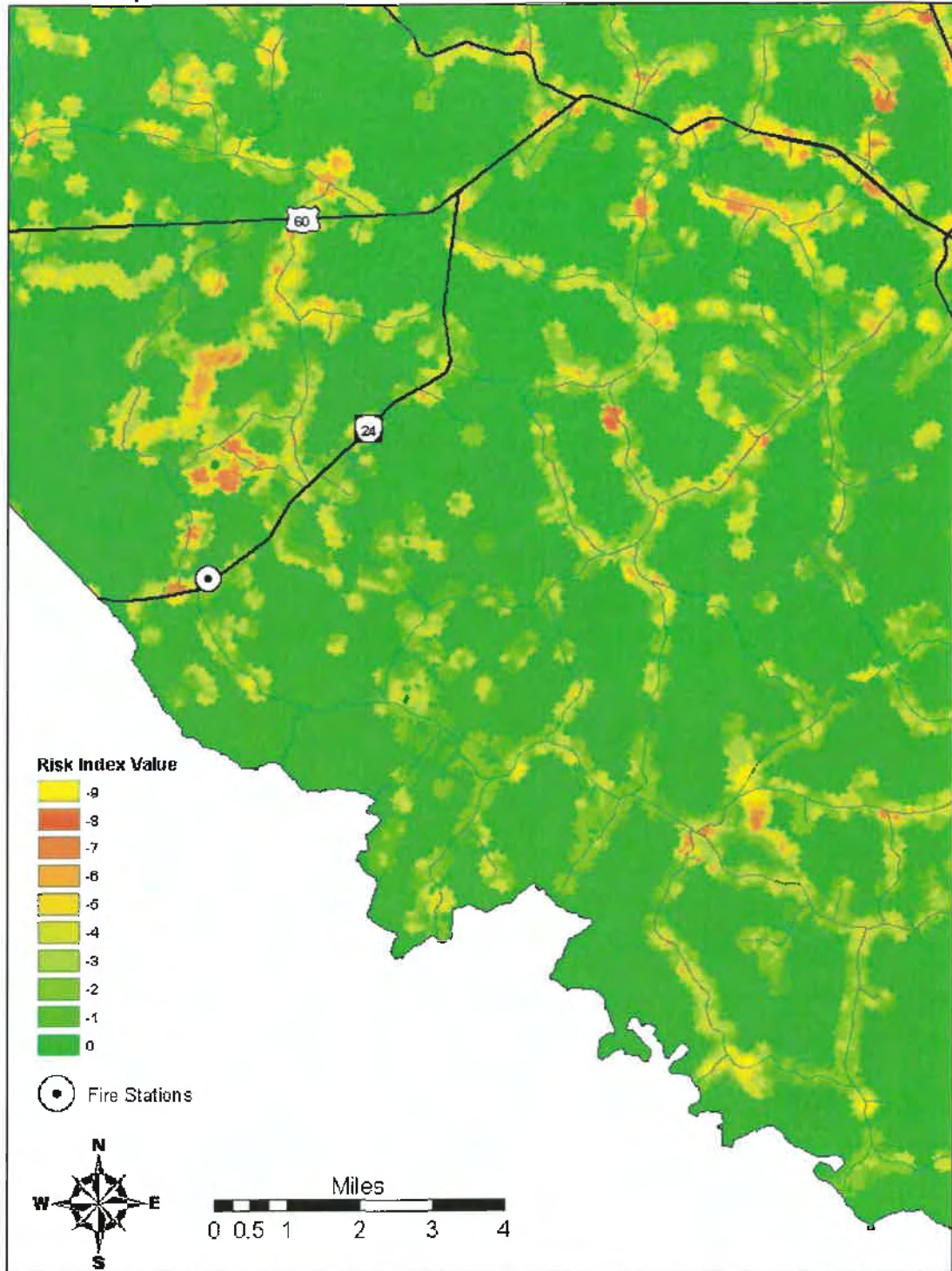
(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)

Map 18b – Wildland-Urban Interface Risk Index, Southeast Quadrant



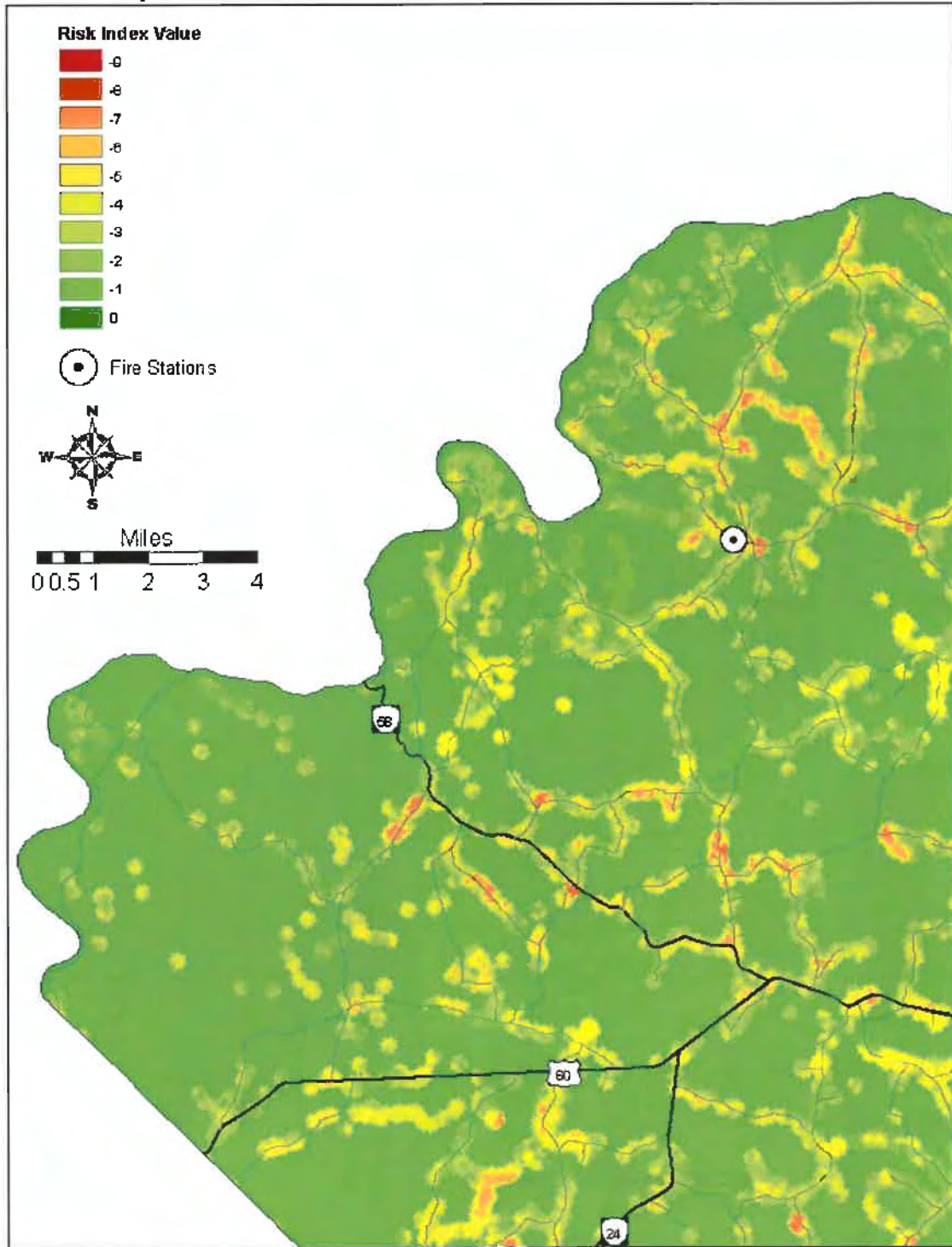
Map created by CRC – October 2023
(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)

Map 18c – Wildland-Urban Interface Risk Index, Southwest Quadrant



Map created by CRC – October 2023
(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)

Map 18d – Wildland-Urban Interface Risk Index, Northwest Quadrant



**Map created by CRC – October 2023
(Source: Southern Group of State Foresters, Southern Wildfire Risk Assessment)**



Chapter IV

Transportation

IV: Transportation

Introduction

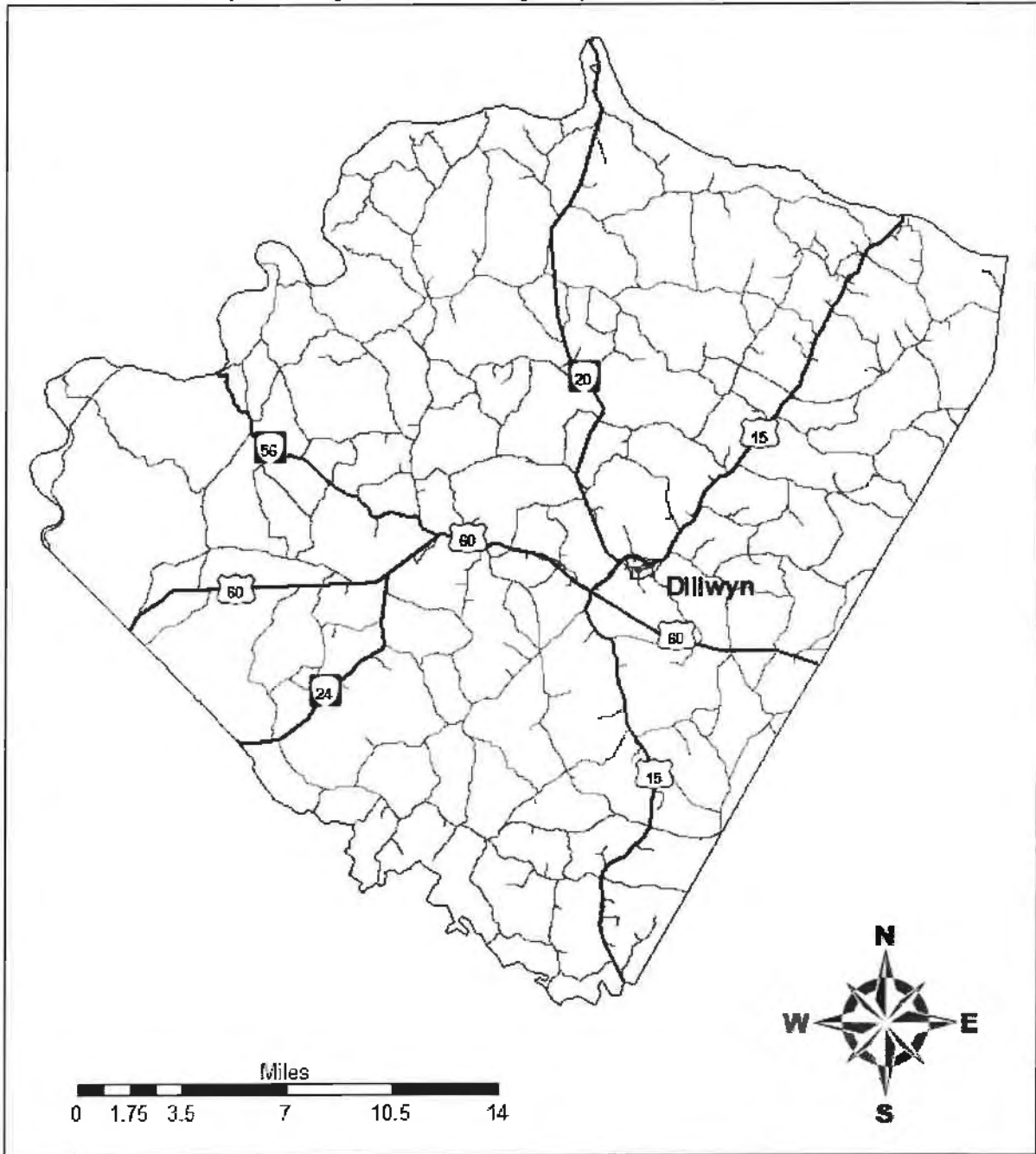
Several factors must be considered in analyzing the transportation facilities for Buckingham County. A transportation system must first and foremost be safe and efficient. Residents expect to be able to transport themselves and their materials in the shortest period of time while being ensured they will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

Highways and Roadways

No interstate highways are in Buckingham County. There is one four-lane highway in the County: a segment of U.S. 60, roughly four miles, passes through the middle part of the County. Map 19 highlights the major roads and highways in Buckingham County.

- U.S. Highway 60 in Buckingham County is a two-lane highway except for the one segment between Sprouses Corner and the Buckingham Court House Village that is four lanes. U.S. Highway 60 connects the County with the Richmond area to the east and Amherst County to the west.
- U.S. Highway 15 is a two-lane highway that connects Buckingham County with the Towns of Farmville and Keysville to the south and Zion Crossroads (where the highway accesses Interstate 64) to the north. From Keysville, the highway continues south through the Raleigh-Durham region of North Carolina then into South Carolina. From Interstate 64, the highway continues north through Maryland and Pennsylvania.
- Virginia Primary Highway 20 is a two-lane highway that starts at the intersection of U.S. Highway 15 just south of Dillwyn and runs north, passing through the City of Charlottesville and the Town of Orange. Virginia Primary Highway 20 ends at and connects to Virginia Primary Highway 3 between the Town of Culpeper and the City of Fredericksburg.
- Virginia Primary Highway 24 is a two-lane highway that starts at the intersection of U.S. Highway 60 just west of Buckingham Court House at Mount Rush and runs west, passing through the Town of Appomattox. From there, Virginia Primary Highway 24 continues west to the City of Roanoke
- Virginia Primary Highway 56 is a two-lane highway that starts at U.S. Highway 60 just west of Buckingham Court House at Duck's Corner and runs northwest into Nelson County.

Map 19 – Major Roads and Highways in Buckingham County



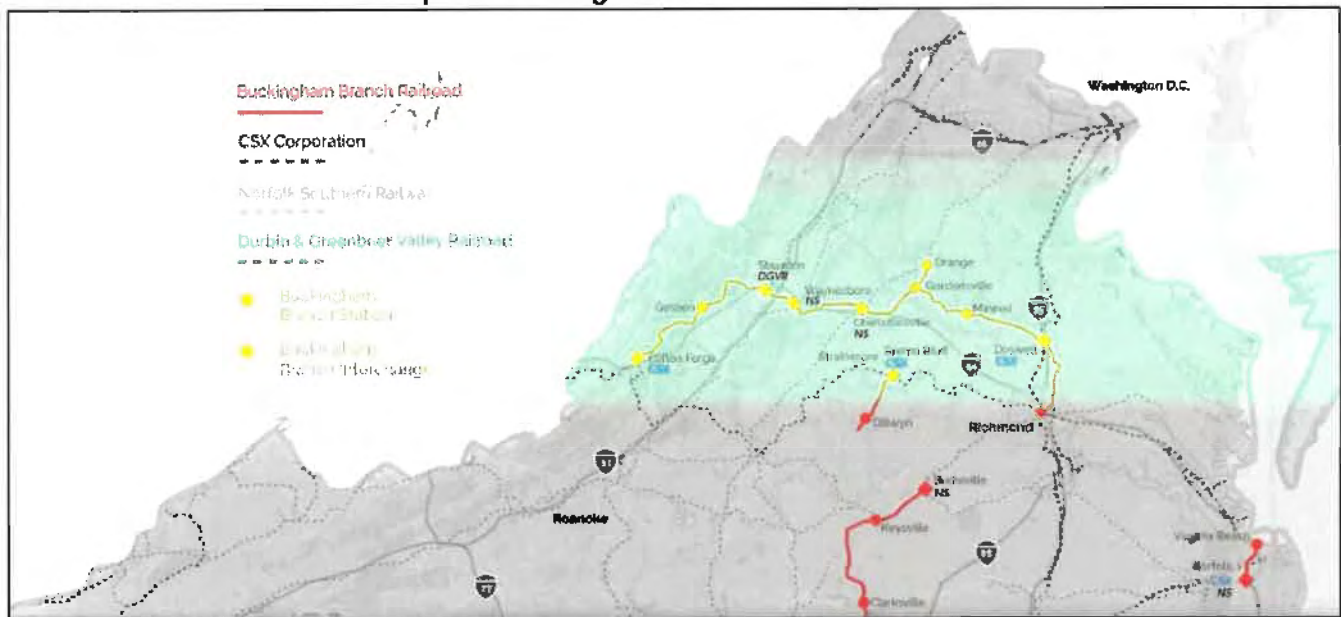
Map created by CRC – November 2023

Rail Service

Buckingham Branch Railroad owns multiple rail lines throughout Western, Central and Southside Virginia. The company was founded by Bob and Annie Bryant in 1989, when they acquired the 17-mile rail line from Dillwyn to Bremo Bluff. Buckingham Branch owns that line and the historic Dillwyn Train Station, as well as lines that run south from Burkeville to Clarksville and lines that run east-west from Richmond to Clifton Forge and a short line that runs from Virginia Beach to Norfolk. According to the company website, Buckingham Branch now owns 280 miles of track. Buckingham Branch rail lines connect with lines owned by CSX Corporation. Trains use the Buckingham Branch system haul lumber, slate, and other types of freight. Map 20 shows the Buckingham Branch rail system.

There is no passenger rail service in the area. The closest passenger rail is in Richmond, Charlottesville, and Lynchburg, all of which provide Amtrak services.

Map 20 – Buckingham Branch Rail Network



Source: Buckingham Branch Railroad (<http://buckinghambranch.com/>)

Airports

The nearest airports with scheduled commercial air passenger service are Lynchburg Regional Airport in Lynchburg, Virginia (46.3 miles from Buckingham Court House) and Charlottesville-Albemarle Airport just north of Charlottesville, Virginia (52.7 miles from Buckingham Court House). Richmond International Airport just east of Richmond, Virginia (80.2 miles from Buckingham Court House), Dulles International Airport just west of Washington, DC (138 miles from Buckingham Court House), Ronald Reagan Washington National Airport in Arlington, Virginia (144 miles from Buckingham Court House), and Raleigh-Durham International Airport in North

Carolina (146 miles from Buckingham Court House) also offers scheduled commercial air passenger service.

There are four airports with paved runways in Planning District 14: Farmville Municipal Airport, Allan C. Perkinson Airport at the Blackstone Army Airfield (Fort Barfoot), Crewe Municipal Airport, and the Lunenburg County Airport. While there are no public airports located in Buckingham County, there are several private runways and grass strips located in the County.

Road Maintenance

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

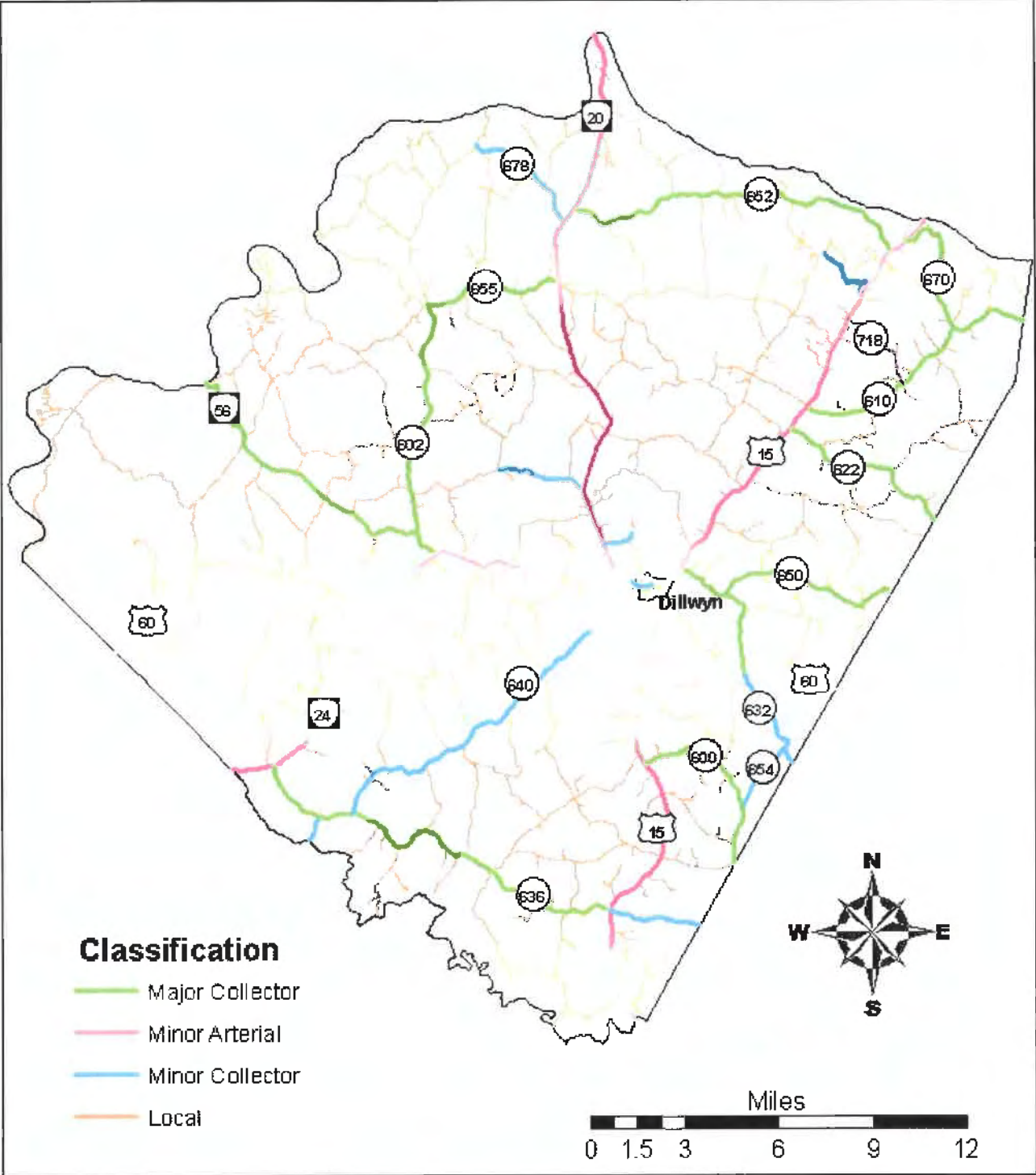
VDOT has divided the state into nine (9) construction districts. Buckingham County is included in the Lynchburg District. This District covers a total of nine (9) counties, which include: Amherst, Appomattox, Buckingham, Campbell, Cumberland, Halifax, Nelson, Pittsylvania, and Prince Edward.

Highway Functional Classification Plan

According to the VDOT, highway functional classification is a grouping of highways into systems according to the character of service that they are intended to provide (see Map 21 and Figure 34). All roads within Buckingham County are considered rural. The following are the Virginia Department of Transportation definitions for the rural road classifications:

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

Map 21 – Roadway Classification



Map created by CRC – March 2024
Source: VDOT

Figure 34 – Total Roadway Miles in Buckingham County

Total Local Roadway Miles	1,343.38
Major Collector	97.48
Minor Arterial	84.80
Minor Collector	33.24
Local	1,127.86

Source: VDOT

Virginia Department of Highways and Transportation Plans for Road Improvements

The Virginia Department of Transportation and the Virginia Department of Rail and Public Transportation, through the Commonwealth’s Transportation Board, promulgates the Virginia Transportation Development Plan, formerly known as the Six Year Improvement Program. This plan is updated annually and is divided into two (2) sections for developing highway projects. In the first section, the Feasibility phase, federal and state laws, and regulations require various studies. During this phase, the scope, schedule, and budget of a project are at their most tentative stage and significant delays often occur. In the second section, the Capital Improvement Program phase, projects are refined and approaching construction. The plan also includes information on all roadway systems, except secondary roads. The Six-Year program includes 28 projects in Buckingham County:

- U.S. 15 – Shoulder widening and addition of rumble strips (construction underway)
- U.S. 15 – Add turn lanes at Route 636 (completed)
- Route 731 – Install flashing lights and gates
- Route 608 – Surface treat non-hard surface
- Route 620 – Surface treat non-hard surface
- Route 622 – Surface treat non-hard surface
- Route 627 – Surface treat non-hard surface
- Route 649 – Surface treat non-hard surface
- Route 653 – Surface treat non-hard surface
- Route 664 – Surface treat non-hard surface
- Route 679 – Surface treat non-hard surface
- Route 693 – Surface treat non-hard surface
- Route 702 – Surface treat non-hard surface
- Route 705 – Surface treat non-hard surface
- Route 708 – Surface treat non-hard surface
- Route 713 – Surface treat non-hard surface
- Route 714 – Surface treat non-hard surface
- Route 717 – Surface treat non-hard surface
- Route 739 – Surface treat non-hard surface
- Route 740 – Surface treat non-hard surface
- Route 756 – Surface treat non-hard surface
- Route 766 – Surface treat non-hard surface

- Route 778 – Surface treat non-hard surface
- Route 780 – Surface treat non-hard surface
- Route 790 – Surface treat non-hard surface
- Route 801 – Surface treat non-hard surface
- Route 804 – Surface treat non-hard surface

Citizens Survey Results on Road Improvements

According to feedback gained in the citizen survey, the most cited needs for improvement in the County are pothole repairs, road widening, brush/tree maintenance, road maintenance/repair, reduce the amount of litter along roadways, and road safety. Other needs that got slightly lower response rates were cut back grass, cut back brush on back roads, no more big trucks/tractor trailers on back roads, and smooth pavement.

CRC 2045 Regional Long-Range Transportation Plan

The Commonwealth Regional Council's (CRC) 2045 Regional Long-Range Transportation Plan identifies a handful of transportation needs in Buckingham County. The Plan identifies potential projects for VDOT funding. The Plan can be found online at <https://www.virginiasheartland.org/wp-content/uploads/2023/09/CRC-LRTP-2045-FINAL.pdf>.

VTrans

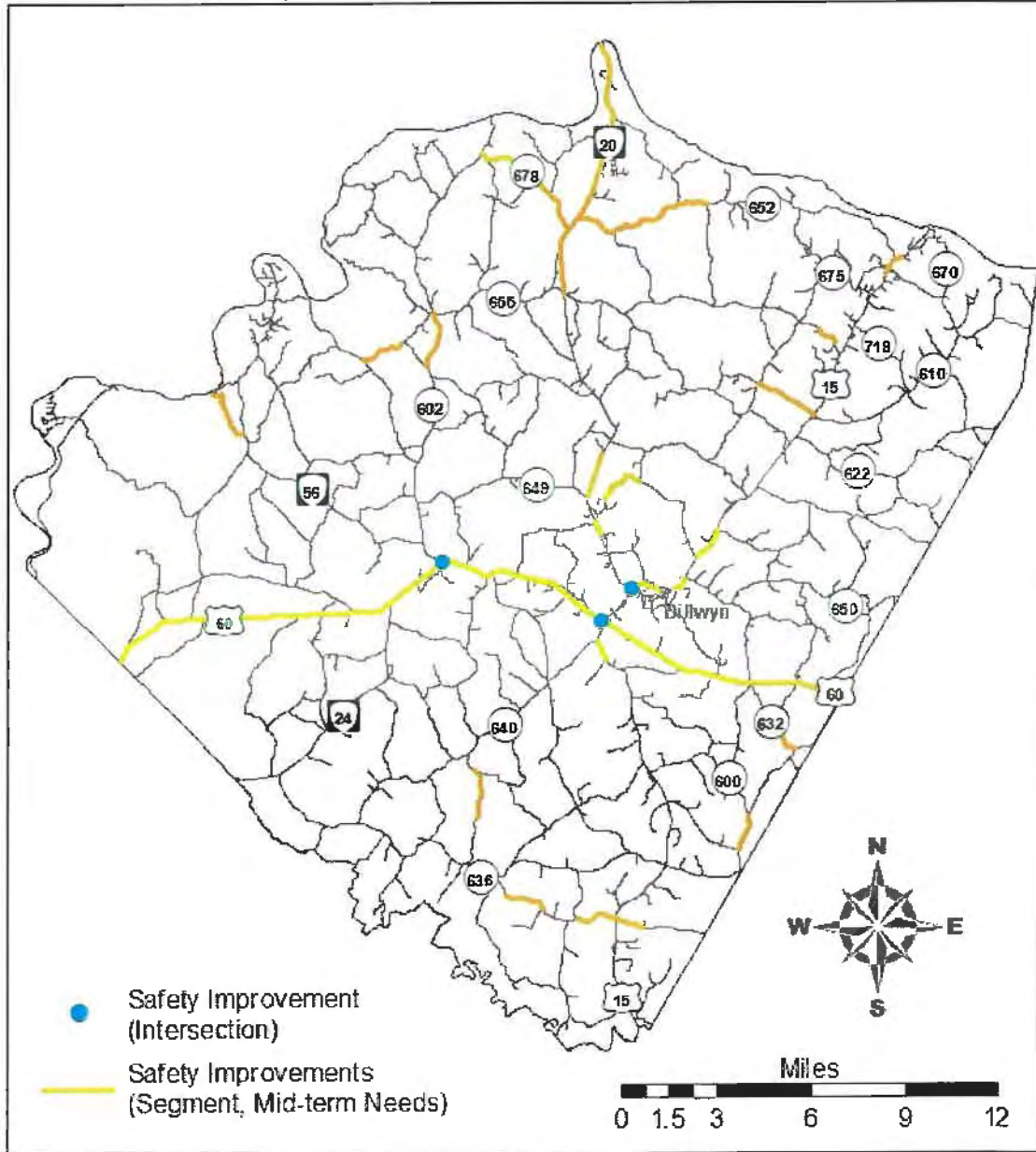
VTrans is the long-range, statewide multimodal policy plan developed by the Commonwealth Transportation Board (CTB) that lays out overarching Vision and Goals for transportation in the State of Virginia. It identifies transportation investment priorities and provides direction to transportation agencies on strategies and programs to be incorporated into their plans and programs. The VTrans2025 Report was adopted by the CTB in 2004, and the VTrans2035 Report was adopted in 2009.

The interim update of VTrans2035 (VTrans2035 Update) did not establish a new horizon year or include a fully updated analysis of anticipated long-range transportation needs, but rather focused on transforming the existing components of VTrans2035 into a new framework for linking system-wide performance evaluations to planning, policy development, and funding decisions. Using this "performance-based planning" framework, transportation agencies and decision-makers can use information about projected transportation needs with assessments of current system performance to develop cost-effective strategies that simultaneously address existing transportation needs and anticipated future conditions.

VTrans 2040 was adopted by the CTB in 2018. The most recent iteration of VTrans is the VTrans Update, which is currently underway (the CTB is moving away from including the year on each update). The VTrans Update notes VDOT is working with PDCs/Regional Councils throughout the Commonwealth to evaluate the state's rural multimodal transportation system and to recommend a range of improvements that address existing and future needs. VDOT used data

from previous planning studies, Regional Long Range Plans and local comprehensive plans as well as internal data from the Office of Intermodal Planning and Investment to identify needs for localities across the State. Buckingham County is located in the Commonwealth Regional Council (Planning District 14) region. Identified needs in Buckingham County are denoted in Map 22.

Map 22 – VTrans Needs in Buckingham County



**Map created by CRC – January 2024
Source: VDOT**

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

The Virginia Department of Transportation (VDOT) compiles data to assess the condition of roads, highways, bridges, and large culverts. VDOT conducts a program where traffic count data is gathered from sensors in or along roads and highways. From these data, estimates of the average number of vehicles that traveled each segment of road are calculated. Annual data going back to 2001 can be seen at <http://www.virginiadot.org/info/ct-TrafficCounts.asp> (Traffic Volumes Maps). VDOT also calculates future traffic projections for roads and highways.

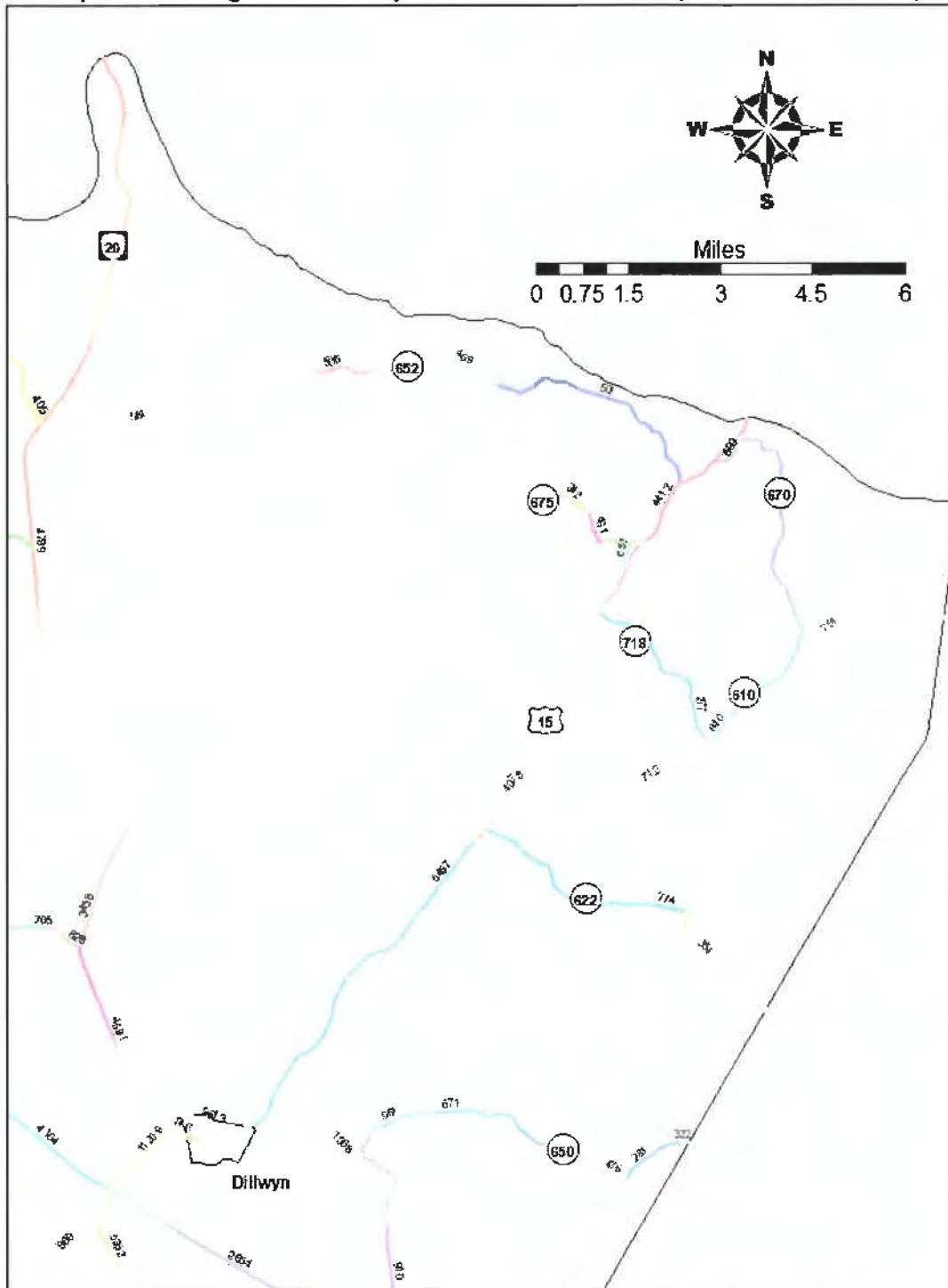
Maps 23 and 24 show present and projected future traffic volumes for Buckingham County for selected routes. Present routes are from 2019. Projected future traffic volumes are for 2045.

Map 25 shows present Level of Service for Buckingham County roads, and Map 26 shows projected Level of Service for 2045. Level of Service is defined as follows:

- Level of Service A: Free-flow traffic with individual users virtually unaffected by the presence of others in the traffic stream.
- Level of Service B: Stable traffic flow with a high degree of freedom to select speed and operating conditions but with some influence from other users.
- Level of Service C: Restricted flow that remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeably at this level.
- Level of Service D: High-density flow in which speed and freedom to maneuver are severely restricted and comfort and convenience have declined even though flow remains stable.
- Level of Service E: Unstable flow with intolerable delays.

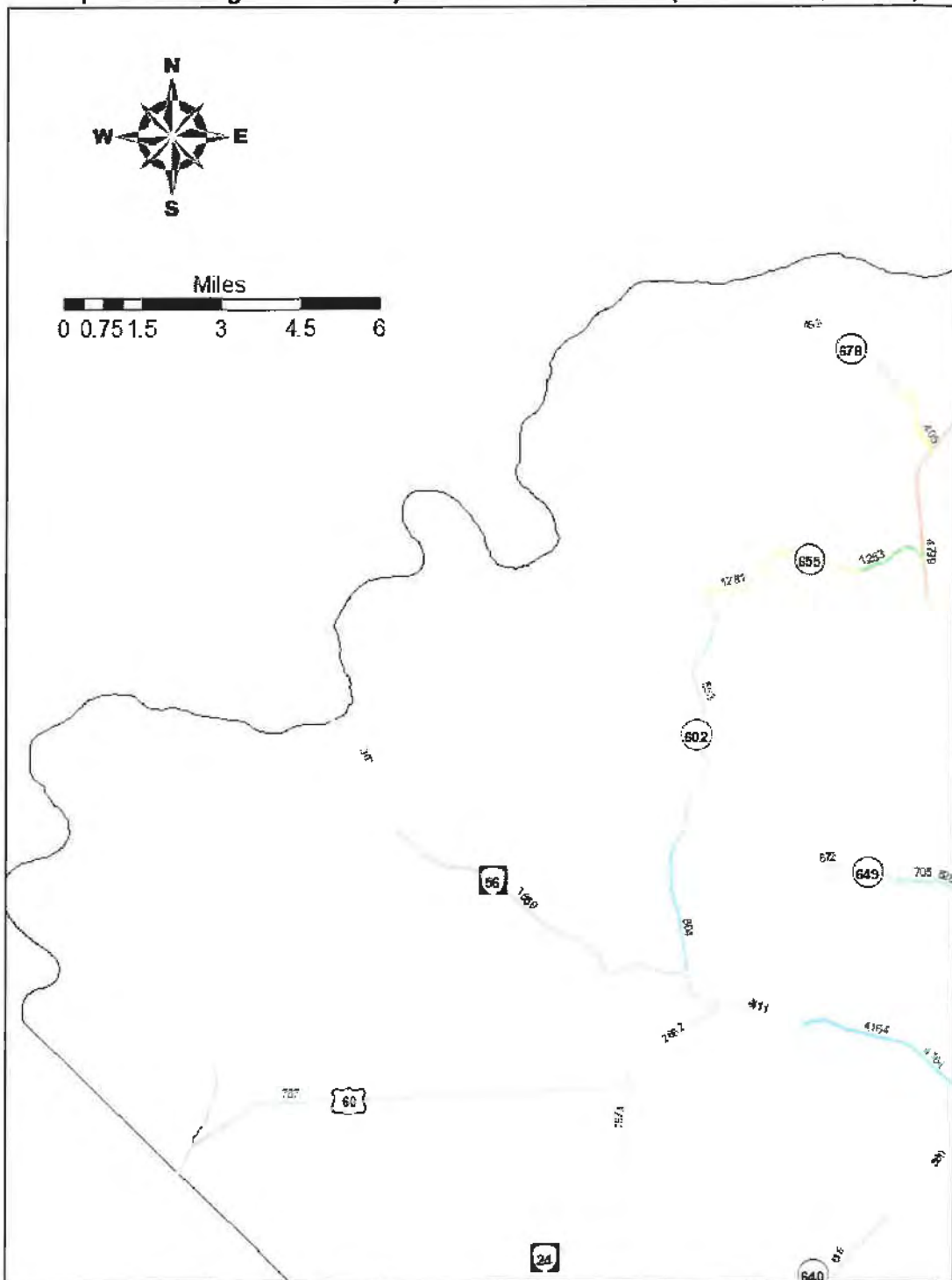
Map 27 shows the current Volume-to-Capacity ratio of roads in Buckingham County. Map 28 shows projected Volume-to-Capacity Ratio for 2045. A ratio of less than 0.85 generally means that traffic volume capacity is adequate and vehicles are not expected to experience significant delays. A ratio of closer to 1.0 means that traffic flow may become unstable, and delays are possible. A ratio of more than 1.0 means that traffic flow is unstable, and excessive delays can be expected.

Map 23a - Average Annual Daily Traffic Volumes – 2019 (Northeast Quadrant)



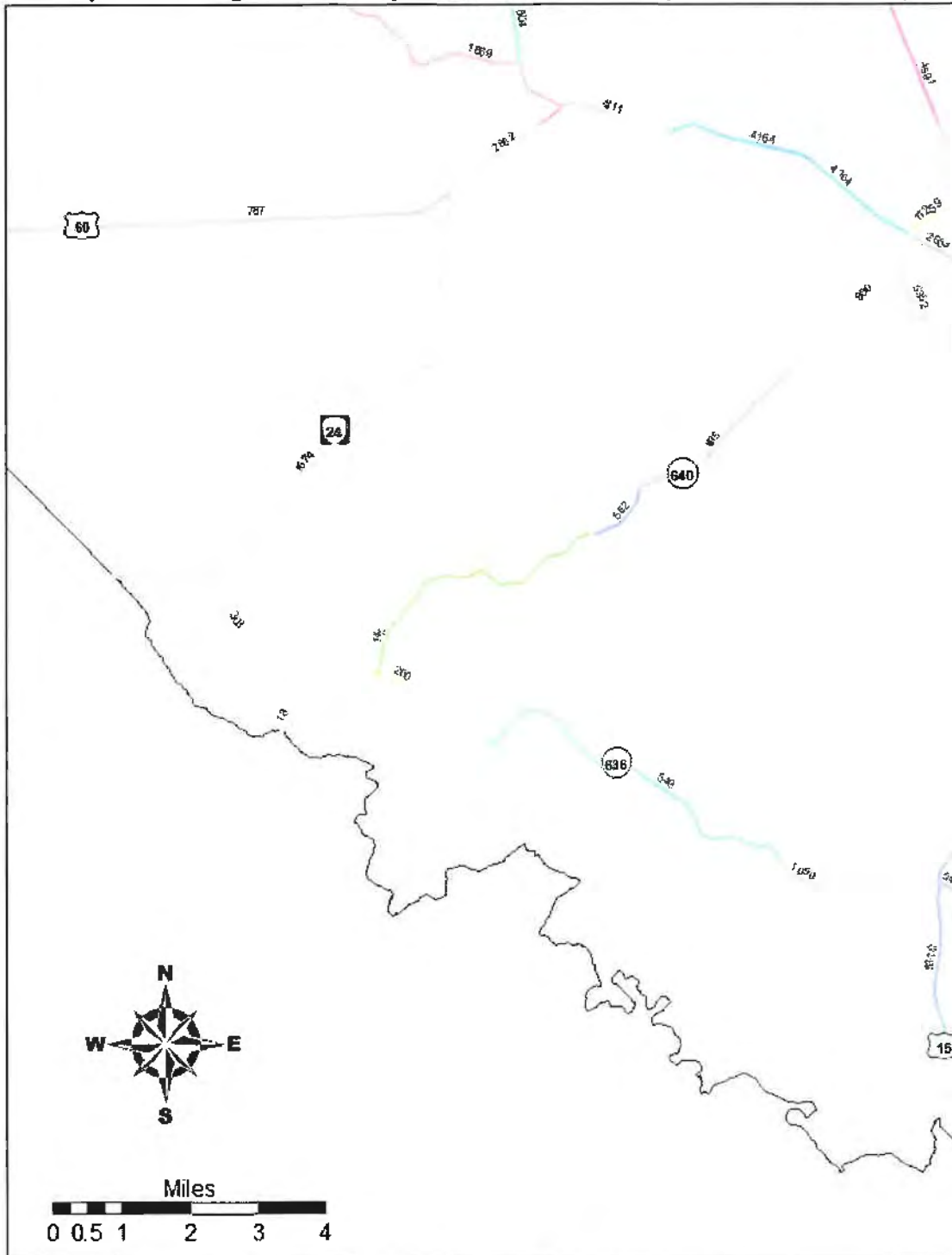
Map created by CRC – March 2024
Source: VDOT

Map 23b - Average Annual Daily Traffic Volumes – 2019 (Northwest Quadrant)



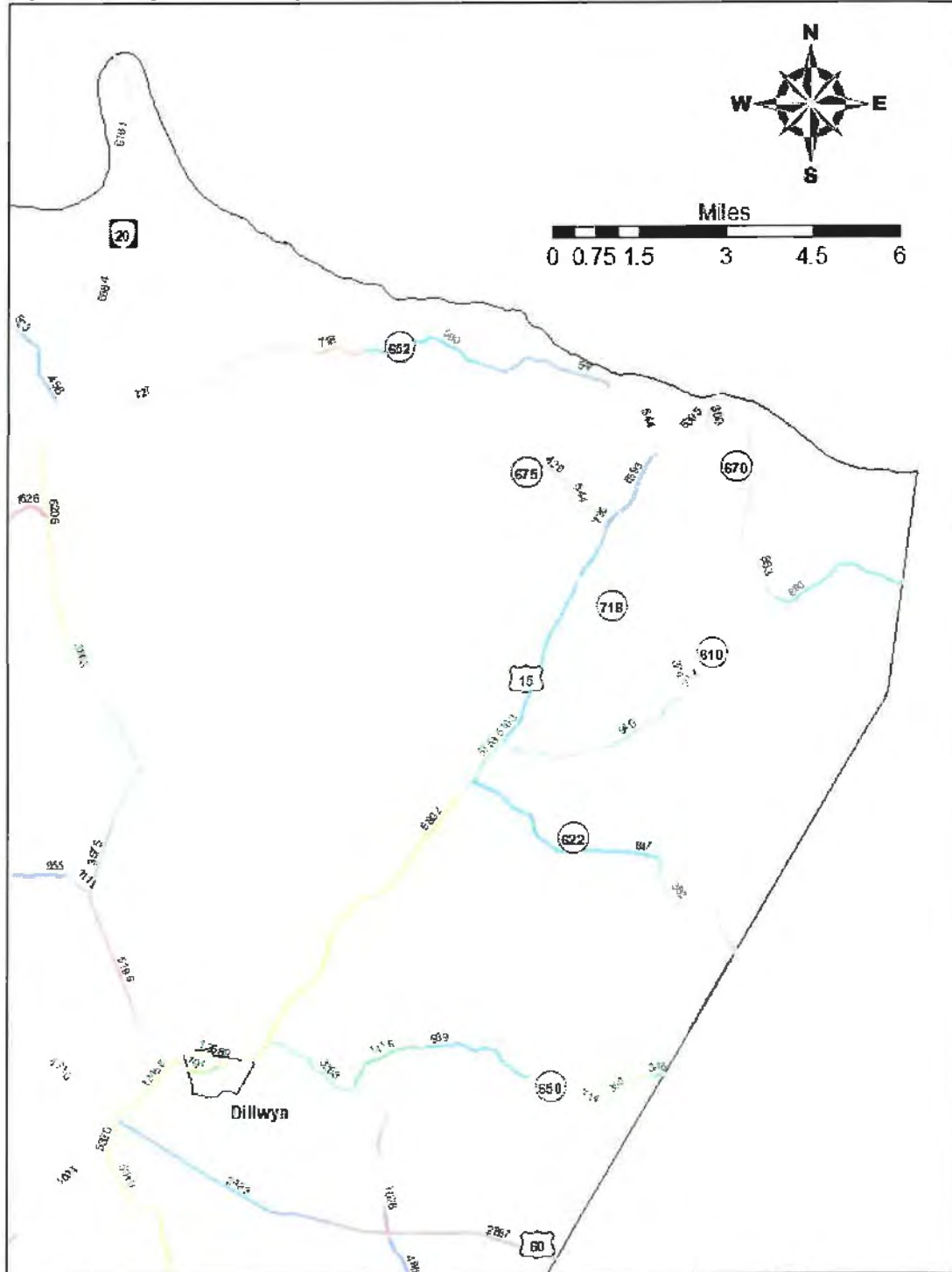
Map created by CRC – March 2024
Source: VDOT

Map 23c - Average Annual Daily Traffic Volumes – 2019 (Southwest Quadrant)



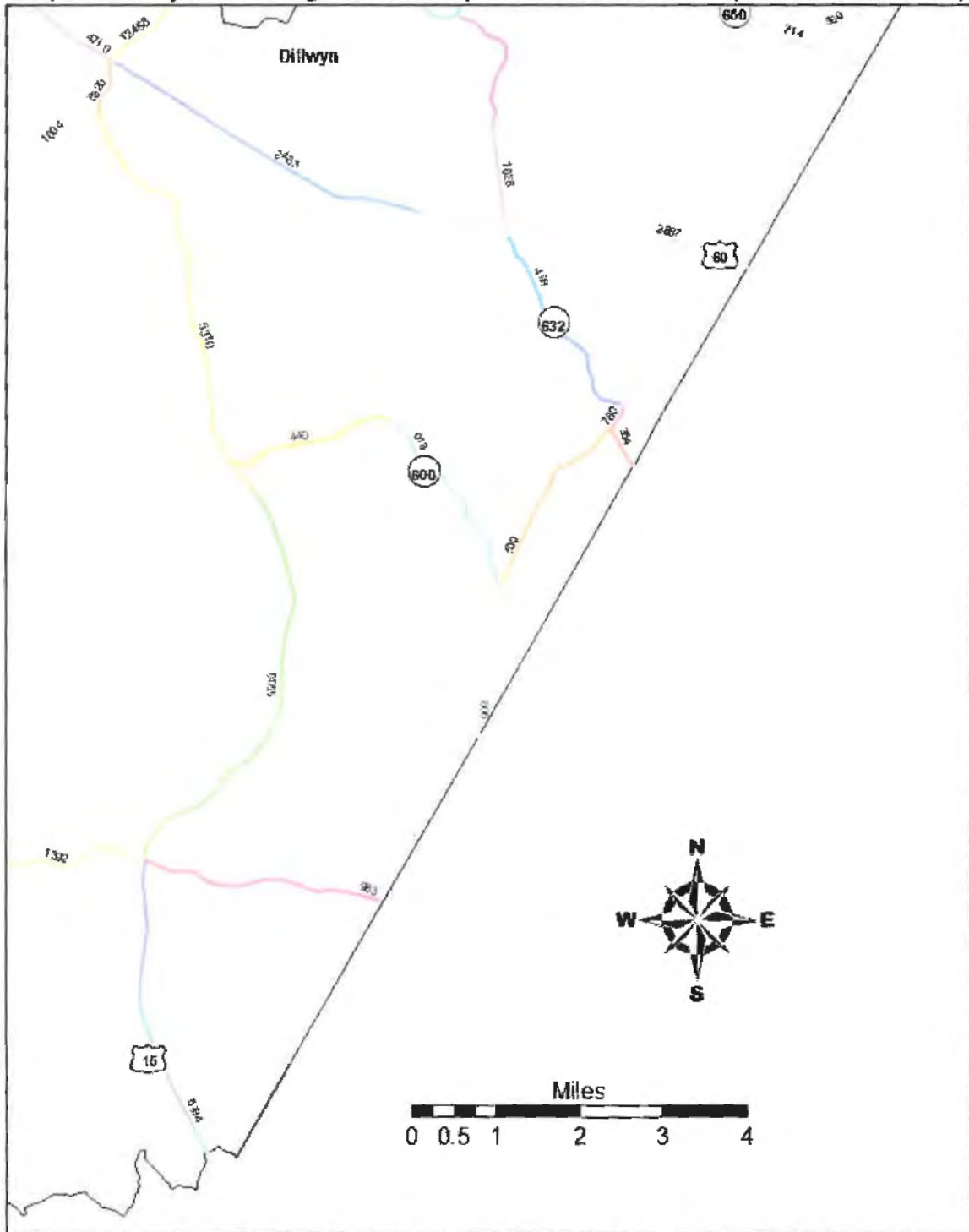
Map created by CRC – March 2024
Source: VDOT

Map 24a – Projected Average Annual Daily Traffic Volumes – 2045 (Northeast Quadrant)



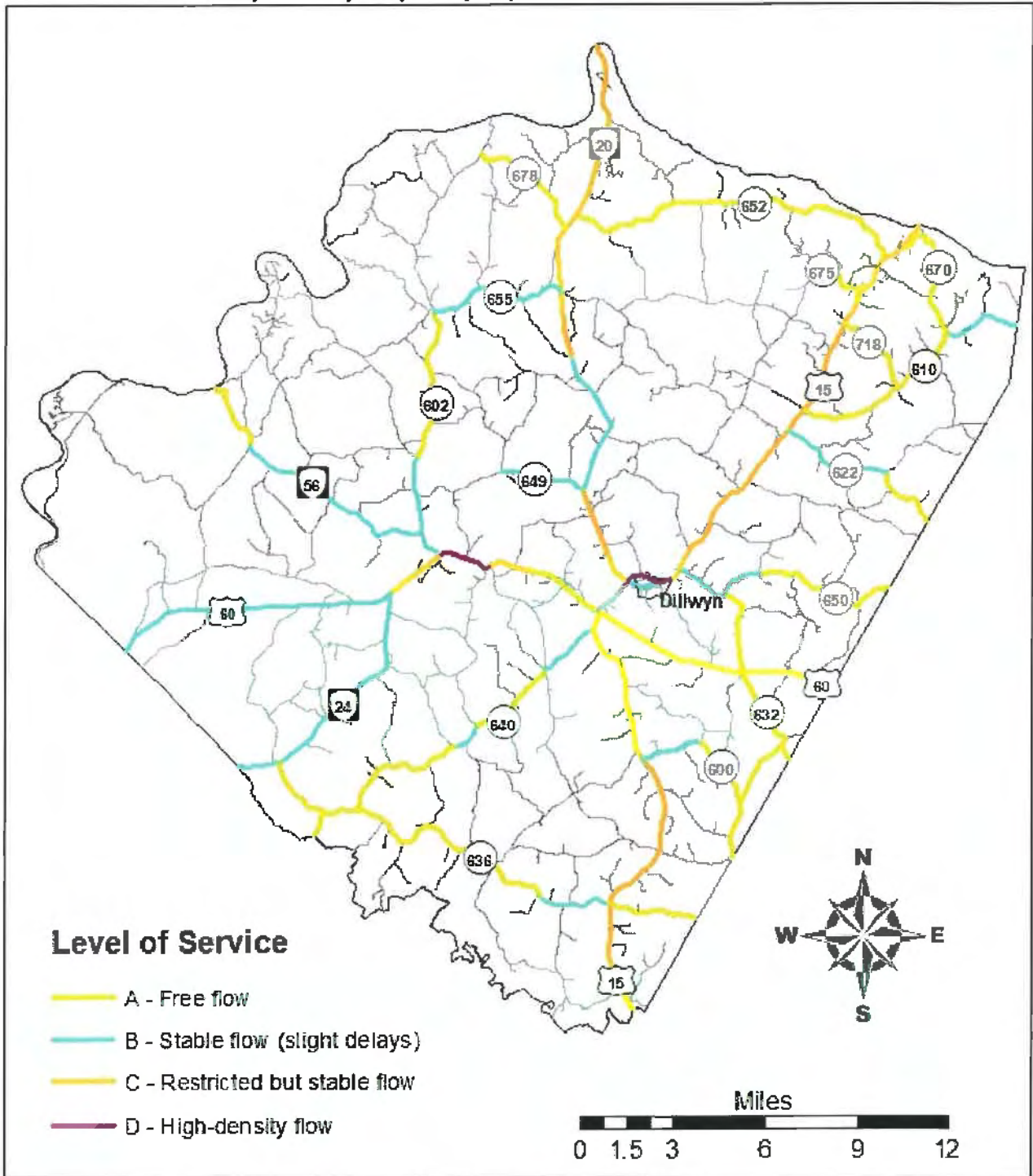
Map created by CRC – March 2024
Source: VDOT

Map 24d – Projected Average Annual Daily Traffic Volumes – 2045 (Southeast Quadrant)



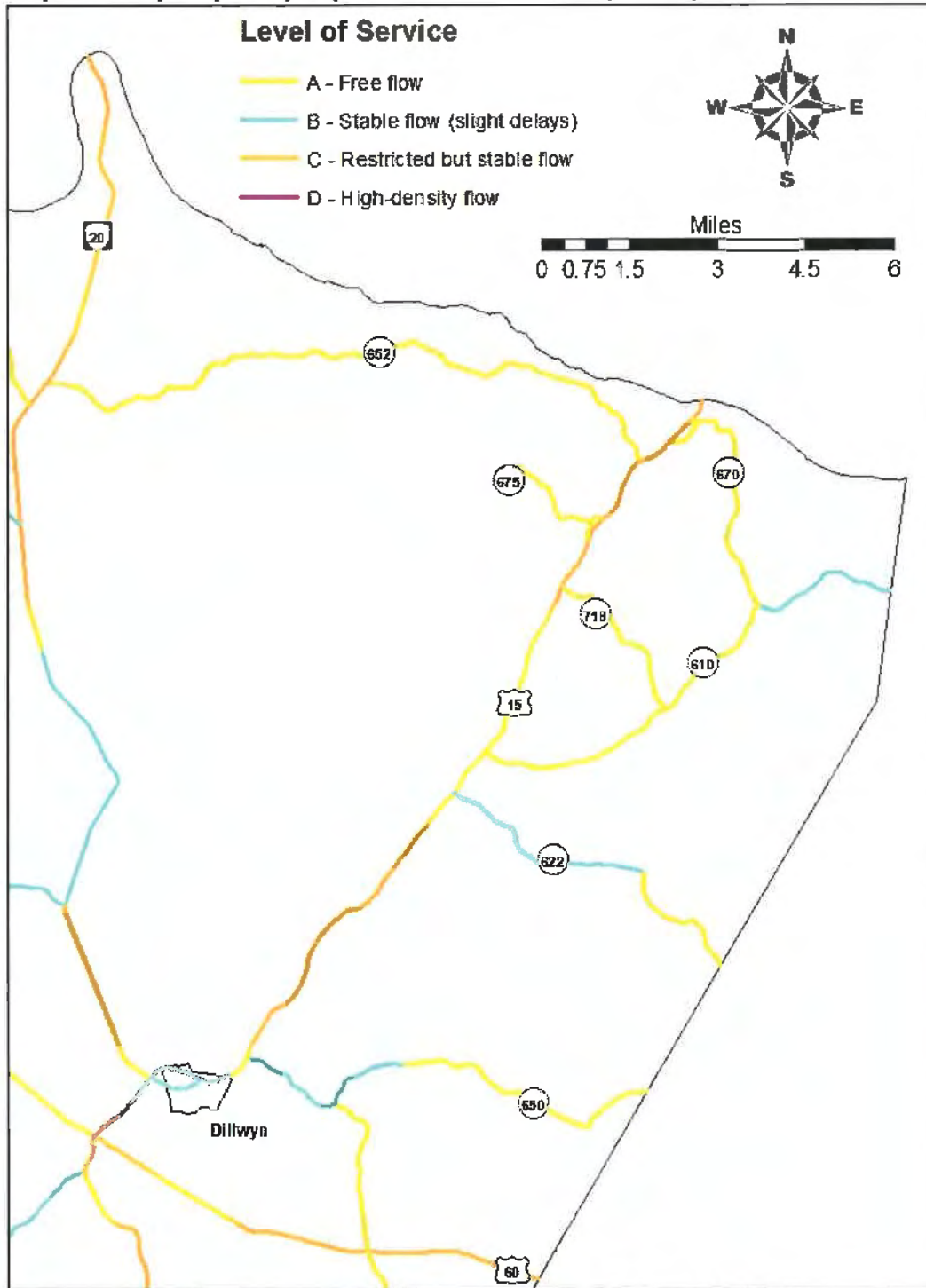
Map created by CRC – March 2024
Source: VDOT

Map 25 – Capacity Analysis (Current Level of Service), 2019



Map created by CRC – March 2024
Source: VDOT

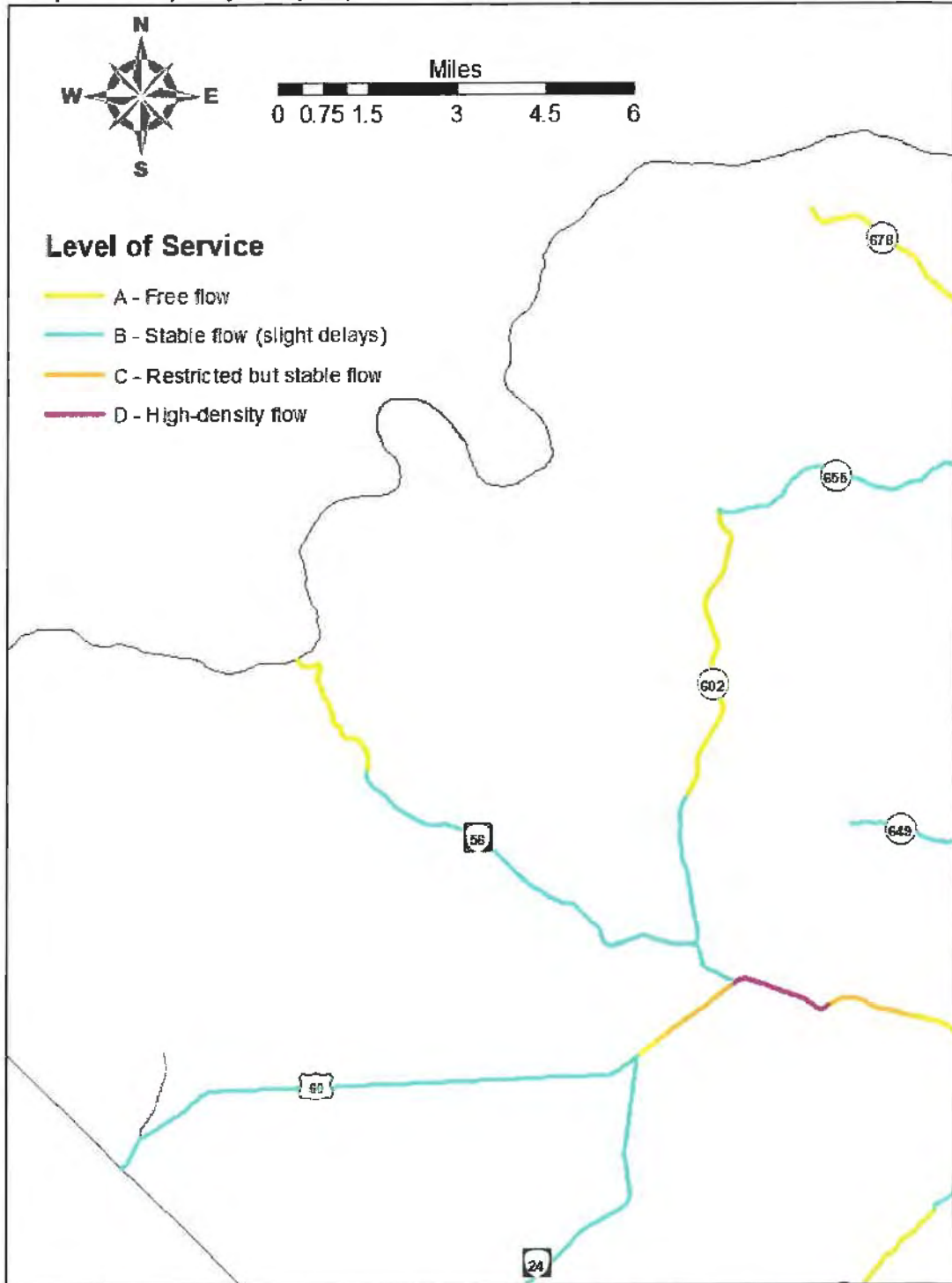
Map 25a – Capacity Analysis (Current Level of Service), 2019 (Northeast Quadrant)



Map created by CRC – March 2024

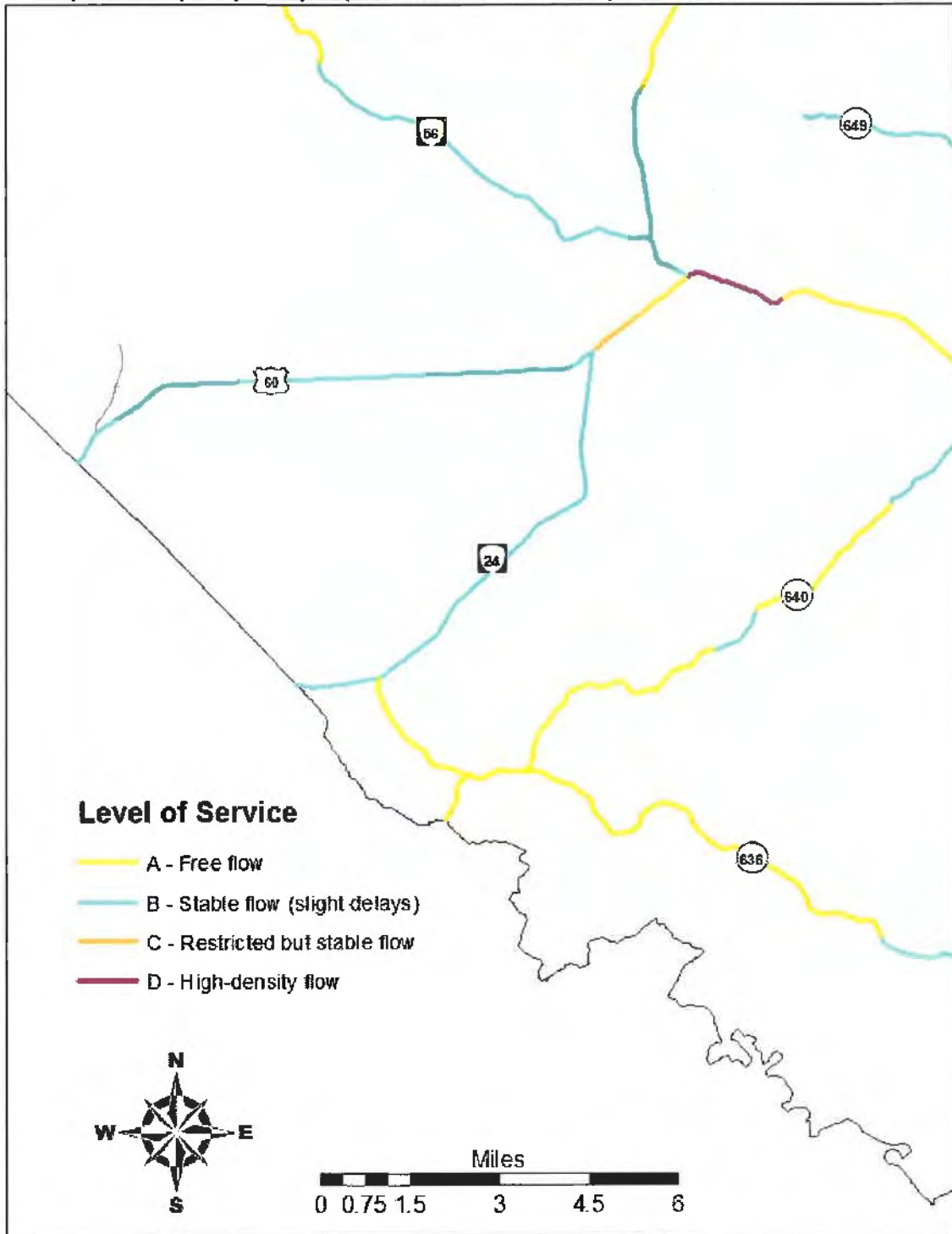
Source: VDOT

Map 25b – Capacity Analysis (Current Level of Service), 2019 (Northwest Quadrant)



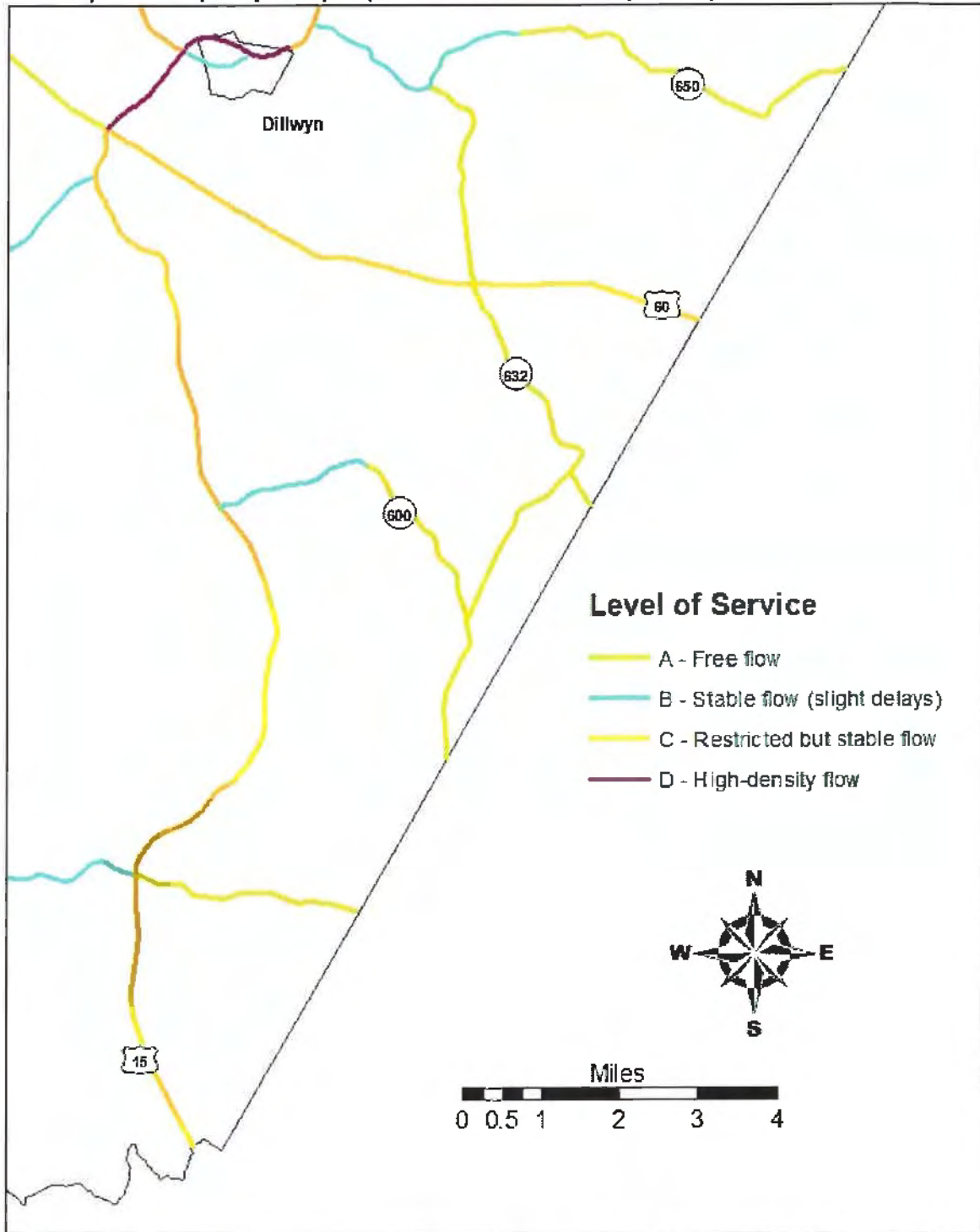
Map created by CRC – March 2024
Source: VDOT

Map 25c – Capacity Analysis (Current Level of Service), 2019 (Southwest Quadrant)



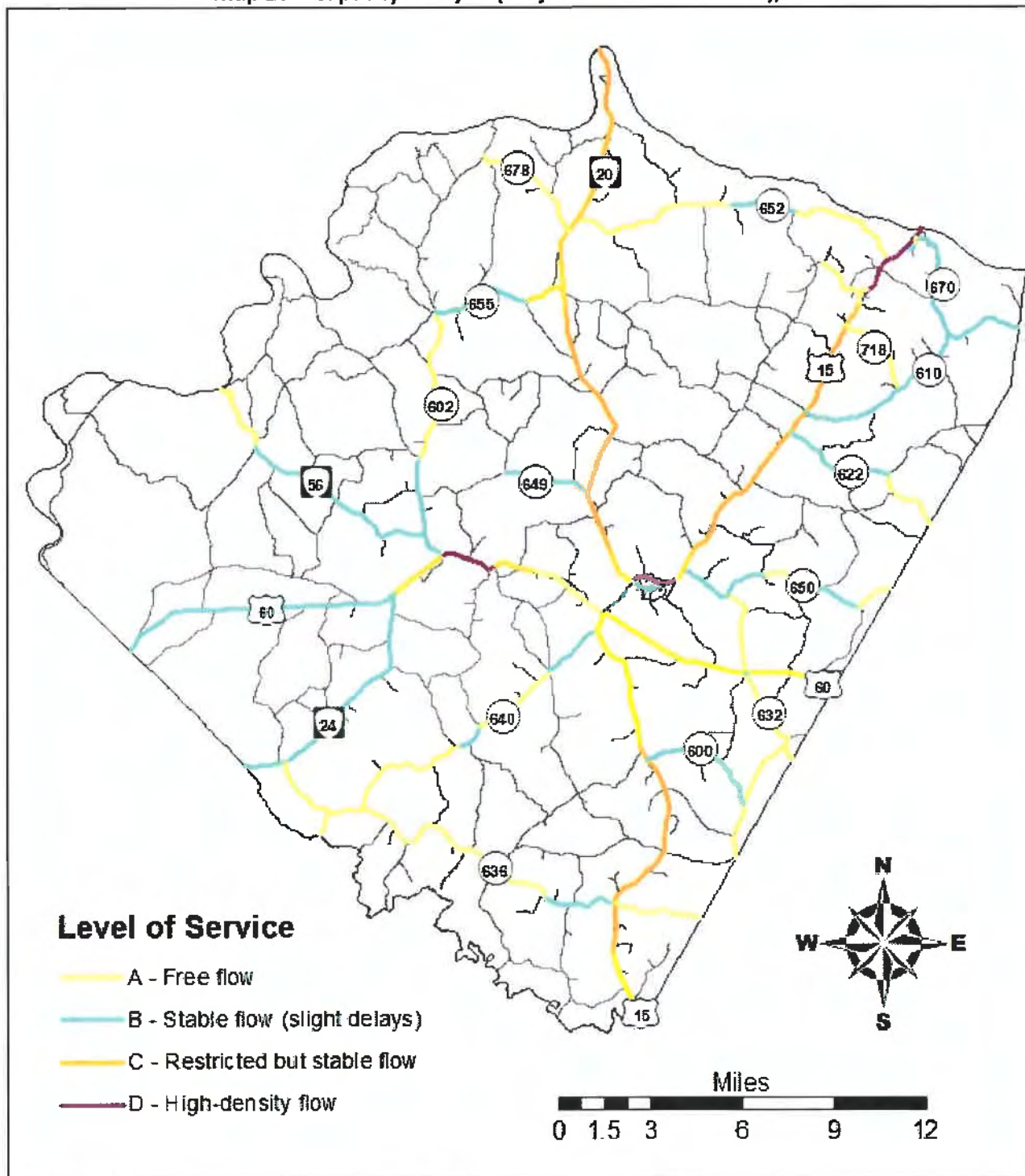
Map created by CRC – March 2024
Source: VDOT

Map 25d – Capacity Analysis (Current Level of Service), 2019 (Southeast Quadrant)



Map created by CRC – March 2024
Source: VDOT

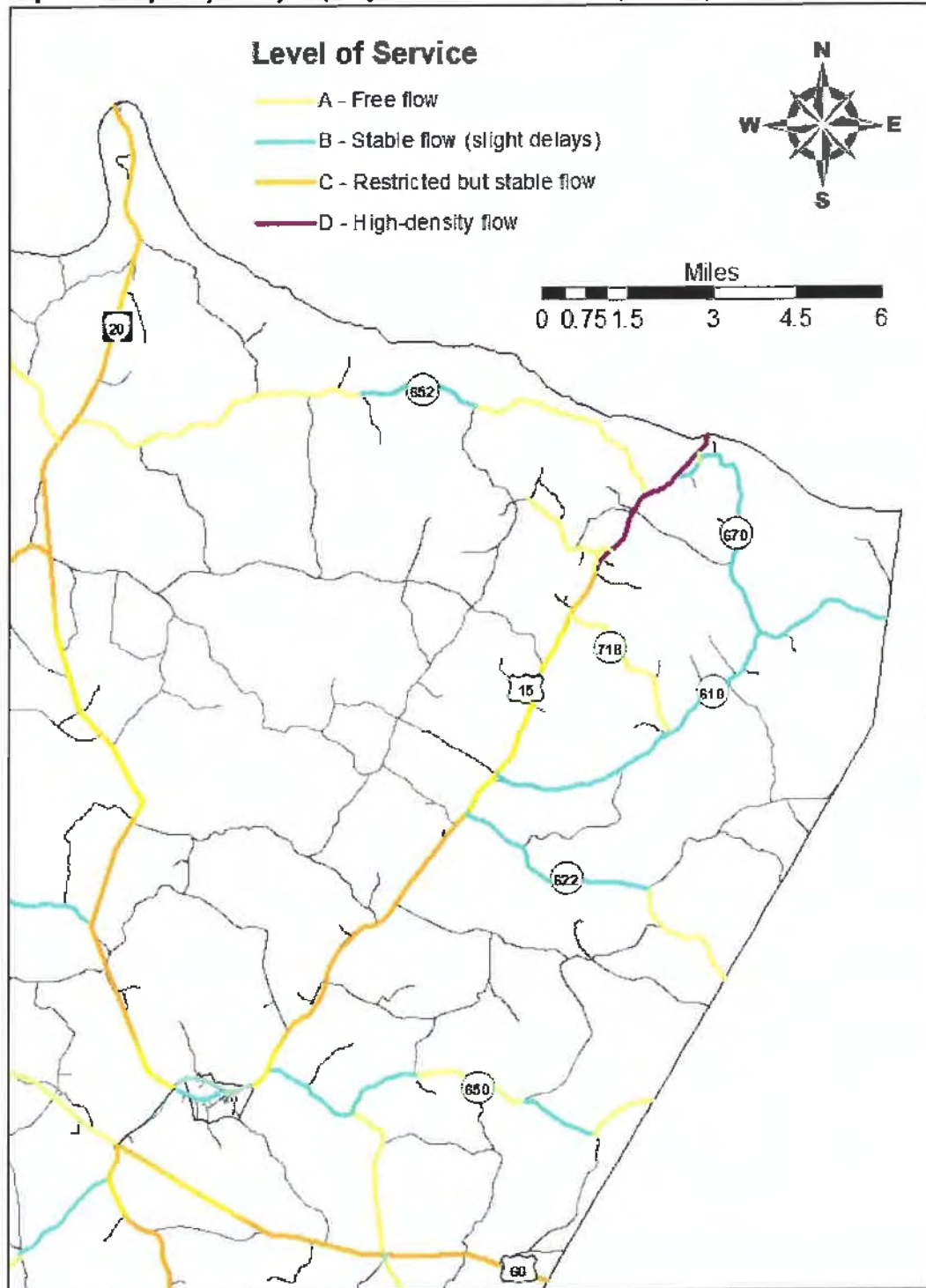
Map 26 – Capacity Analysis (Projected Level of Service), 2045



Map created by CRC – March 2024

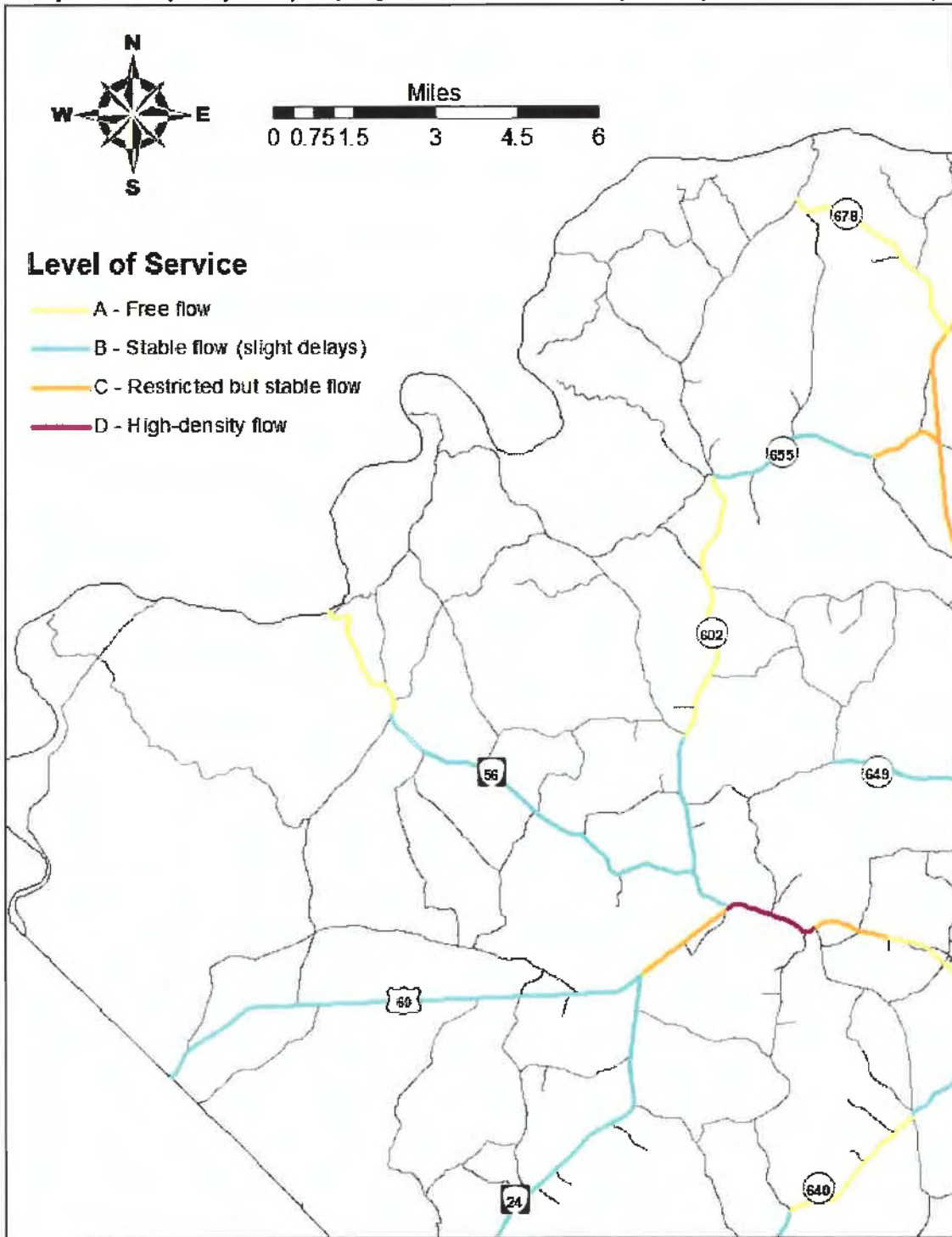
Source: VDOT

Map 26a – Capacity Analysis (Projected Level of Service), 2045 (Northeast Quadrant)



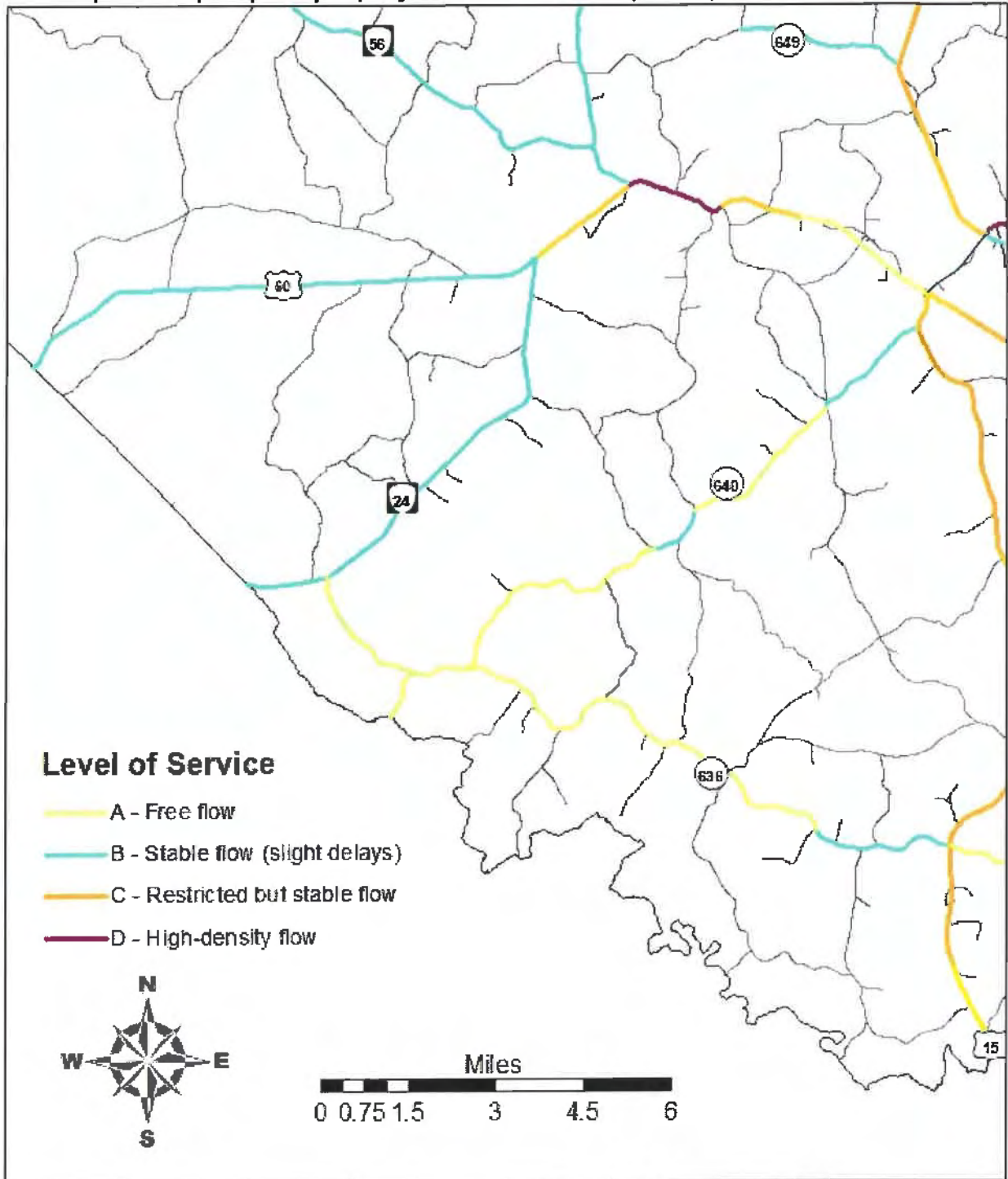
Map created by CRC – March 2024
Source: VDOT

Map 26b – Capacity Analysis (Projected Level of Service), 2045 (Northwest Quadrant)



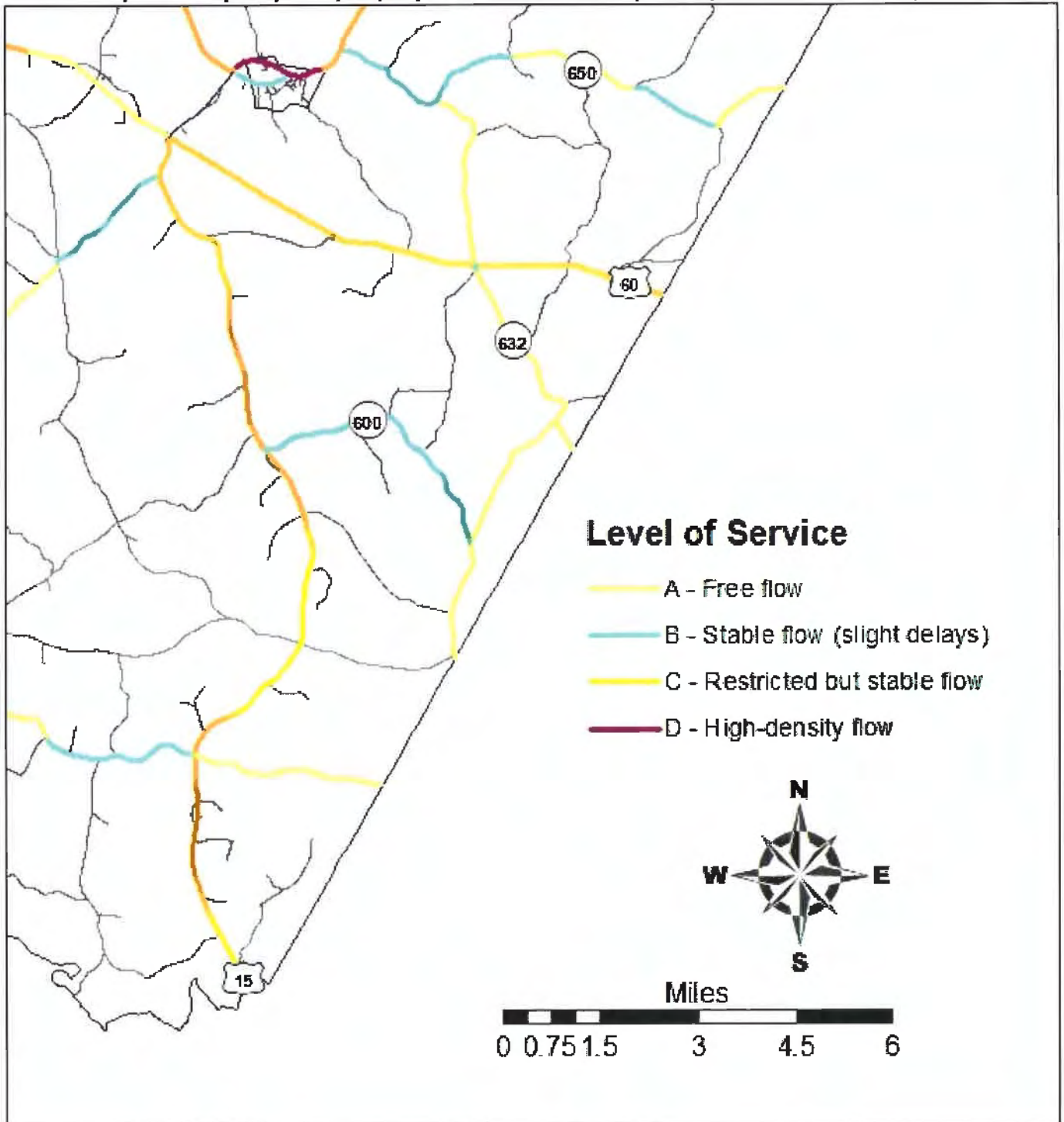
Map created by CRC – March 2024
Source: VDOT

Map 26c – Capacity Analysis (Projected Level of Service), 2045 (Southwest Quadrant)



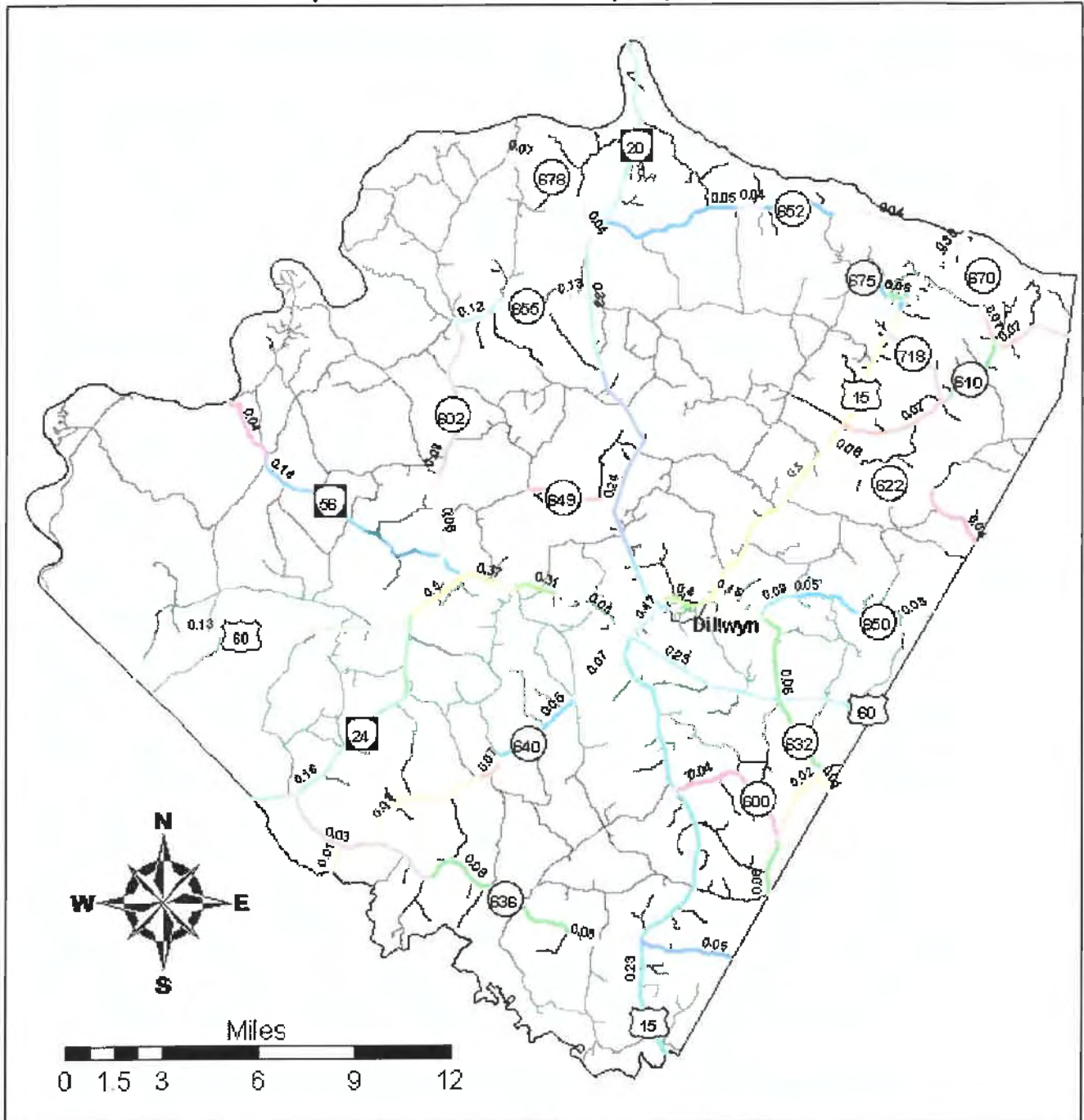
Map created by CRC – March 2024
Source: VDOT

Map 26d – Capacity Analysis (Projected Level of Service), 2045 (Southeast Quadrant)



Map created by CRC – March 2024
Source: VDOT

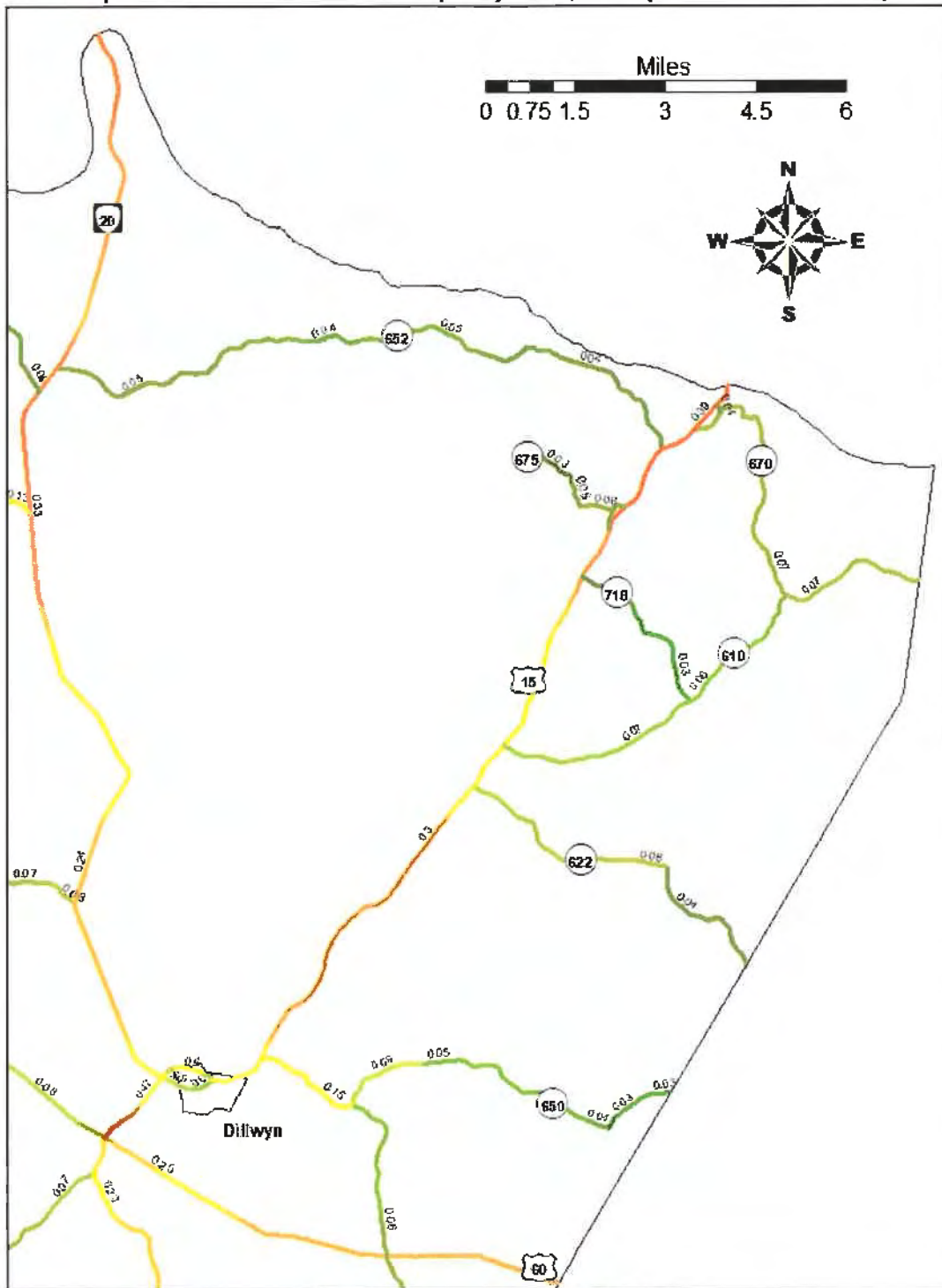
Map 27 – Current Volume-to-Capacity Ratio, 2019



Map created by CRC – March 2024

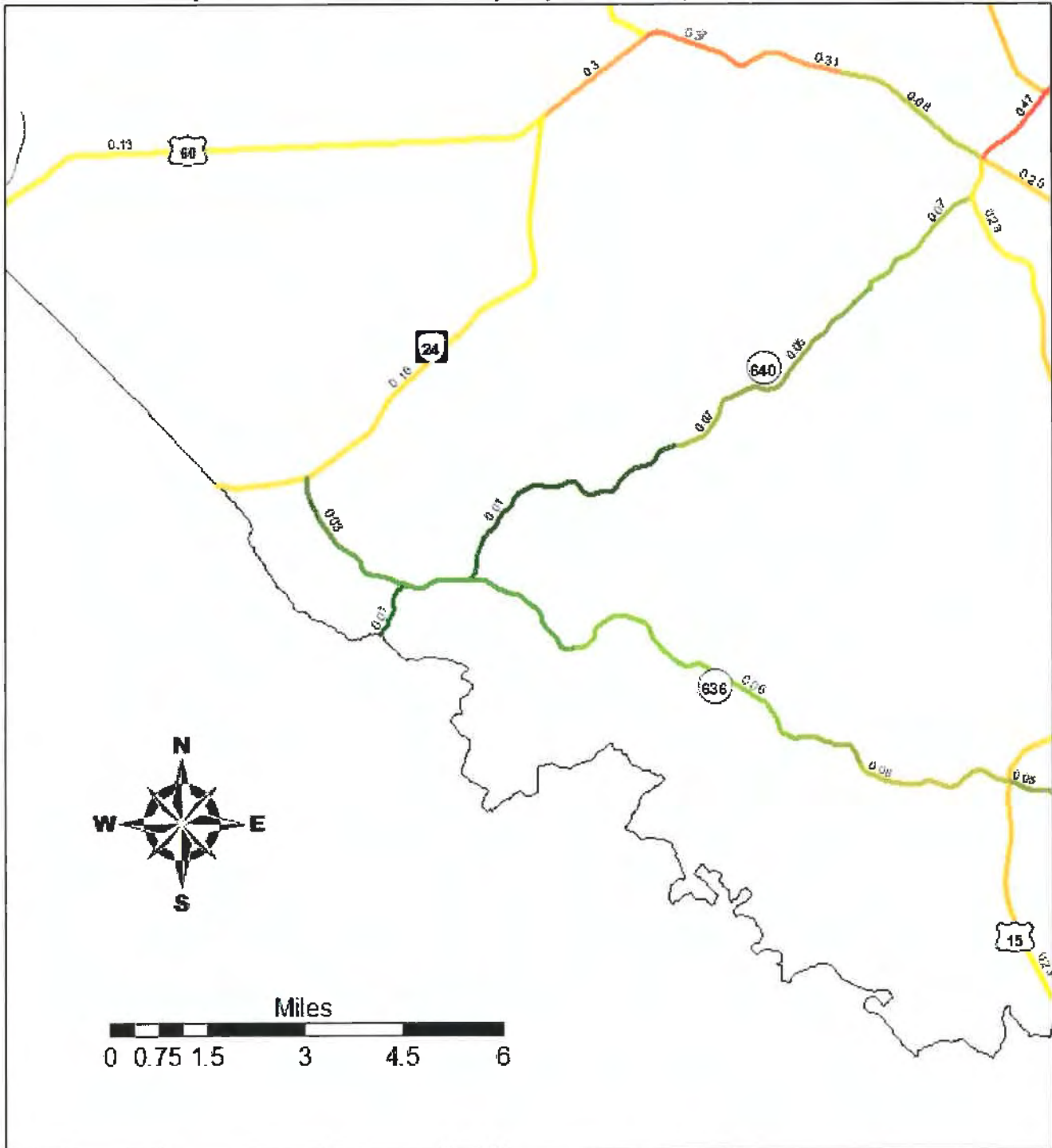
Source: VDOT

Map 27a – Current Volume-to-Capacity Ratio, 2019 (Northeast Quadrant)



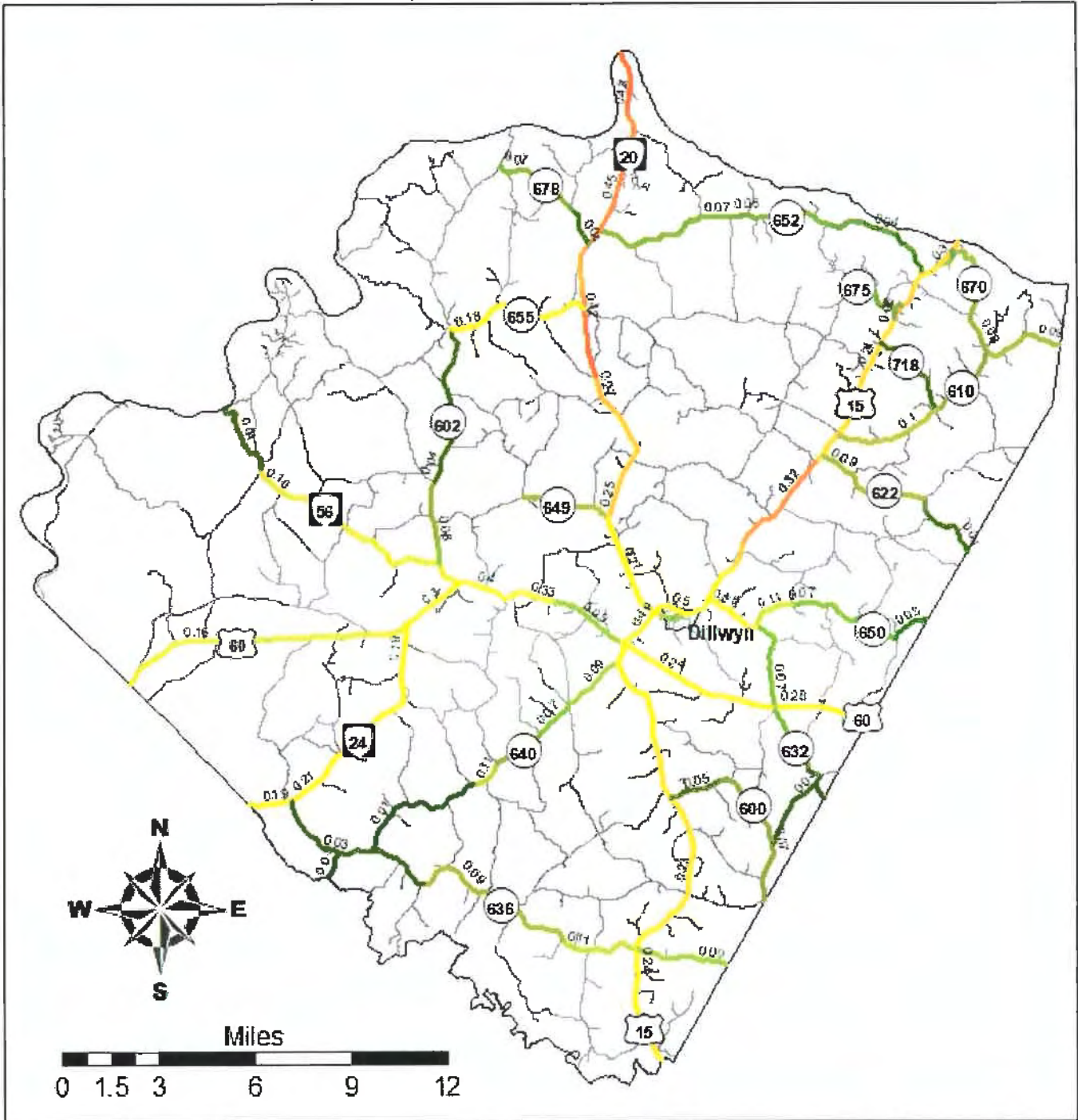
Map created by CRC – March 2024
Source: VDOT

Map 27c – Current Volume-to-Capacity Ratio, 2019 (Southwest Quadrant)



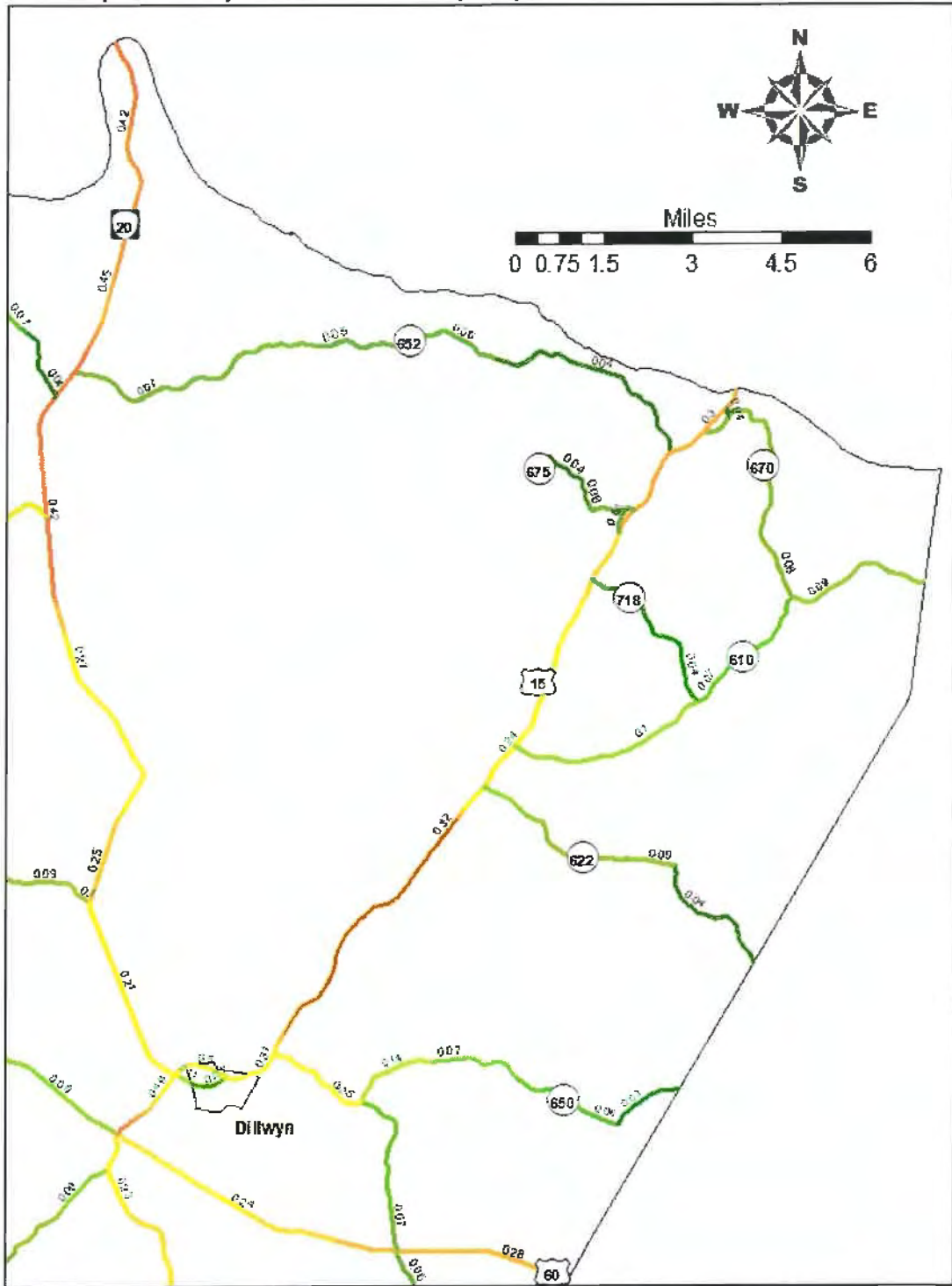
Map created by CRC – March 2024
Source: VDOT

Map 28 – Projected Volume-to-Capacity Ratio, 2045



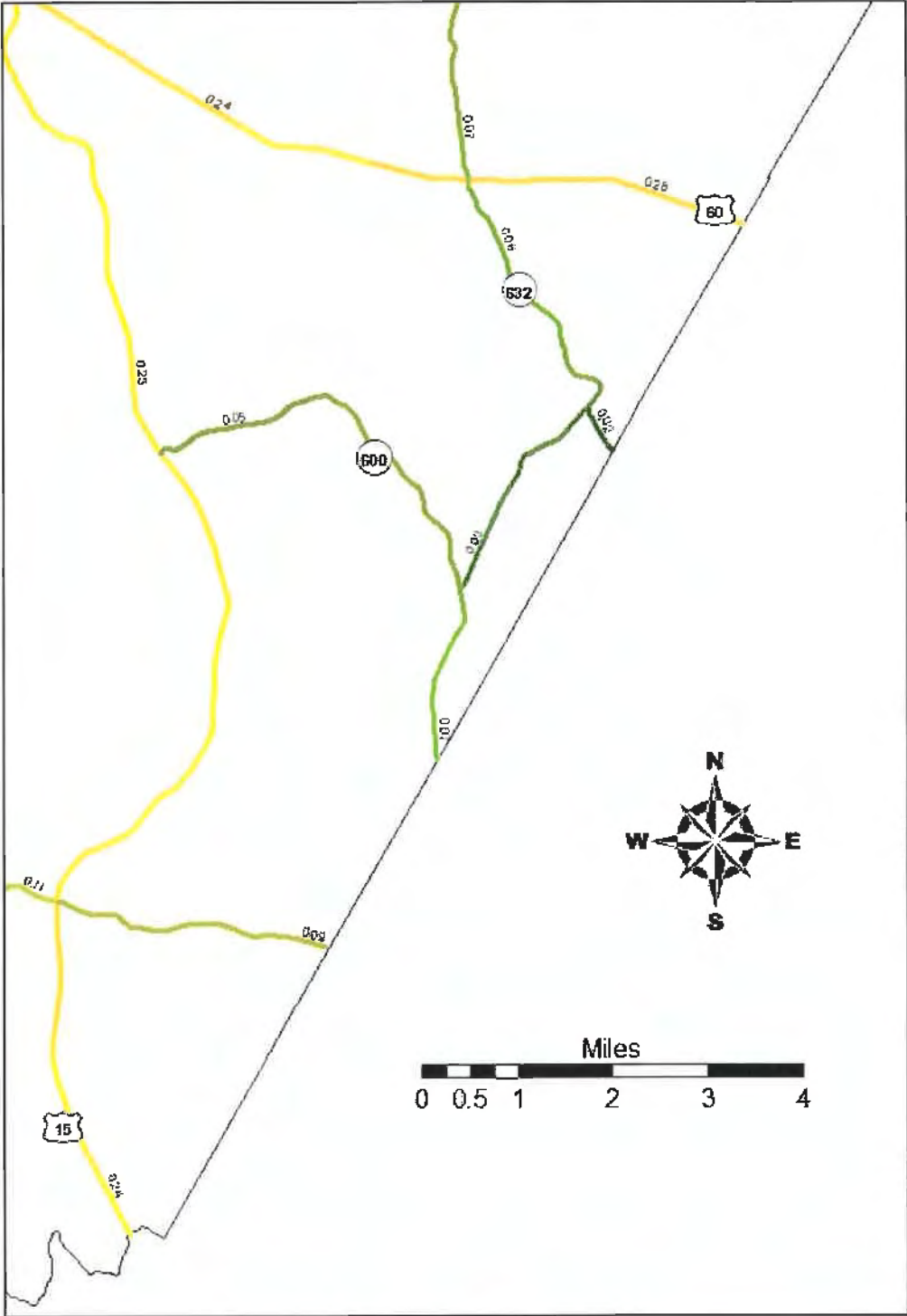
Map created by CRC – March 2024
Source: VDOT

Map 28a – Projected Volume-to-Capacity Ratio, 2045 (Northeast Quadrant)



Map created by CRC – March 2024
Source: VDOT

Map 28d – Projected Volume-to-Capacity Ratio, 2045 (Southeast Quadrant)



Map created by CRC – March 2024
Source: VDOT

Vehicle Crashes

Figure 35 and 35a break out crash data for roads in Buckingham County from 2015 through 2023. Figure 35 breaks out crashes by severity. Figure 35a breaks crashes out by type. There were 1,826 total crashes during this span, which averages just under 203 crashes per year. A large majority of crashes, roughly 84.5 percent, involved either property damage only or non-serious injury. Just over 13 percent involved serious injuries, and just over two percent involved fatalities. Map 29 shows historical locations of vehicular crashes in Buckingham County during that time.

Figure 35 – Vehicular Crash Data for Buckingham County, 2015-2023

Number of Crashes by Severity

Severity	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Property Damage Only or Non-Serious Injury	189	213	177	233	166	151	148	140	127	1,544
Serious Injury	26	22	28	17	31	29	24	34	29	240
Fatal Injury	2	8	7	4	5	6	6	3	1	42
TOTAL – ALL CLASSES	217	243	212	254	202	186	178	177	157	1,826

Source: VDOT

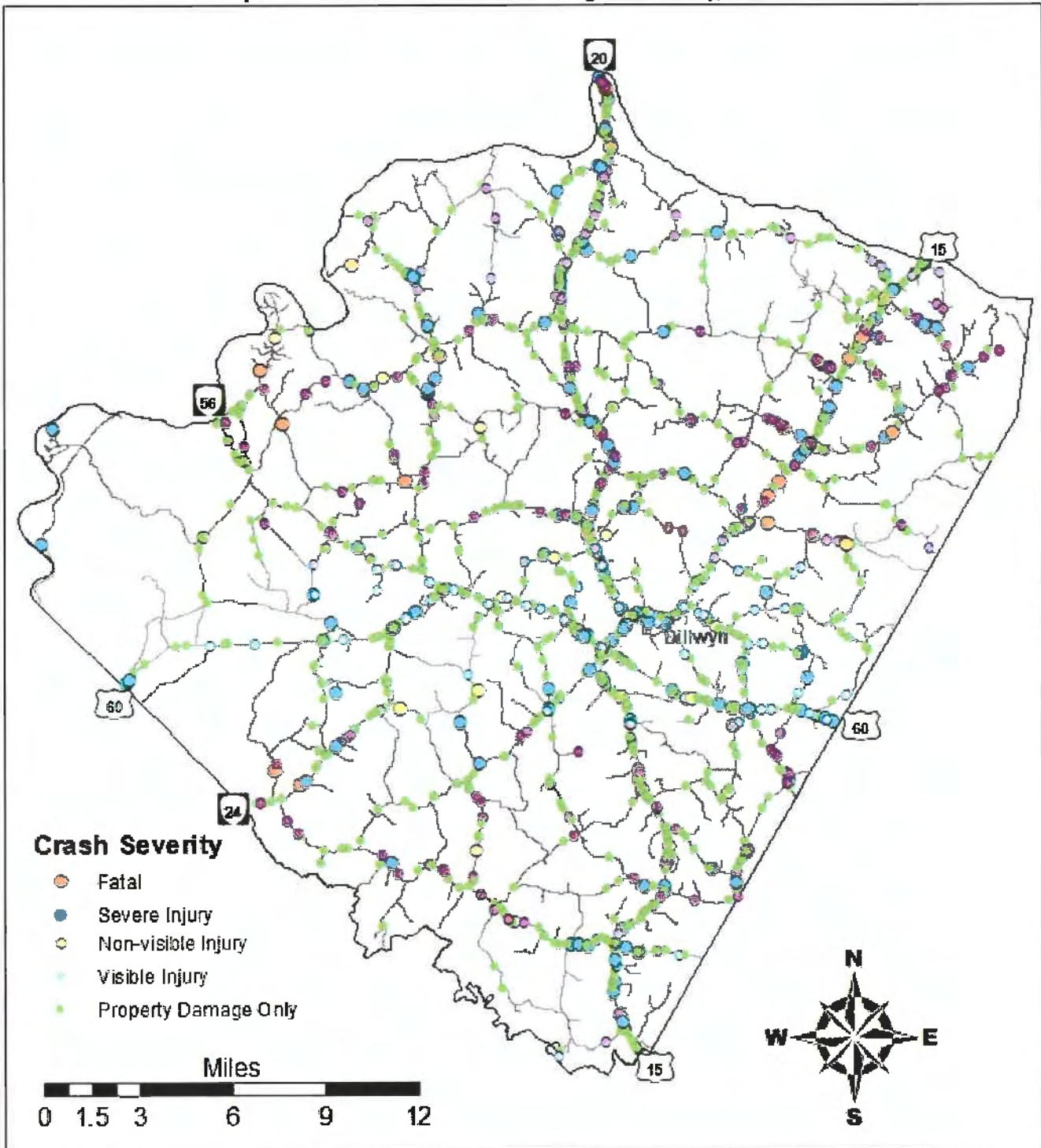
Figure 35a – Vehicular Crash Data for Buckingham County, 2015-2023

Number of Crashes by Type

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Angle	15	18	22	30	31	22	23	27	25	213
Backed Into	0	1	1	0	0	0	0	0	0	2
Deer	37	43	29	54	28	19	17	21	24	272
Fixed Object – Off Road	101	111	91	104	98	106	94	84	61	850
Fixed Object in Road	7	1	3	4	5	2	0	6	1	29
Head on	4	8	5	0	4	5	3	4	3	36
Non-Collision	8	11	12	4	5	5	6	3	5	59
Other	4	4	3	11	7	2	5	6	10	52
Other Animal	10	4	5	11	2	2	4	2	3	43
Pedestrian	2	0	2	0	0	1	0	0	0	5
Rear End	19	37	29	29	18	15	11	2	17	191
Sideswipe – Opposite Direction	7	5	8	5	4	5	8	2	6	50
Sideswipe – Same Direction	3	0	2	2	0	2	7	6	2	24
TOTAL – ALL TYPES	217	243	212	254	202	186	178	177	157	1,826

Source: VDOT

Map 29 – Vehicular Crashes in Buckingham County, 2015-2023



Map created by CRC – October 2023

Source: VDOT

Public Transportation

Residents of Buckingham County have limited access to public transportation. Limited or no access to public transportation is a common characteristic of the entire region. Services are extremely limited in the Commonwealth Regional Council area, with vast areas and many communities not served by the limited transportation systems that do exist. Jaunt, Inc. (based out of Charlottesville) serves Buckingham County as well as Albemarle, Fluvanna, Greene, Louisa, and Nelson Counties plus the City of Charlottesville. Blackstone Area Bus System (based out of Blackstone) has a line that serves Buckingham and Cumberland Counties and has stops in Farmville.

Other (Bike, Waterways, Pedestrian)

Bicycling and walking are fundamental travel modes and integral components of an efficient transportation network. Appropriate bicycle and pedestrian accommodations provide the public, including the disabled community, with access to the transportation network; connectivity with other modes of transportation; and independent mobility regardless of age, physical, constraints, or income. Effective bicycle and pedestrian accommodations enhance the quality of life and benefit the environment. Bicycling and walking are successfully accommodated when travel by these modes is efficient, safe, and comfortable for the public. Under the 2004 VDOT Policy for Integrating Bicycle and Pedestrian Accommodations, VDOT will initiate several policies relating to bicycle and pedestrian accommodations. These policies are as follows:

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

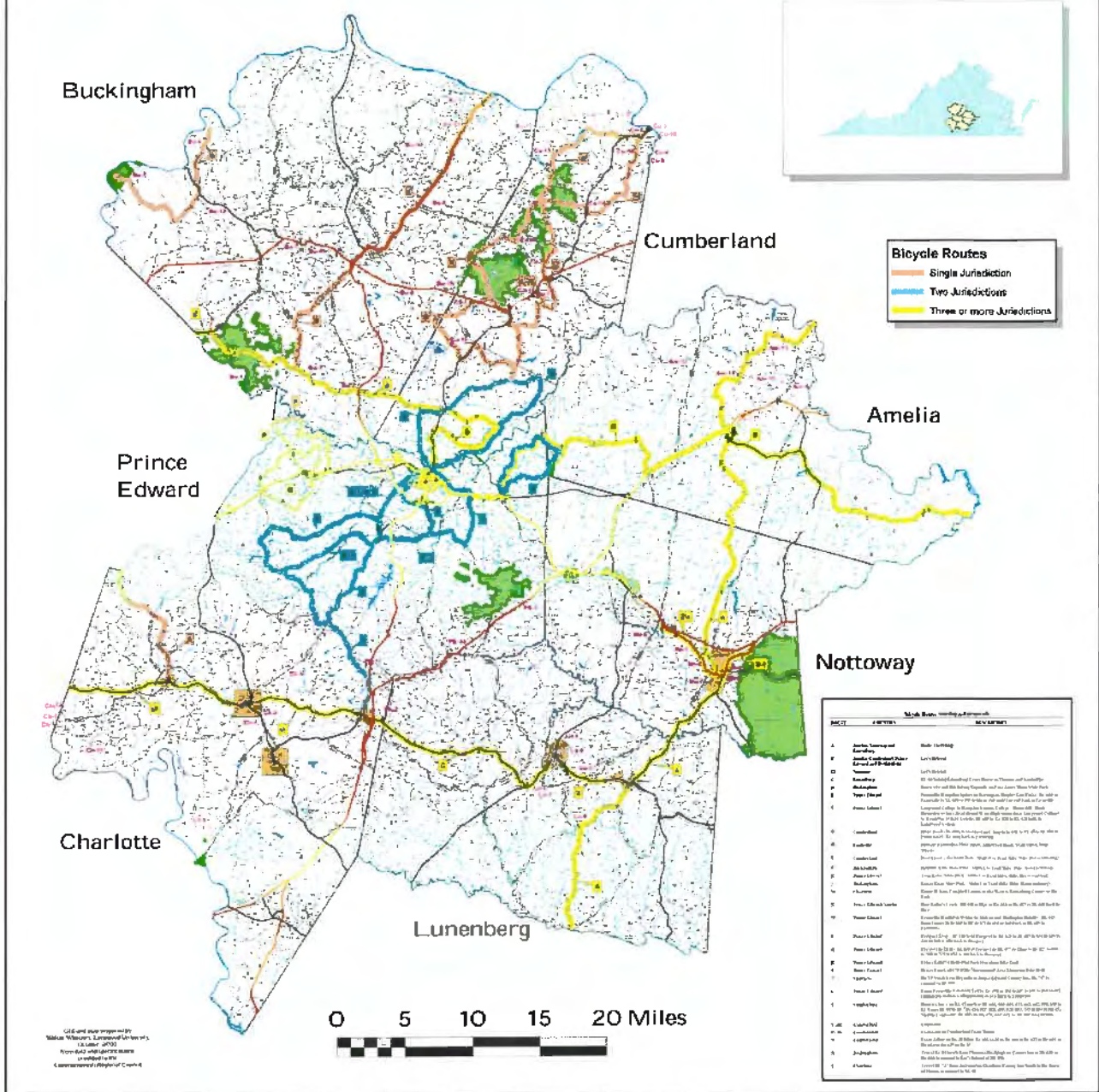
The Town of Dillwyn and the Village of Buckingham Court House have sidewalk systems that are maintained by VDOT.

In June 2000, the Piedmont Planning District Commission (PPDC) prepared the Piedmont Regional Bicycle Plan in cooperation with the U.S. Department of Transportation, Federal Highway

Administration and Virginia Department of Transportation. The FY 2002 Rural Transportation Planning Grant under the Rural Transportation Program funded the project. For any locality or region to be eligible for VDOT funding for highway projects, including bicycle facilities, the local government participating must have an adopted bicycle plan. The Commonwealth Regional Council (formerly the PPDC) completed the CRC Bicycle Plan Update in 2010. The Bicycle Plan identifies four (4) routes that go through Buckingham County (see Maps 30 and 30a): Route B, which runs east to west following Route 636 and part of Route 24; Route D, in the western part of the County, connecting James River State Park with the Yogaville area; Route V, which comes into parts of Buckingham County from Cumberland County; and Route X, which runs roughly north to south along U.S. 15, Route 640, and part of Route 638.

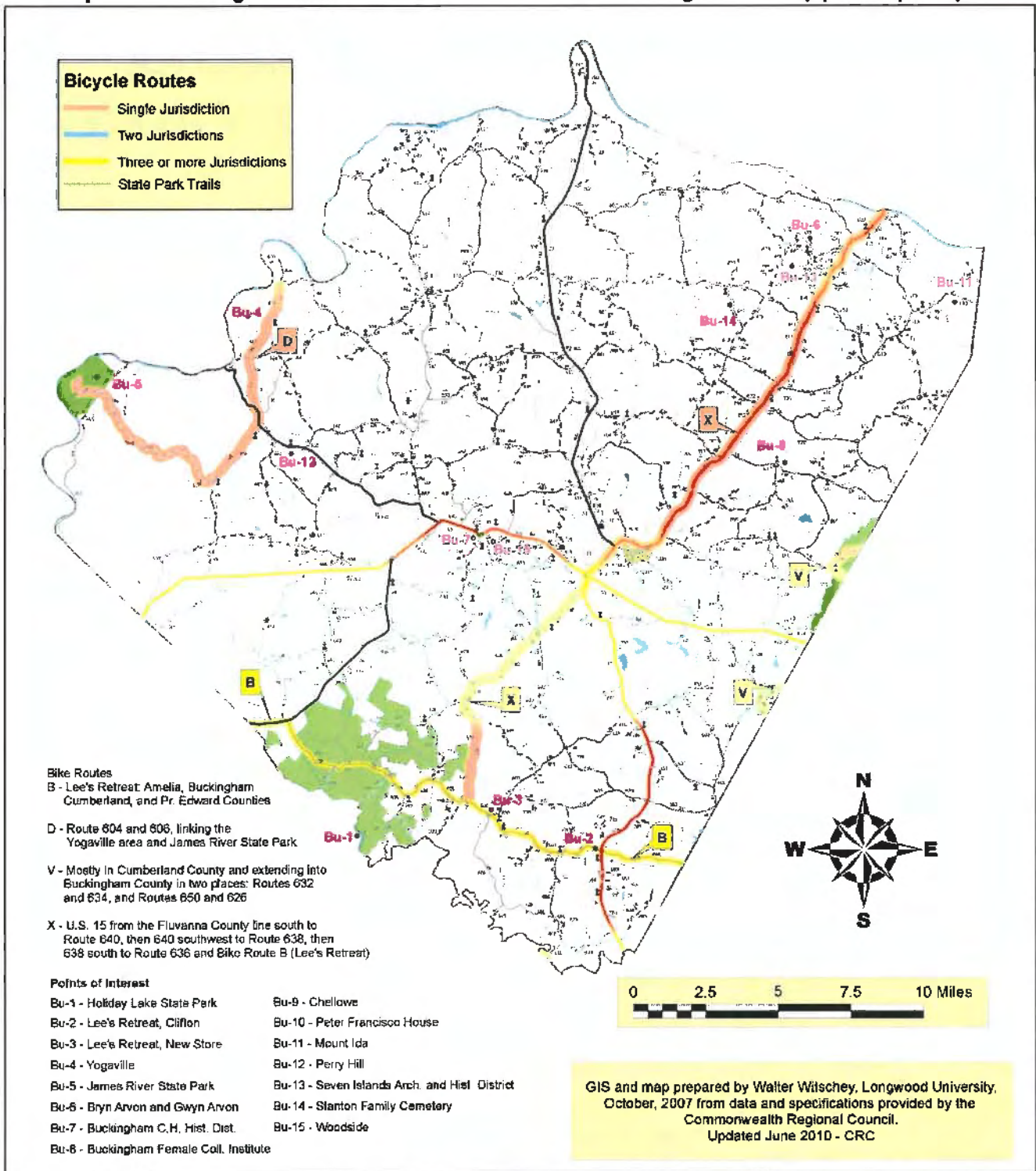
Map 30 – CRC Regional Bike Plan (2010 Update)

Commonwealth Regional Council Bicycle Plan Routes and Points of Interest



Source: CRC Regional Bike Plan, 2010

Map 30a – CRC Regional Bike Plan Routes in and around Buckingham County (2010 Update)



Source: CRC Regional Bike Plan, 2010

Trails

Buckingham County has an abundant scenic natural environment that includes rivers, streams, and forests. These resources offer great potential for the development of special transportation facilities including bikeways, pedestrian paths, and boat ramps. The County offers a few bike and hiking trails in James River State Park, Appomattox-Buckingham State Forest, Cumberland State Forest, Featherfin Wildlife Management Area, and Horsepen Lake Wildlife Management Area. The County also shares proximity to three state parks with bike/ped trails for riders and walkers/hikers. These scenic routes can be found in Bear Creek State Lake State Park, High Bridge Trail State Park, and Holiday Lake State Park.

- Bear Creek Lake State Park is in Cumberland County and lies within the boundaries of Cumberland State Forest. Between the Park and the State Forest, users have access to over 37 miles of trails for hiking, biking, and horseback riding. Bear Creek Lake State Park also offers boating and fishing, swimming, an archery range, picnic areas, and camping.
- High Bridge Trail is 31 miles long and ideally suited for hiking, bicycling and horseback riding. The western end of the trail is in Pamplin City, which is located in parts of Prince Edward and Appomattox Counties. Once a rail bed, the trail is wide, level and generally flat. Its finely crushed limestone surface and dimensions make it easy to enjoy. The park's centerpiece is the majestic High Bridge, which is more than 2,400 feet long and 125 feet above the Appomattox River. It is the longest recreational bridge in Virginia and among the longest in the United States.
- Holiday Lake State Park is in Appomattox County and lies within the boundaries of Appomattox- Buckingham State Forest. Between the State Park and the Forest, users have access to over 20 miles of trails for hiking, biking, and horseback riding. Holiday Lake State Park also offers swimming and camping.

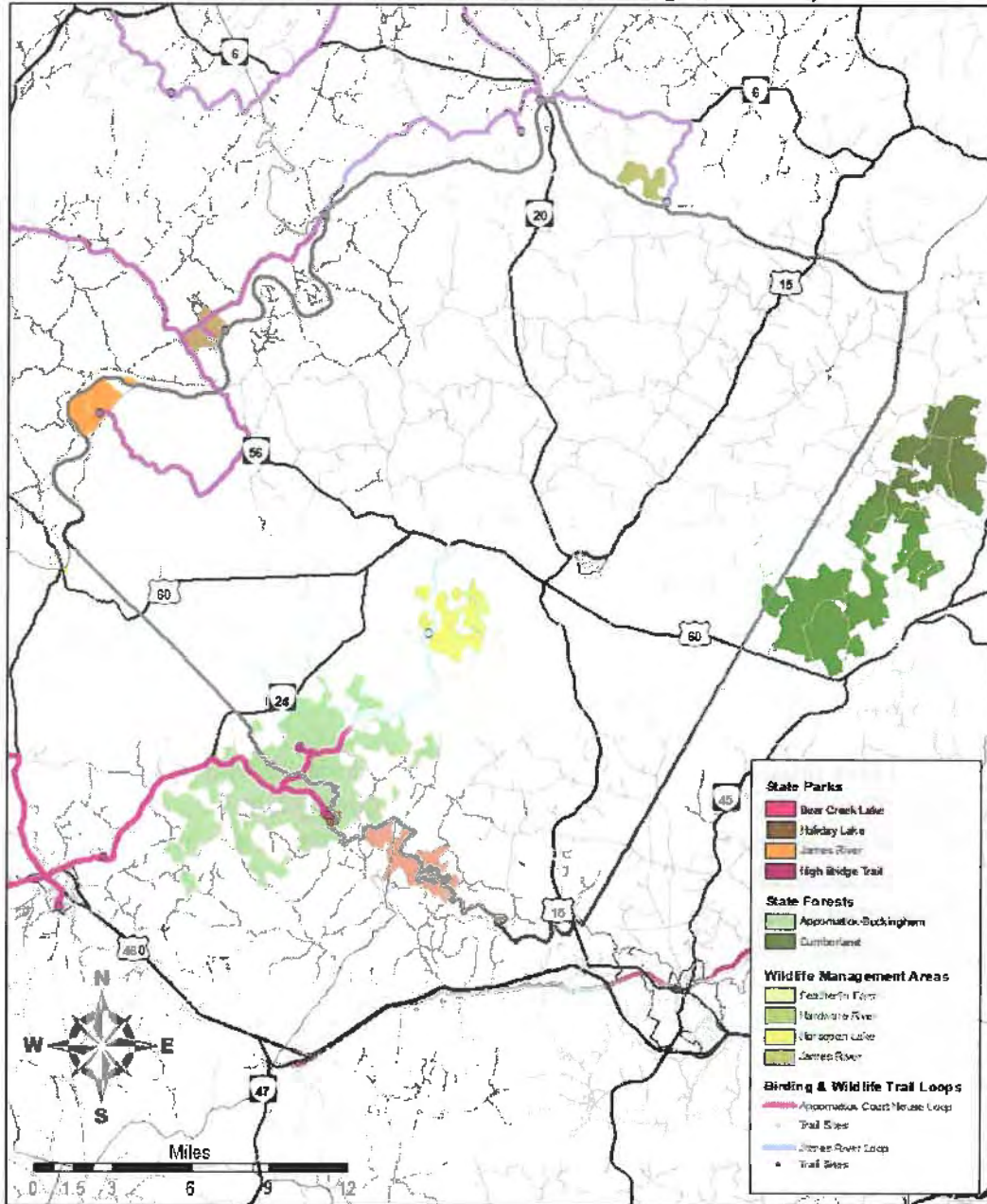
The County also shares proximity to two wildlife management areas (WMA) on the north side of the James River. The Hardware River WMA is in Fluvanna County and provides access to the Hardware and James Rivers. It offers hiking, horseback riding, hunting, trapping, birding, camping and boat ramps. The James River WMA is in Nelson County and occupies land that was once home to large estates located along the river. It offers hiking, horseback riding (with restrictions during hunting season), hunting, trapping, birding, camping and boat ramps.

There are two Virginia Birding and Wildlife Trails that run through Buckingham County. The Appomattox Court House Loop Trail starts in Buckingham Court House on the north end and runs south-southwest toward Appomattox Court House National Historical Park. Sites in Buckingham County on this trail include Horsepen Lake Wildlife Management Area and Appomattox-Buckingham State Forest. The James River Loop Trail covers parts of Buckingham, Nelson, Albemarle, and Fluvanna Counties. James River State Park is a site on this trail.

Map 31 shows locations of trail facilities in and around Buckingham County.

There was an array of responses provided about where pedestrian/bike paths are needed within Buckingham County. The most popular responses from the survey are: On county land; in or near parks; Dillwyn; Yogaville; and around schools.

Map 31 – Trails in and around Buckingham County



**Map created by CRC –January 2024
Source: DCR, DWR, VDOF**

VDOT Funding Programs

Some programs available through VDOT to fund transportation improvements include the following:



Purpose

SMART SCALE is a statewide program that distributes funding based on a transparent and objective evaluation of projects that will determine how effectively they help the state achieve its transportation goals.

Funding

There are two main pathways to funding within the SMART SCALE process—the Construction District Grant Program (DGP) and the High Priority Projects Program (HPPP). A project applying for funds from the DGP is evaluated against other projects within the same construction district. A project applying for funds from the HPPP is evaluated against projects statewide. The Commonwealth Transportation Board (CTB) then makes a final decision on which projects to fund.

Eligible Projects

Projects must address improvements to a Corridor of Statewide Significance, Regional Network, or Urban Development Area (UDA) that meet a need identified in the statewide multimodal long-range transportation plan, VTrans. Project types can include highway improvements such as widening, operational improvements, access management, intelligent transportation systems, transit and rail capacity expansion, and transportation demand management, including park and ride facilities. Projects may also address a documented safety need.

Eligible Applicants

Applications may be submitted through the SMART Portal by regional entities including Metropolitan Planning Organizations (MPOS) and Planning District Commissions (PDCs), along with public transit agencies, and counties, cities, and towns that maintain their own infrastructure. Projects pertaining to UDAs and safety needs can only be submitted by localities. Applications may be for eligible project types only and sufficiently developed such that benefits can be calculated.

Evaluation Criteria

There are five factors evaluated for all projects: Safety, Congestion Mitigation, Accessibility, Environmental Quality, and Economic Development. Projects in MPOs with a population greater than 200,000 are also evaluated by a land use factor.

Funding Cycle

Beginning with the FY2018-FY2023 SYIP Update, the application cycle began alternating every other year with funding generally applied to projects in the last two years of the SYIP. Applications are generally accepted beginning in the Spring through Fall. Approximately \$500-600 million is expected to be available per cycle. Funding includes both state and federal sources. Projects that can be developed as federal projects will follow the federal process.

Website

<http://www.vasmartyscale.org/>



Purpose

This federal transportation program is structured and funded to identify and improve locations where there is a high concentration, or risk, of vehicle crashes that result in deaths or injuries and to implement strategies to attain Virginia's Towards Zero Deaths vision.

Funding

There are several core safety programs, including Highway Safety, Systemic Safety, Bicycle and Pedestrian Safety, and Highway-Rail Safety.

Eligible Projects

Projects involve the identification of high-crash spots or corridor segments, an analysis of crash trends and existing conditions, and the prioritization and scheduling of improvement projects. Submitted projects must demonstrate a cost benefit and must:

- Be relevant to the program purpose of reducing severe crashes or risk to transportation users.
- Address hazardous situations through good safety planning and identified by safety data driven network screening.
- Demonstrate compliance with the appropriate VDOT design guideline and standards.

Eligible Applicants

The Highway Safety Programs (HSP), Rail-At-Grade-Crossing and the Bicycle Pedestrian Safety Program (BPSP) applications must be submitted through the SMART Portal by local governments, VDOT District and Regional Staff.

Evaluation Criteria

The eligibility criteria and process for the safety programs are different. The Portal automatically scores each application based upon the various factors such as: Benefit/Cost ratio, PSI listing, supporting documents, complete cost estimate/schedule etc. The (HSP) application targets vehicle only crashes and requires a benefit-cost (B/C) ratio analysis, or the Systemic Safety Improvement (SSI) application can utilize a risk assessment methodology that addresses these risks throughout a network of roadways. The Rail Safety and Bicycle and Pedestrian Safety applications require a risk analysis due to the unpredictability of the crash types.

Funding Cycle

The funding cycle for the Highway Safety program will be every year. Approximately \$60 million is available per year. Applications are generally accepted August through October of each year. All funding is federal.

Website

http://www.virginiadot.org/business/ted_app_pro.asp



Purpose

This program is intended to help sponsors fund projects that expand non-motorized travel choices and enhance the transportation experience by improving the cultural, historical, and environmental aspects of transportation infrastructure. It focuses on providing pedestrian and bicycle facilities and other community improvements.

Funding

TAP is not a traditional grant program and funds are only available on a reimbursement basis. The program will reimburse up to a maximum 80% of the eligible project costs and requires a minimum 20% local match. These are federal transportation funds and therefore require strict adherence to federal and state regulations including Americans with Disability Act (ADA) design standards. Funding is allocated statewide and to specific population areas as set forth in federal regulation. Funds are awarded by the CTB and the MPOs in Virginia's Transportation Management Areas (TMAs).

Eligible Projects

- On-road and off-road pedestrian and bicycle facilities such as sidewalks, bike lanes, and shared use paths.
- Infrastructure-related projects and systems that will provide safe routes for non-drivers to access daily needs.
- Conversion and use of abandoned railway corridors for trails for pedestrians, bicyclists, and other non-motorized transportation users.
- Construction of turnouts, overlooks and viewing areas.
- Inventory, control, or removal of outdoor advertising (billboards).
- Preservation and rehabilitation of historic transportation facilities including train depots, lighthouses, and canals.
- Vegetation management practices in transportation rights-of-way.
- Archeological activities relating to impacts from implementation of a transportation project.
- Environmental mitigation activities to address storm water management control and water pollution related to highway runoff.
- Wildlife mortality mitigation activities to decrease negative impacts of roads on wildlife and habitat connectivity.

Eligible Applicants

Applications may be submitted through the SMART Portal by local governments, regional transportation authorities, transit agencies, natural resource or public land agencies, school districts, local educational agencies, schools, tribal governments, and any other local/regional entity with responsibility for oversight of transportation or recreational trails.

Evaluation Criteria

- Project funding.
- Project concept
- How the project improves the existing transportation network
- Sponsor's experience administering federal-aid projects
- Project's readiness to proceed

Funding Cycle

Beginning with the FY2019-2024 SYIP Update, the application cycle began alternating every other year with allocations available in the first and second year of the SYIP. Approximately \$20 million is available per year with a maximum request of \$1M per year (\$2M per application). Applications are generally accepted August through October of every other year. All funding is federal.

Website

<http://www.virginiadot.org/business/prehancegrants.asp>



Purpose

This program provides additional funding for use by a county, city, or town to construct, reconstruct, improve, or maintain the highway systems within such county, city, or town and for eligible rural additions in certain counties of the Commonwealth. Locality funds are matched, dollar for dollar, with state funds, with statutory limitations on the amount of state funds authorized per locality.

Funding

Application for program funding must be made by resolution of the governing body of the jurisdiction requesting funds. Project funding is allocated by resolution of the CTB. The Revenue Sharing program will match, dollar for dollar, eligible project costs up to limitations specified in CTB Policy.

Eligible Projects

- Supplemental funding for projects listed in the adopted in the SYIP
- Construction, reconstruction, or improvement projects not including in the adopted SYIP
- Improvements necessary for the specific subdivision streets otherwise eligible for acceptance into the secondary system for maintenance (rural additions)
- Maintenance projects consistent with the department's operating policies
- New hard surfacing (paving)
- Deficits on completed construction, reconstruction, or improvement projects

Eligible Applicants

Applications may be submitted through the SMART Portal by any county, city, or town in the Commonwealth. Evaluation Criteria:

- Priority 1: Construction projects that have previously received Revenue Sharing funding.
- Priority 2: Construction projects that meet a transportation need identified in the Statewide Transportation Plan or projects that will be accelerated in a locality's capital plan.
- Priority 3: Projects that address deficient pavement resurfacing and bridge rehabilitation.
- Priority 4: All other projects

Funding Cycle

Beginning with the FY2019-2024 SYIP Update, the application cycle began alternating every other year with allocations available in the first and second year of the SYIP. Approximately \$100 million in state funding is available per year. Applications are generally accepted August through October of every other year. All funding is non-federal.

Website

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



Purpose

SGR provides funding for the Commonwealth of Virginia’s pavements and bridges. The funds are used for the reconstruction and rehabilitation of deteriorated pavements on the Interstate and Primary Systems, including Primary Extensions, as well as the replacement and rehabilitation of structurally deficient bridges on all systems.

Funding

Funding is allocated to each district based on needs for VDOT and locality owned bridges and pavements. Allocation of the funding is based on a needs prioritization methodology as approved by the CTB. All nine construction districts will receive funding in a given year, with no district receiving less than 5.5% or more than 17.5% of the funds in a given year.

The Code of Virginia allows for two waivers in the SGR. The first waiver allows the CTB to remove the cap and allocate the SGR funds to a key need or project. The second waiver allows the CTB to allocate 20% of the funds to secondary pavements if the Department does not meet its secondary pavement performance targets.

Eligible Projects

Projects must meet the three tests as depicted in the following chart prior to receiving funding:

Tests	Pavement	Bridge
1	Improves to fair or better status	Removes from structurally deficient status
2	Meets definition of pavement rehabilitation and reconstruction in FHWA's memo dated 9/12/2005	Meets definition of bridge rehabilitation and replacement in FHWA's Bridge Preservation Guide dated August 2011
3	Adds or restores strength	
FHWA Memo Links	FHWA's Memo – September 12, 2005 - Pavement Preservation Definitions FHWA's Memo - February 25, 2016 - Pavement Preservation	FHWA's Bridge Preservation Guide – August 2011 – Maintaining a State of Good Repair Using Cost Effective Investment Strategies

Eligible Applicants

Localities may submit applications for primary extensions and work notification forms for structurally deficient bridges through the SMART Portal. If a locality has multiple structurally deficient bridges, the locality is required to submit work notification forms for all bridges to show what work will be completed to remove the deficiency.

Evaluation Criteria

The SGR Program requires the prioritization process to consider mileage, condition and costs for pavements while considering number, condition, and costs for bridges. For additional detail related to the prioritization process, refer to: <http://www.ctb.virginia.gov/resources/2016/june/reso/Resolution1.pdf>

Funding Cycle

The funding cycle for SGR will be every year. Approximately \$300 million is available per year beginning in FY 2021. Applications are generally accepted November through January. Funding includes both state and federal sources.

Website

http://www.virginiadot.org/business/local_assistance_division_funding_programs.asp



Chapter V

Land Use

V: Land Use

Introduction

The purpose of land use planning is to strategically guide both the development and conservation of Buckingham County's land resources. It encompasses much more than merely dividing land into different zones; it shapes every facet of daily life and the built environment. Effective land use planning determines where residents live, work, and relax, and ensures that the transportation networks seamlessly connect these areas. This planning is crucial for deciding the optimal locations for new businesses, the concentration of housing, and the necessary infrastructure to support the community's evolving needs.

Land use planning is essential for Buckingham County's residents and its approximately 373,401 acres, especially as the area begins to experience residential and community growth. This plan serves as a guide for making informed decisions about land use policies, procedures, and ordinance revisions by both elected officials and county staff. The intent of the land use plan is not to hinder growth and development but to manage it effectively, ensuring the conservation of natural resources like farmland and forests and the prudent use of taxpayer dollars. It provides a proactive framework to anticipate and address future challenges, preventing issues from arising.

Historical Context and Community Input

Historically, Buckingham County has been predominantly rural with a strong agricultural base. The county's economy has traditionally relied on farming, forestry, and related industries. This rural character is a cherished aspect of the community's identity. However, in recent years, the county has begun to experience pressures from residential and commercial development, particularly as nearby urban areas expand.

Community input has been a cornerstone of this planning process. Through a series of community meetings and a comprehensive citizen survey, residents have shared their insights, concerns, and aspirations for Buckingham County's future. This feedback has been invaluable in shaping a land use plan that reflects the collective vision of the community. Residents expressed a desire to balance growth with the preservation of the county's rural character, protect natural resources, and enhance the quality of life for all.

Community Input Highlights

1. **Preservation of Rural Character:** Residents emphasized the importance of Buckingham's rural character, agricultural land, and natural resources.
2. **Economic Development:** Respondents highlighted the need for more local job opportunities, attracting and supporting new and small businesses.
3. **Infrastructure Improvement:** Improved infrastructure, including better roads, high-speed internet, and public services, was a common priority.
4. **Community Amenities:** Residents expressed a desire for more recreational facilities, community centers, and cultural activities.
5. **Housing:** There is a strong demand for diverse housing options, including affordable housing, to accommodate the growing population.

Residents also highlighted their favorite aspects of living in Buckingham County, including the rural lifestyle, peace and quiet, and the small-town feel. Major concerns include the lack of job opportunities, businesses, and inadequate access to medical care.

A. Current Land Use

Buckingham County is a rural county with a strong background in agriculture and forestry, evident in the large parcels dedicated to these activities. The rural nature of the county is an important aspect of the county's economy and community. Rich natural resources, a powerful sense of community, and proximity to major transportation routes make Buckingham County an attractive location for potential growth, drawing interest from new residents and businesses seeking opportunities to establish roots. The scenic beauty, quality of life, and strategic location of Buckingham County make it a desirable destination for future growth.

Land Use Framework

The Zoning and Planning Administrator oversees land use in Buckingham County, following the guidelines of the Comprehensive Plan. The Plan outlines strategies for land use, transportation, and community facilities, ensuring sustainable development aligns with the community's vision.

Existing Zoning Districts

The county's Zoning Ordinance regulates land use within the county through various districts, each with specific purposes, permitted uses, and regulations. Below is a summary of the existing zoning districts:

Figure 36 – Existing Zoning Districts in Buckingham County

District	Purpose	Permitted Uses	Special Use Permits
Agricultural District (A-1)	Preserves rural land uses, including farming and forestry, with provisions for low-density residential development.	Single-family dwellings, manufactured and mobile homes, agricultural uses, cemeteries, churches, home-based businesses, public parks.	Airports, bed & breakfasts, commercial garages, mining, quarrying, shooting ranges, veterinary clinics.
Agricultural-Comprehensive District (A-C)	Promotes intensive agricultural, forestal, and rural activities with additional regulations for intensive livestock and poultry operations.	Agricultural uses, intensive dairy, livestock, poultry, and swine facilities, lumberyards, private hunting preserves, veterinary clinics.	Daycare facilities, correctional facilities, airports, sawmills, sewage treatment plants.

District	Purpose	Permitted Uses	Special Use Permits
Rural Small Farm District (RSA-1)	Maintains rural character and open space, allowing limited low-density residential and small-scale agricultural uses.	Single-family dwellings, manufactured homes, agricultural operations, home-based businesses, public parks.	Assisted living facilities, commercial equine facilities, golf courses, hospitals, rural small businesses.
Residential District (R-1)	Provides for residential uses with varying densities, including single-family homes, townhouses, and multi-family dwellings.	Single-family dwellings, churches, conservation areas, home-based businesses, public parks.	Community centers, convenience stores, public utilities, rural small businesses.
Residential District (R-2)	Provides for medium to high concentration of residential uses, promoting a suitable environment for family life.	Single-family dwellings, multi-family housing, community playgrounds, public and private schools.	Multi-family housing, private schools.
Neighborhood Commercial (NC- 1)	Encourages cluster development of residential, commercial, and public uses, supporting neighborhood-scale businesses.	Antique shops, convenience stores, daycares, drug stores, emergency service facilities, financial institutions, greenhouses.	Automotive wash operations, dog businesses, flea markets, residential housing, telecommunication towers.
Business District (B-1)	Supports general business uses requiring frequent public access while minimizing nuisances.	Art and hobby stores, barber and beauty shops, churches, convenience stores, drug stores, medical clinics, offices, restaurants, retail stores.	Amusement centers, community centers, dog businesses, parking facilities, public utilities, schools.
Industrial District (M-1)	Encourages light manufacturing and wholesale business establishments with minimal nuisances.	Assembly plants, data processing centers, furniture manufacturing, professional offices, warehousing.	Brick manufacturing, butcher shops, flour milling, quarrying, vegetable oil processing.

District	Purpose	Permitted Uses	Special Use Permits
Industrial District (M-2)	Accommodates larger scale manufacturing, processing, and warehousing with potential public nuisances.	All M-1 permitted uses plus block manufacturing, mining, quarrying, soap manufacturing.	Abattoirs, industrial gas manufacturing, incineration, oil, and gas transmission facilities.
Watershed District (WS-1)	Protects public drinking water sources by minimizing pollution and sediment deposition.	Low-impact agricultural and residential uses that comply with stringent environmental regulations.	Required for any use that could potentially impact water quality.
Recreational Access District (RA-1)	Promotes recreational activities and access to natural resources.	Public parks, recreational fields, private hunting preserves.	Required for commercial recreational facilities and other intensive uses.
Landfill and Waste Disposal District (L-1)	Regulates land use related to waste disposal and management.	Publicly owned solid waste facilities, recycling centers.	Required for private waste disposal facilities and other significant waste management operations.
Residential Planned Unit Development (RPUD-1)	Allows for innovative and flexible design of residential communities with mixed uses and open space.	A mix of residential types, including single- family homes, townhouses, and multi- family dwellings, along with associated commercial and public uses.	Required for specific developments that may include unique design or use characteristics.
Village Center District (VC-1)	Focuses on creating vibrant, mixed-use community centers with residential, commercial, and public uses.	Retail stores, restaurants, offices, public facilities, and residential units.	Required for uses that may have a significant impact on the community center's character or infrastructure.

B. Future Land Use Planning and Growth Strategies

Buckingham County envisions a future where growth is balanced with the preservation of its rural character and natural resources. The county aims to foster vibrant communities, promote economic development, and enhance the quality of life for all residents. The strategies outlined in this section will guide future land use decisions, ensuring sustainable and orderly development.

Village Centers

The vision for village centers in Buckingham County considers each area's unique natural characteristics and existing developments. These centers are designed to concentrate growth in specific areas, thereby preserving the rural character and natural resources of the surrounding landscape. The development of village centers focuses on creating vibrant community hubs that integrate mixed-use development.

The identified village centers and their general locations include:

- **Arvonias-New Canton**: Located near the James River in the northeastern part of the county, along Route 15.
- **Buckingham Court House**: Centered around the historic courthouse in the central part of the county, along Route 60.
- **Gold Hill**: Situated slightly further south on Route 15 than Arvonias-New Canton, in the northeastern part of the county.
- **Yogaville**: Found in the northwestern part of the county, near the border with the James River and just north of Route 56.
- **Centenary**: Located along Route 20, approximately 5 to 6 miles south of Scottsville, this area extends northward to the James River.
- **Glenmore**: Positioned in the northwestern part of the county, centered at the intersection of Routes 602 and 655, covering an area within approximately a 1-mile radius around this intersection.

Future development in these village centers may prioritize:

- ***Enhancing Local Infrastructure***: Improving essential services and facilities to support community needs.
- ***Maintaining Rural Character***: Ensuring that new developments are compatible with the rural charm and identity of the county.
- ***Supporting Local Businesses***: Creating opportunities for small businesses and local enterprises to thrive within these community hubs.

By focusing on these principles, Buckingham County aims to develop village centers that enhance the quality of life for residents while preserving the natural beauty and rural character of the county.

Growth Corridors

Major highways such as Route 60, Route 15, Route 20, Route 56, and Route 24 are designated as key transportation corridors where development is encouraged. These corridors are intended to support a mix of residential, commercial, and industrial development with minimal restrictions to attract businesses and industries. The goal is to ensure orderly growth while maintaining the capacity and safety of the transportation network. Best practices for corridor development include:

- *Access Management*: Consider policies to minimize direct access points to major highways, consolidating driveways, and promoting shared access to reduce traffic conflicts and enhance safety.
- *Buffer Zones*: Establishing buffers and guidelines to maintain the visual quality of the corridors and mitigate the impact of new developments on existing land uses.
- *Mixed-Use Development*: Encouraging developments that combine residential, commercial, and industrial uses to create vibrant and sustainable communities along these corridors.

High Growth Areas

High Growth Areas in Buckingham County are designated to encourage diverse types of development with minimal restrictions. These areas aim to attract businesses and industries by providing flexible zoning and streamlined permitting processes. Strategies for managing high growth areas may include:

- *Infrastructure Investments*: Prioritizing infrastructure improvements such as roads, utilities, and broadband to support new developments and make the county more attractive to businesses.
- *Economic Incentives*: Offering tax breaks, grants, and expedited permitting processes to encourage investment in high growth areas.
- *Quality of Life Enhancements*: Developing facilities and services that improve the quality of life for residents, such as parks, recreational facilities, and healthcare services.

Mining

The area around Willis Mountain, known for its kyanite mining operations, along with other significant quarrying operations such as those of Boxley and the Vermont Structural Slate Company, contribute to Buckingham County's economy. Future land use planning should consider the environmental impact of mining and quarrying activities and ensure adherence to federal and state guidelines.

In areas where mining or industrial activities are present or may expand, it is important to minimize potential land-use conflicts, such as those arising from noise and dust. When these activities are adjacent to or within identified Village Centers, envisioning compatible higher

intensity land uses could be beneficial. To reduce potential conflicts, the use of buffers could be considered when planning residential uses near these areas. Some other key considerations to consider include:

- *Environmental Protection*: Maintaining regulations to protect water quality and minimize land degradation in line with federal and state guidelines.
- *Safety Standards*: Ensuring that mining operations meet federal and state safety standards to protect workers and nearby communities.
- *Economic Integration*: Encouraging the integration of mining with other economic activities, such as manufacturing, to diversify the local economy.

Recreation, Parks, and Wildlife

Buckingham County is committed to preserving and enhancing its natural resources and recreational opportunities. Areas designated for recreation, parks, and wildlife conservation are vital for maintaining the county's ecological balance and providing residents with outdoor activities. Strategies could include:

- *Protected Areas*: Designating significant natural areas as protected zones to conserve wildlife habitats and biodiversity.
- *Recreational Facilities*: Developing public parks, trails, and recreational facilities to promote outdoor activities and improve residents' quality of life.
- *Environmental Education*: Creating programs and facilities that educate the public about local wildlife, conservation efforts, and sustainable practices.

Rural, Agricultural, and Forestry Areas

The preservation of rural, agricultural, and forestry areas is crucial for maintaining Buckingham County's economy and character. These areas could be supported through:

- *Agricultural Preservation*: Implementing programs such as conservation easements
- *Best Practices*: Encouraging farming and forestry practices that protect natural resources and enhance productivity.
- *Support Programs*: Directing local farmers and foresters to available resources, including extension services.

Watershed Overlay District

The Watershed Overlay District is designed to protect public drinking water sources by minimizing pollution and sediment deposition. This district will have stringent regulations to ensure the safety and quality of the water supply. Key policies may include:

- *Buffer Zones*: Establishing buffer zones around water bodies to filter runoff and reduce sedimentation.
- *Regulated Activities*: Limiting activities that can negatively impact water quality, such as certain types of development and industrial operations.

- *Development Management:* Using incentives and regulations to limit development in these areas or direct it toward more suitable locations.

Town of Dillwyn

As a central hub within Buckingham County, the Town of Dillwyn will play a critical role in the county's future development. The vision for Dillwyn includes:

- *Downtown Revitalization:* Enhancing the downtown area to create a vibrant community center with a mix of residential, commercial, and public spaces.
- *Economic Development:* Attracting new businesses and industries to diversify the local economy and create job opportunities.
- *Infrastructure Improvements:* Investing in infrastructure projects such as roads, utilities, and public facilities to support growth and improve the quality of life for residents.

Sustainable Growth Principles

Buckingham County may consider adopting sustainable growth principles that promote long-term economic, environmental, and social health. These principles could guide future development to balance maintaining the county's rural character with accommodating growth. The focus could be on enhancing land use efficiency, protecting natural resources, and supporting the local economy. Thoughtful agricultural practices, exploring diverse transportation options, and improving infrastructure are potential strategies to achieve these goals. By integrating sustainable growth principles, Buckingham County can work towards a balanced and resilient future for its residents and environment.

By incorporating these strategies and principles, Buckingham County can strive to balance growth with the preservation of its rural character, support economic development, and improve the quality of life for its residents. This comprehensive approach will help the county navigate future challenges and opportunities, ensuring a resilient and vibrant community for generations to come.



Chapter VI

Special Policy Areas

VI: Special Policy Areas

Introduction

This section presents information on a variety of community special policy areas that emerged during the Buckingham County Comprehensive Plan process. These areas were identified through multiple activities including the Buckingham County Planning Commission Work Sessions, community meetings, and citizen survey results.

The goal of the Buckingham Planning Commission in developing these special policy areas is to assist the County in planning for its future growth and development. In addition, the Comprehensive Plan aims to contain specific information to better guide month-to-month decision-making on issues such as zoning, rezoning, and conditional use permits.

Each policy area includes a brief discussion followed by specific recommendations to help guide the County's decisions regarding the timing, location, and character of future development. The information in this chapter forms the basis for many of the goals, objectives, and strategies contained in Section VII.

The special policy areas covered in this section are:

1. Maintaining the County's Rural Character
2. General Zoning and Subdivision Ordinance Revisions
3. Corridor and High Growth Area Development
4. Village Center Areas
5. Affordable Housing
6. Solar Energy Development
7. Economic Development

By addressing these areas, Buckingham County aims to balance the preservation of its rural charm with sustainable growth and economic resilience, ensuring a vibrant future for all its residents.

Policy Area #1: Maintaining the County's Rural Character

Background

Buckingham County's rural landscape, characterized by its expansive open spaces, agricultural lands, and forested areas, plays a pivotal role in defining the community's identity and quality of life. These areas are essential not only for their environmental and recreational benefits but also for their contribution to the local economy through agriculture and forestry industries. The preservation of these lands helps maintain the County's rural charm, which is a significant factor in attracting new residents and businesses. Preserving Buckingham County's rural character is not just about maintaining aesthetics but also about ensuring long-term resilience against environmental changes, supporting local economies, and fostering sustainable growth.

Several key elements contribute to the rural character of Buckingham County. Agricultural lands are the backbone of the local economy, supporting farming activities that produce a variety of crops and livestock. They provide a scenic rural landscape that is an essential part of the county's identity. Extensive forests offer economic benefits through timber production and recreational opportunities such as hunting, hiking, and wildlife observation. They also play a crucial role in maintaining environmental health by providing habitat for wildlife, protecting water quality, and sequestering carbon.

Open spaces, including meadows, wetlands, and natural preserves, enhance the scenic beauty of the county, provide recreational spaces for residents, and support biodiversity. The county's small, close-knit communities and villages contribute to its rural charm. These areas often serve as social and economic hubs for residents, offering local businesses, schools, and community centers. The spread-out nature of the population, with large tracts of undeveloped land between communities, helps maintain the rural feel of the county.

As Buckingham County experiences growth, pressures mount on these open spaces and agricultural areas. Factors such as population growth and rising land values contribute to the conversion of agricultural lands to residential and commercial uses. In addition, the high suitability of these lands for development, due to their favorable terrain and soil conditions, further exacerbates this trend. Buckingham County has established development regulations and enforcement mechanisms, and the County can continue to enhance these tools to address emerging challenges and ensure that the rural character and valuable lands are fully protected.

Historically, Buckingham County's land has been predominantly used for farming and forestry, reflecting a deep connection between the community and the land. These traditional uses have shaped not only the landscape but also the cultural identity of the County.

Recommendations

To address the potential loss of agricultural land and open space while maintaining the county's rural character, Buckingham County may consider accommodating future growth in a manner that conserves vital resources by encouraging development in areas with adequate public services. Integrating significant open spaces into development projects in rural, agricultural, and forestry areas could help minimize environmental impacts. In addition, land use planning using smart growth principles can help balance the need for development with the preservation of rural character. This could include focusing development in designated growth areas, promoting mixed-use developments, and encouraging higher densities only where appropriate. The Future Land Use Map could serve as a guide for development patterns to ensure balanced growth.

Amendments to County ordinances may be considered to provide both requirements and incentives for land conservation. Strategic planning could help develop long-term plans that

align land use with infrastructure investments to support sustainable growth. Adjusting zoning ordinances to limit high-density development in agricultural zones and promoting conservation design practices might be beneficial. Implementing regulations that encourage new subdivisions to set aside a percentage of land as open space or for agricultural use may help preserve valuable open spaces.

Strategic planning might involve developing comprehensive plans that align land use with infrastructure investments to support sustainable growth. Zoning adjustments could limit high-density development in agricultural zones and promote conservation design practices. Subdivision regulations might encourage new subdivisions to set aside a percentage of land as open space or for agricultural use. Identifying and promoting specific areas for growth, supported by necessary infrastructure, might help concentrate development and reduce pressure on agricultural lands. Land use value assessments could offer tax incentives for land remaining in agricultural use, making it financially viable for landowners to continue farming. Public facility and utility decisions may support the concentration of development in designated areas, preserving open spaces elsewhere.

Programs available to rural property owners might aid them in preserving their land holdings while obtaining a desired rate of return on their equity. These programs include:

- *Agricultural and Forestal Districts*: rural zones designated for agricultural and forestry production and open space preservation. Landowners in these districts agree not to convert their land to more intense uses for a set term. In return, they receive benefits such as land use taxation and protection from certain ordinances and infrastructure developments that could pressure them to sell their land for development.
- *Conservation easements*: legal agreements between landowners and conservation organizations that permanently restrict certain types of development to protect conservation values. Easements are flexible and can be tailored to meet the landowner's needs while preserving the land's natural, scenic, or historical attributes.
- *Purchase of Development Rights (PDR) programs*: allow localities or other entities to purchase the development rights from landowners, ensuring the land remains in agricultural or open space use. The landowner receives financial compensation while retaining ownership and use of the land.
- *Transfer of Development Rights (TDR) programs*: enable landowners to sell the development potential of their property to developers who wish to increase density in designated receiving areas. This market-based tool preserves open space and agricultural land while directing growth to areas better suited for higher density development.

By considering these flexible strategies and programs, Buckingham County may manage growth while preserving its valuable agricultural lands and open spaces, ensuring a sustainable and balanced approach to development.

Policy Area #2: General Zoning and Subdivision Ordinance Revisions

Background

Buckingham County's existing zoning and subdivision ordinances serve as fundamental tools for guiding the location and nature of future land use within the county. During the comprehensive planning process, several priorities have emerged, including the preservation of open and agricultural spaces, the protection of surface and groundwater resources, and the diversification of the economy through increased business development and shopping options. These ordinances are critical for maintaining the county's rural character and natural resources, which are fundamental to the local economy and the overall quality of life in Buckingham County. Effective management of land use and development is necessary for balancing growth with the preservation of these vital assets.

Recommendations

As the Planning Commission and Board of Supervisors review and amend the County's ordinances, several key focus areas should be considered. It may be beneficial for Buckingham County to conduct a comprehensive review of its zoning districts to ensure they align with current and anticipated land use needs. This review might include considering changes to lot size and setback requirements to reflect the community's evolving priorities and development patterns. Any revisions should aim to support sustainable growth and maintain the county's rural character.

To promote the preservation of open and agricultural spaces, the Planning Commission may consider developing specific standards for properties in agricultural or conservation zones. These standards should focus on minimizing the impact of traffic generated by proposed developments, protecting the natural environment, and ensuring compliance with all relevant environmental protection laws and regulations.

Establishing groundwater protection districts could be crucial for protecting Buckingham County's water resources. Within these districts, it may be advisable to limit activities that pose risks of contamination to surface and groundwater sources. An alternative approach could involve implementing performance standards that encourage protective measures to prevent water contamination while allowing for necessary and responsible agricultural and forestry management.

Maintaining and possibly enhancing buffer zones along water bodies could be an effective strategy to filter runoff and reduce pollutants entering water systems. Improved stormwater management techniques, such as the use of rain gardens, permeable pavements, and vegetated swales, could be considered to reduce runoff and improve water infiltration.

To encourage economic diversification and promote new business development and shopping options, the Planning Commission and Board of Supervisors might consider enhancing existing zoning regulations and incentives to attract diverse industries and support small businesses. Strengthening partnerships among government, citizens, property owners, and developers

could help ensure long-term economic resilience, create local job opportunities, and enhance the overall quality of life in Buckingham County.

By focusing on these areas, Buckingham County can update its zoning and subdivision ordinances in a way that supports balanced growth, protects valuable resources, and preserves the county's unique character and quality of life for future generations.

Policy Area #3: Corridor and High Growth Area Development

Background

The transportation network in Buckingham County, consisting of U.S. Highway 60, U.S. Highway 15, and several Virginia Primary Highways, serves as the backbone for economic activity and growth. These corridors are vital for access and connectivity, supporting economic activities and linking communities. The county's rural character, with its scenic beauty and open spaces, is a significant asset that attracts residents and businesses. However, with anticipated growth, careful management of development along these corridors is necessary to ensure that the transportation network maintains its capacity, safety, and visual quality.

The interaction between land use and transportation is critical. By promoting mixed-use developments and strategically locating retail and employment opportunities along these corridors, Buckingham County can enhance the efficiency of land use and reduce the overall impact on transportation systems. Integrated planning will be essential to balancing growth with the preservation of the county's rural character and ensuring that development does not overwhelm existing infrastructure.

High-growth areas present both opportunities and challenges. These areas, designated for diverse types of development, are where a mix of industrial, commercial, and residential uses are planned to cluster. Public water and sewer services support higher-density development in these areas, but strategic planning is necessary to mitigate impacts on transportation, water/sewer usage, and surrounding land uses.

Recommendations

To ensure sustainable development along transportation corridors and within high growth areas, Buckingham County could adopt a multifaceted approach. First, encouraging the creation of strategic development corridors that align with existing infrastructure could be beneficial. These corridors would concentrate growth in specific areas along major highways, where development can be supported by existing services and infrastructure. By focusing development in these corridors, Buckingham County can efficiently utilize its resources, protect rural landscapes, and maintain the capacity and safety of the transportation network. Another effective strategy is promoting cluster zoning around major intersections within the corridors to prevent strip development. This approach integrates commercial, office, residential, and retail uses in designated nodes, enhancing the vibrancy and functionality of

these areas.

In addition, implementing access management policies is crucial for reducing traffic conflicts and enhancing safety along the major transportation corridors. This can involve limiting direct access points, consolidating driveways, and promoting shared access points. This will preserve the visual quality and aesthetic appeal of the corridors. Another access management policy that can be considered is establishing buffer zones along transportation routes can help reduce noise and separate developments from transportation infrastructure. These corridors serve as gateways into the county, and maintaining their visual integrity is important for economic development and marketing efforts.

Encouraging mixed-use developments that combine residential, commercial, and industrial uses within high growth areas and along corridors can support the creation of vibrant communities, reduce the need for long commutes, and enhance economic diversity. Detailed mapping and planning for high growth areas to identify specific growth nodes within the corridors is vital. This includes assessing the suitability of various land uses, infrastructure needs, and environmental considerations to guide future development effectively.

Prioritizing infrastructure investments, such as road improvements, public utilities, and community facilities, is essential to support growth in designated high growth areas and along major corridors. Ensuring that development is well-supported by necessary services will help manage growth sustainably. Incorporating environmental protection measures into the planning process is also crucial. These measures can safeguard water resources, minimize land degradation, and reduce potential conflicts between development and conservation goals.

By integrating these strategies, Buckingham County can effectively manage growth along its transportation corridors and within high growth areas, ensuring that development is well-planned and sustainable while preserving the county's rural character and valuable environmental resources. This comprehensive approach will help ensure that the county remains a desirable place to live, work, and invest, fostering a sustainable and prosperous future for its residents.

Policy Area #4: Village Center Areas

Background

Village centers play a pivotal role in concentrating growth and preserving Buckingham County's rural character. These centers are not just focal points for community life and local commerce; they also represent strategic areas for sustainable development and economic vitality. Village centers combine residential, commercial, and public uses, creating vibrant, mixed-use environments that reflect the county's rural identity while supporting local economies. By focusing growth in these areas, the county can preserve open spaces and agricultural lands, thereby maintaining the scenic beauty and rural charm that define Buckingham County.

Investing in village centers enhances infrastructure, supports local businesses, and fosters community engagement. These areas become hubs of activity where residents can live, work, and play without needing to travel long distances. Effective development in village centers can attract new businesses, create job opportunities, and provide essential services, all of which contribute to the county's economic development and long-term sustainability. The identified village centers in Buckingham County include: Arvonias-New Canton, Buckingham Court House, Gold Hill, Centenary, Glenmore, and Yogaville. Each of these centers has unique characteristics and potential for growth.

Identified Village Centers

- **Arvonias-New Canton:** This village center surrounds U.S. Route 15 near its entrance into the county from Fluvanna County. It comprises several neighborhood businesses such as convenience stores, restaurants, and banks. The area includes slate mining, aggregate manufacturing, and trucking industries. Various housing types are present, but public water and sewer services are not yet available. Key infrastructure assets include railroad access and a water intake on the James River, which could be piped to serve the U.S. Route 15 corridor for future growth. The James River presents opportunities for recreation and open space development, potentially attracting visitors and enhancing the quality of life for residents. Churches of various denominations are scattered throughout the area, serving as important gathering places that bring the community together. Residents have emphasized the need for better infrastructure and recreational facilities to enhance community life.
- **Buckingham Court House:** Located along U.S. Route 60, this village center is home to the Buckingham County Courthouse and other public buildings. It includes government buildings, local shops, and community spaces. The focus here is on fostering community engagement and supporting new developments that align with the community's needs. Current and future developments aim to enhance infrastructure, support local businesses, and provide community spaces that serve the residents' needs and aspirations. Residents have highlighted the need for improved roadways and public utilities to support both existing and new businesses.
- **Gold Hill:** Situated northeast of the Town of Dillwyn, Gold Hill features a mix of small businesses, residential areas, and community facilities. The village center includes a medical clinic, automotive businesses, convenience stores, and a low-to-moderate income apartment complex. The area is currently not served by public water and sewer services. Enhancing local infrastructure and providing essential services can support existing businesses and attract new ones, fostering economic growth and community well-being. The community has expressed a desire for more recreational facilities and public spaces.
- **Centenary:** Located on Route 20, approximately 5-6 miles from Scottsville, this village

center includes a mix of commercial and residential uses. The area has convenience stores, an antique shop, and various housing types but lacks public water and sewer services. The proximity to Scottsville presents opportunities for enhanced connectivity and collaboration, promoting shared services and community activities. Residents have emphasized the need for better connectivity and essential services.

- **Glenmore:** Glenmore is characterized by its rural setting and small community feel. It is located near the northeastern part of the county. The village center includes residential homes, small businesses, and community spaces, reflecting the county's rural charm. Enhancing infrastructure and community facilities can support local enterprises and attract new small businesses, ensuring that new developments maintain the village's rural character. The community has expressed a desire for more local businesses and improved public spaces.
- **Yogaville:** This unique village center is centered around the Satchidananda Ashram-Yogaville community, located near Route 604 (Woodland Church Road). The area includes residential lots, the LOTUS shrine, an Integral Yoga Retreat Center, and various community-oriented businesses and services. Approximately 75% of the area is subdivided into individual lots served by private water and wastewater systems. The remaining 25% is owned by Satchidananda Ashram-Yogaville, which includes infrastructure such as a private road system, central water and sewer facilities, and various community facilities. The spiritual and wellness focus of this area attracts visitors from far and wide, presenting opportunities for sustainable tourism and local economic development. The community has emphasized the importance of maintaining the unique character and spiritual significance of the area while supporting sustainable growth.

Recommendations

To ensure sustainable and balanced development in village centers, Buckingham County may consider several strategies, including but not limited to:

- Enhancing local infrastructure to support community needs is essential. This includes investing in road improvements, public utilities, and community facilities to support growth and enhance the quality of life.
- Supporting local businesses through grants, low-interest loans, and marketing assistance can help these enterprises thrive.
- Encouraging local sourcing and business networks can strengthen the local economy.
- Encouraging the development of public spaces such as parks, squares, and community centers within village centers should be created and maintained to provide venues for social interaction, community events, and recreational activities.
- Promoting mixed-use developments that integrate residential, commercial, and civic uses within village centers can foster vibrant community life and reduce the need for

residents to travel long distances for services and amenities.

- Encourage improved connectivity and accessibility through transportation enhancements. These enhancements can drive economic growth, increase property values, and make these centers more attractive for residents and businesses. Ensuring that transportation infrastructure supports these village centers is crucial for balanced development and maintaining the county's rural charm. Enhancing transportation options within and between village centers, including pedestrian paths and bicycle lanes can improve connectivity and ensure residents can easily access services and amenities without relying solely on personal vehicles for short trips.

By implementing these strategies, Buckingham County can support the development of vibrant village centers that enhance the quality of life for residents, support local businesses, and maintain the county's rural character for future generations.

Policy Area #5: Affordable Housing

Background

Affordable housing is essential for maintaining a diverse and thriving community. It ensures that residents of all income levels can live in safe, decent, and reliable homes. In Buckingham County, affordable housing is increasingly important as the area experiences population growth and rising housing costs. Ensuring access to affordable housing supports the county's economic health, social stability, and overall quality of life.

Affordable housing is generally defined as housing costs that do not exceed 30-35% of a household's gross income, including taxes, insurance, and sometimes utility costs. In Buckingham County, the rising demand for housing due to population growth and increasing construction costs has led to a significant affordability issue. As new residents, often from nearby urban areas, move into the county, they drive up housing prices, making it difficult for low and moderate-income families to find affordable housing. This trend is further compounded by inflation and economic factors.

Buckingham County is experiencing the effects of becoming a "bedroom community," where many newcomers can afford higher-priced homes, reducing the availability of affordable housing for existing residents. The county's housing market is under pressure, with land values increasing faster than incomes, limiting the supply of affordable housing.

In response to these challenges, Virginia requires localities to consider strategies to promote manufactured housing as a source of affordable housing. Manufactured homes, including those produced by companies like Cardinal Homes, offer a viable solution to the housing crisis. Collaborations with organizations such as Piedmont Habitat for Humanity have also been effective in increasing affordable housing availability.

Recommendations

To address the affordable housing challenge in Buckingham County, several strategies can be considered. First, the county may evaluate and amend its zoning and subdivision ordinances to ensure they do not impose unnecessary restrictions on new housing developments. Allowing for higher density residential development in areas with adequate infrastructure, such as public water and sewer, can support the creation of affordable housing. Reviewing and updating ordinances to support a mix of residential types will provide more affordable options.

Encouraging the development of affordable housing through partnerships with private developers and non-governmental organizations can be beneficial. The county might explore state and federal funding programs to support the construction of affordable housing. Programs offering grants or low-interest loans to developers who agree to build affordable units can help increase the housing supply. Seeking funds to rehabilitate existing housing can also provide more affordable options for residents.

Promoting mixed-use developments that integrate commercial and civic components with residential areas can create vibrant, livable communities while providing affordable housing options. These developments reduce the need for long commutes and support local businesses, contributing to the overall economic health of the county.

Implementing policies such as bonus densities for affordable housing can incentivize developers to include more affordable units in their projects. This approach allows developers to build additional units beyond the standard zoning limits in exchange for providing affordable housing.

Engaging the community in discussions about affordable housing and educating residents about available programs and resources can foster support for affordable housing initiatives. This can include workshops, public meetings, and informational campaigns to raise awareness about the importance of affordable housing for the community's well-being.

Promoting manufactured housing as a viable and affordable option can address the housing shortage. This could include preserving existing manufactured housing communities, improving zoning regulations to allow for more flexibility in where manufactured homes can be placed, and providing incentives for their development. Partnerships with manufacturers like Cardinal Homes and organizations like Piedmont Habitat for Humanity can facilitate this process and ensure access to financing options for residents.

Exploring the potential for medium-term rentals and RV parks could offer flexible housing solutions for temporary workers and those needing short-term accommodation. Evaluating and possibly revising zoning ordinances to accommodate campgrounds and RV parks might help address this demand if deemed appropriate.

By implementing these strategies, Buckingham County can work towards ensuring that all

residents have access to affordable housing, supporting the county's growth while maintaining its rural character and quality of life.

Policy Area #6: Solar Energy Development

Background

Solar energy development presents a significant opportunity for Buckingham County to enhance its renewable energy portfolio, reduce carbon emissions, and stimulate economic growth. The county's abundant sunlight and available land make it ideal for solar projects. However, balancing these projects with the preservation of agricultural land, natural resources, and the rural character of the county is crucial. Solar energy development must also consider local community benefits, such as job creation, lower energy costs, and public revenue.

Recent projects in Buckingham County, such as the 100 MW utility-scale solar facility by Blue Rock Solar LLC and the 80 MW project by Hodson Energy, underscore the growing interest in solar energy within the region. These projects are expected to generate significant tax revenue and provide economic benefits, but they also highlight the need for careful planning to address community concerns about property values, wildlife, and water quality.

The growth of renewable energy, including solar power, aligns with global and national efforts to combat climate change and reduce reliance on fossil fuels. Solar projects can generate numerous benefits for Buckingham County, including job creation, lease income for landowners, and increased tax revenue. In addition, solar energy can help stabilize energy prices and reduce the county's carbon footprint.

Virginia legislation, including the Virginia Clean Economy Act and House Bill 206, provides a framework for solar development, emphasizing the need for environmental safeguards and comprehensive impact assessments. Local governments have the authority to regulate solar projects through planning, ordinances, and siting agreements to ensure alignment with community goals and environmental standards.

Recommendations

To effectively manage solar energy development in Buckingham County, several strategies could be considered. First, the county could review and amend zoning ordinances to facilitate solar projects while protecting valuable agricultural and forested lands. Designating suitable areas, including previously disturbed lands like brownfields and abandoned mines, could help balance development with land conservation. Comprehensive environmental impact assessments should be required for all proposed projects, addressing potential effects on water resources, soil quality, and local ecosystems, and include mitigation plans for identified impacts.

Community engagement is essential to ensure solar projects provide tangible benefits, such as

job creation, reduced energy rates, and investments in local infrastructure and public services. Encouraging partnerships between solar developers and local businesses could further enhance economic impact. Exploring state and federal funding opportunities, as well as collaborating with private developers and non-governmental organizations, may provide additional resources and expertise for solar projects.

Adhering to existing state and federal standards for the construction and maintenance of solar installations could prevent issues like soil erosion and stormwater runoff, with regular monitoring and enforcement to ensure compliance. Developing decommissioning plans that outline processes for dismantling installations and restoring sites to their original condition at the end of their operational life is also crucial, including financial assurances to cover decommissioning costs.

Promoting distributed solar energy systems, such as rooftop solar panels and solar parking canopies, could diversify the county's energy sources and increase resilience. Solar canopies over parking lots provide an innovative solution by utilizing existing infrastructure to generate power while offering additional benefits such as shaded parking and protection from the elements. Providing incentives for residential and commercial property owners to install solar panels could encourage adoption. In addition, educational programs should be implemented to inform the community about the benefits and challenges of solar energy, fostering public support and promoting solar technology adoption.

By considering these strategies, Buckingham County could ensure that solar energy development contributes positively to the local economy, environment, and community well-being, aligning with broader state and national renewable energy goals.

Policy Area #7: Economic Development

Background

Economic development is a critical focus for Buckingham County, aiming to enhance the local economy, create jobs, and improve the quality of life for residents. The county's strategic location, abundant natural resources, and proximity to major transportation routes provide significant opportunities for economic growth. Leveraging these assets, along with the input from the community, is essential for crafting a comprehensive economic development strategy.

According to the citizen survey results and community meeting feedback, key areas of concern include the need for more local job opportunities, support for small businesses, and the development of infrastructure to attract new businesses. Residents emphasized the importance of maintaining the rural character of the county while promoting sustainable growth. Moreover, there is a strong desire for educational opportunities and workforce development to equip residents with the skills needed for emerging industries.

Buckingham County benefits from its strategic location among several key cities, including Charlottesville (approximately 45 miles), Lynchburg (approximately 50 miles), Richmond (approximately 70 miles), and Washington, D.C. (approximately 150 miles), making it an attractive area for businesses seeking access to regional markets. The county's proximity to higher education institutions, such as Longwood University and Hampden-Sydney College, provides a skilled workforce and opportunities for research and development partnerships. In addition, Buckingham's rich natural resources, including its agricultural and forestry sectors, offer significant opportunities for value-added processing and agribusiness development. Furthermore, the availability of broadband and the expansion of technology infrastructure are crucial for attracting businesses and supporting remote work.

Recommendations

To foster sustainable economic development in Buckingham County, several recommendations should be considered. Encouraging the growth of local businesses is vital for economic resilience. This involves providing resources and support for small businesses through grants, low-interest loans, and business development services. Creating a supportive network for local entrepreneurs can help them thrive and contribute to the local economy. Investing in workforce development programs is also essential to ensure residents have the skills needed for future jobs. This can be achieved by partnering with local educational institutions to offer training and certification programs in high-demand fields, enhancing vocational education, and creating apprenticeship opportunities to bridge the skills gap.

Improving infrastructure is another crucial element for attracting new businesses and supporting existing ones. Enhancements should include transportation networks, expanding broadband access, and upgrading public utilities. Reliable infrastructure can make Buckingham County more attractive to potential investors and businesses. Moreover, promoting the development of recreational facilities and local events can enhance the quality of life for residents and attract visitors. This includes creating parks, trails, and sports facilities, as well as hosting community events and festivals, which support local businesses and create a vibrant community atmosphere.

Supporting the development of renewable energy projects, such as solar energy, can provide economic benefits and promote sustainability. Encouraging the use of renewable energy can create jobs, generate lease income for landowners, and increase tax revenue. Developing guidelines and incentives for renewable energy projects can help attract investment in this sector. Furthermore, preserving and enhancing the county's agricultural and forestry sectors is crucial for economic stability. This includes supporting the agricultural sector by exploring value-added opportunities and encouraging diversification to enhance economic resilience. Strengthening the forestry industry through sustainable practices and exploring new markets can also contribute to economic growth.

Building strong partnerships with regional and state economic development organizations can help leverage additional resources and expertise. Collaborating with neighboring counties, local chambers of commerce, and economic development agencies can enhance Buckingham

County's economic development efforts. Furthermore, developing a comprehensive marketing strategy to promote Buckingham County as a desirable place to live, work, and invest can attract new businesses and residents. This includes highlighting the county's strengths, such as its natural beauty, quality of life, and economic opportunities.

By considering these recommendations, Buckingham County can create a robust and diverse economy that supports the well-being of its residents and ensures sustainable growth. The county's approach to economic development should reflect its commitment to maintaining its rural character while providing opportunities for economic prosperity.



Chapter VII

Goals, Objectives, and Strategies

VII: Goals, Objectives, and Strategies

Introduction

This section of Buckingham County's Comprehensive Plan outlines the Goals, Objectives, and Strategies that will guide the county's growth and development in the coming years. These elements are rooted in the shared vision and mission of the community, developed through an extensive planning process that included input from community meetings, a citizen survey, and work sessions with the Planning Commission.

At the foundation of this section is the county's vision statement, which articulates Buckingham's long-term aspirations for preserving its rural character while fostering responsible development. This vision aligns with the land use goals in Section V, which emphasize sustainable growth patterns that protect natural landscapes while enabling appropriate development in designated growth areas. The mission statement, which follows the vision, outlines the county's role in achieving these aspirations. Together, the vision and mission provide a guiding framework for decision-making and planning.

The goals set out in this section reflect broad outcomes the county seeks to achieve over the next 10 to 15 years, with regular updates and adjustments made every five years to ensure alignment with evolving community needs. These goals are supported by objectives, which are shorter-term, measurable targets that provide clear direction within a 5-year timeframe. The strategies offer detailed actions that will help meet these objectives, moving the county closer to its long-term vision.

What is a Vision Statement?

A vision statement defines the long-term aspirations of a community, serving as a compass that guides decision-making and growth. It expresses the values and goals that the community seeks to achieve, providing a unified direction that influences policies, planning, and development.

For Buckingham County, the vision statement captures the balance between growth and preservation. In accordance with Section VI: Special Policy Areas, this vision supports the preservation of scenic landscapes and agricultural areas, reflecting Buckingham County's commitment to maintaining its rural identity. It emphasizes the importance of maintaining the county's character and natural beauty, while fostering progress that benefits all residents. A successful vision statement serves as a foundation for both current and future initiatives, ensuring that every decision moves the community closer to realizing its collective hopes for the future.

A. Vision Statement for Buckingham County

Buckingham County will be a thriving and connected community that preserves its rural charm and natural landscapes while fostering responsible development. Families will grow, agriculture will flourish, local businesses will prosper, and new opportunities will be cultivated.

Tagline: *Growing Together, Preserving Our Roots*

This vision provides a comprehensive picture of Buckingham County's future, outlining how the community can achieve balanced growth while preserving its unique character:

- **Thriving and Connected Community:** The county envisions a future where all residents are part of a supportive, interconnected community, where both economic and social opportunities are accessible. As described in Section III: Community Resources, a thriving community also depends on expanded healthcare, educational, and recreational opportunities that align with the needs of Buckingham County's residents. "Connected" reflects not just infrastructure improvements, but also the desire to maintain close-knit community ties and enhance the quality of life for all.
- **Preserving Rural Charm and Natural Landscapes:** A central part of the vision is protecting Buckingham's natural beauty and rural atmosphere. This action is directly supported by Section V's emphasis on land use practices that prioritize conservation in rural and agricultural zones. The county is committed to preserving scenic landscapes, agricultural lands, and historic sites while carefully managing development to ensure that growth does not erode the county's character.
- **Fostering Responsible Development:** Responsible development means growth that respects the land, the people, and the county's values. Buckingham County seeks to promote land use and building practices that protect natural resources while ensuring that new developments contribute positively to the community. This objective is reinforced in Section VI, which highlights zoning practices and conservation strategies designed to promote responsible growth while preserving rural character. Growth will be guided by a commitment to balance progress with preservation.
- **Families Will Grow:** Buckingham County strives to be a place where families—of all backgrounds—can thrive. The vision includes providing access to good schools, healthcare, recreational opportunities, and economic prosperity, ensuring that the county is a welcoming and supportive environment for families to grow. This objective is supported in Section VI, which references finding new grants for our schools, affordable housing where our families can grow and prosper.
- **Agriculture Will Flourish:** Agriculture has always been central to Buckingham County's economy and identity. The vision emphasizes the importance of promoting sustainable agricultural practices and supporting farmers, ensuring that agriculture remains a vital part of the community's future. In Section VI, it states, "Agricultural lands are the backbone of the local economy, supporting farming activities that produce a variety of crops and livestock." Which is in alignment with this statement.

- **Local Businesses Will Prosper:** The county envisions a vibrant local economy driven by small businesses and local entrepreneurs. Supporting these businesses will help maintain Buckingham County’s rural identity and contribute to the prosperity of the community as a whole. As detailed in Section VI, Buckingham County aims to attract businesses that align with the community’s rural values, focusing on those that contribute positively without overburdening local resources.
- **New Opportunities Will Be Cultivated:** Buckingham County is committed to cultivating new opportunities—whether in education, business, or cultural engagement.

What is a Mission Statement?

A mission statement outlines the practical steps a community will take to achieve its vision. It serves as a guide for decision-making and establishes the community’s approach to realizing its long-term goals. While the vision statement describes what the community aspires to become, the mission statement defines how those aspirations will be achieved through concrete actions and strategies.

For Buckingham County, the mission statement focuses on implementing responsible development, preserving natural and cultural resources, and enhancing the quality of life for all residents. This mission aligns with the strategic goals in Sections III and VI, which emphasize the protection of natural and historic resources as foundational to Buckingham’s identity and community well-being. It serves as a guide for policy creation and community planning, ensuring that every action is aligned with the county’s broader vision.

B. Mission Statement for Buckingham County

Buckingham County’s mission is to foster responsible growth while preserving our rural charm and natural landscapes. We are committed to supporting local businesses, promoting fiscal responsibility, and attracting new industries that align with our values. Through community engagement and sound planning, we aim to create a thriving, inclusive future where families, businesses, and new opportunities flourish.

Tagline: Growing Responsibly, Preserving Our Rural Character, and Cultivating New Opportunities

Key actions to achieve this mission include:

- **Foster Responsible Growth:** Ensure that all development respects the environment, infrastructure, and community values, contributing to the long-term well-being of residents and natural resources. This action is further supported by Sections IV, V, and VI which recommend targeted infrastructure upgrades in growth areas to support sustainable development while preserving rural land.
- **Preserve Rural Charm and Natural Landscapes:** Protect the agricultural heritage, cultural history, and small-town atmosphere that define Buckingham County, while

accommodating new development in a balanced, thoughtful way. This is a starting point for this entire plan, every section elaborates on preserving the charm of Buckingham.

- **Support Local Businesses and Promote Fiscal Responsibility:** Strengthen local businesses while using resources wisely to ensure that infrastructure, services, and development are sustainable and provide long-term benefits. Again, this is highlighted in sections IV, V, and VI.
- **Attract New Industries that Align with Our Values:** Focus on attracting industries that contribute positively to the community, respecting Buckingham County's rural character and values. This idea is accentuated in Section VI, Village Areas, by investing in village centers it enhances infrastructure, supports local businesses, and fosters community engagement which leads to new businesses with the same values.
- **Engage the Community in Planning:** Strengthen connections with residents through open, transparent planning processes and community involvement. In keeping with the principles outlined in Section I: Plan Development Process, Buckingham County is committed to regular community forums and feedback opportunities to ensure that planning reflects community values.
- **Create a Thriving, Inclusive Future:** Build a future where families, businesses, and opportunities flourish together, promoting economic development and a high quality of life. As supported by Section III, this action includes prioritizing healthcare access, educational services, and recreational spaces to enhance the overall quality of life in Buckingham County.

Attainment of the Vision and Mission Will Be Supported by the Following Planning Principles:

- **Preserve and Enhance Rural Character:** Designate specific growth areas for residential, agricultural, and business development to ensure growth is balanced and does not compromise the county's natural landscapes or community identity. This principle is consistent with the Future Land Use Map in Section V, which identifies designated growth areas to support managed expansion while preserving open spaces.
- **Promote Balanced Economic Growth:** Attract businesses and industries that align with the county's long-term goals and values, while supporting local businesses and agriculture. As discussed in Section VI, economic development should focus on industries that contribute positively to the local economy and respect Buckingham's rural character.
- **Encourage Responsible Development:** Ensure new development is environmentally sound, including the use of renewable energy where appropriate, and that it aligns with Buckingham's values of sustainability and preservation. This is highlighted in section VI when talking about solar power projects such as 100 MW utility-scale solar facility by Blue Rock Solar LLC and the 80 MW project by Hodson Energy, underscore the growing interest in solar energy within the region.
- **Support Diverse Housing Opportunities:** Promote residential development that meets the needs of all income levels while preserving the county's rural atmosphere.
- **Foster Community Engagement:** Engage residents in decision-making to ensure development reflects their needs and desires.

- **Ensure Adequate Infrastructure and Public Services:** Ensure that infrastructure, schools, transportation, and public services are upgraded to meet the needs of a growing population and economy.
- **Attract Industries that Align with Community Values:** Focus on attracting industries that respect the county's values of responsibility, innovation, and ethical business practices.
- **Protect Historic and Natural Resources:** Preserve historic landmarks, agricultural heritage, and natural resources as integral parts of Buckingham County's identity. This is further supported by Sections III and VI, which emphasize conservation of historic sites and natural landscapes to maintain Buckingham County's unique heritage and identity.
- **Monitor Development Trends:** Stay informed on trends that may affect Buckingham County and adjust policies as needed to ensure long-term success.

Goals, Objectives, and Strategies:

The Goals, Objectives, and Strategies section translates Buckingham County's vision and mission into actionable steps that will guide its future growth and development. This framework ensures that all planning efforts remain aligned with the county's long-term aspirations and core values.

- *Goals* represent the broad outcomes that the county seeks to achieve. Each goal reflects a specific aspect of the vision and mission, outlining the county's overarching priorities, such as preserving rural character or promoting balanced economic growth.
- *Objectives* break each goal into more specific and measurable actions. These objectives define what needs to be accomplished to meet each goal, providing clear direction for county initiatives.
- *Strategies* detail the concrete steps and approaches that will be taken to achieve each objective. They outline the actions that the county should consider implementing to move closer to its goals, serving as a roadmap for decision-making and resource allocation.

Together, the goals, objectives, and strategies provide a structured approach to planning, ensuring that every effort contributes to the attainment of Buckingham County's vision and mission. By clearly defining the path forward, this section establishes a foundation for responsible growth and thoughtful development that honors the county's unique identity and future aspirations.

Goal I. Foster Continuous and Adaptive Planning Processes

Establish a proactive and flexible planning program that encourages ongoing assessment of development trends and community needs, ensuring that the county can effectively respond to changing conditions while maintaining its long-term vision.

- a. **Objective 1: Develop and Regularly Update Plans for Land Use, Transportation, and Public Facilities**
 - i. **Strategy 1.1:** Establish a task force comprised of residents, businesses, and landowners to assess needs and suggest updates for land use, transportation, and public facilities plans. As encouraged by Section III: Community Resources, this task force would provide a representative platform for input on essential services and facilities, ensuring alignment with local priorities.
 - ii. **Strategy 1.2:** Incorporate updated plans into the county's Comprehensive Plan and revise zoning/subdivision ordinances to ensure alignment with Buckingham County's vision for responsible and balanced growth. This strategy reflects recommendations in Section VI, which outlines the importance of zoning and subdivision ordinance updates to support balanced land use and resource management, safeguarding both growth and conservation goals.
 - iii. **Strategy 1.3:** Develop a monitoring and evaluation framework to track progress, assess the effectiveness of plans, and adjust based on performance indicators and community feedback. Aligned with Section V: Land Use, this framework ensures that land use and development plans remain relevant and are adjusted according to emerging trends and community feedback, particularly in high-growth or conservation areas.

- b. **Objective 2: Strengthen Data Collection and Analysis to Inform Planning Decisions**
 - i. **Strategy 2.1:** Maintain and Enhance the Countywide Geographic Information System (GIS) to ensure that it continues to provide up-to-date and comprehensive mapping of land uses, natural resources, public infrastructure, and demographic data. Regularly update the system to improve decision-making and public accessibility. As supported by Section IV: Transportation and Infrastructure, a robust GIS system aids in mapping transportation and infrastructure needs alongside environmental resources, enabling integrated, data-driven decision-making.
 - ii. **Strategy 2.2:** Collaborate with state and regional agencies to access updated data on population growth, public services, and land use. By using these established sources, Buckingham County can conduct periodic assessments to adjust planning strategies based on reliable data. This strategy corresponds with partnerships outlined in Section III: Community Resources, which encourage the use of regional data to guide population and public service planning, supporting accurate growth projections.

- iii. **Strategy 2.3:** Use existing communication tools, such as the county website, public meetings, and social media, to share key planning data and updates with residents and stakeholders. Ensure that planning documents, maps, and data are easily accessible and use public engagement opportunities to gather feedback and improve planning decisions. As reinforced in Section I: Plan Development Process, accessible data sharing enhances transparency and allows residents to engage with planning efforts, fostering informed community participation.
- c. **Objective 3: Enhance Community Engagement and Cross-Departmental Collaboration in Planning Efforts**
- i. **Strategy 3.1:** Encourage regular community forums, surveys, and other public engagement opportunities to gather input on planning initiatives and ensure that planning efforts reflect the needs and values of Buckingham County residents. Adjust the frequency of engagement based on the scope and timing of planning activities. This aligns with Section I's emphasis on community feedback and inclusivity, ensuring that planning reflects diverse resident perspectives, and that engagement is tailored to the scope of each planning activity.
 - ii. **Strategy 3.2:** Enhance existing interdepartmental communication channels and meetings to ensure that land use, transportation, public services, and environmental sustainability initiatives are aligned with the county's comprehensive planning efforts. Focus on improving coordination and information-sharing across departments to enhance the effectiveness of planning activities. Reflecting goals in Section V: Land Use and Section VI: Special Policy Areas, this strategy prioritizes coordinated efforts among departments to unify plans for land use, transportation, and environmental protection.
 - iii. **Strategy 3.3:** Strengthen partnerships with local schools, businesses, and community organizations to increase awareness of planning initiatives and encourage greater involvement in decision-making processes. Focus on enhancing communication and collaboration with these stakeholders to ensure planning efforts are inclusive and reflective of community needs. This reflects the emphasis on community engagement in Section III, which highlights partnerships with educational and business sectors to foster broad-based support for county initiatives.
- d. **Objective 4: Build Capacity for Future Growth and Development**

- i. **Strategy 4.1:** Ensure that critical infrastructure, including water, sewer, and broadband, is expanded and upgraded in line with future population and economic growth projections. In alignment with infrastructure priorities in Section IV, this strategy supports targeted improvements in growth areas to ensure that infrastructure upgrades are cost-effective and resource efficient.
- ii. **Strategy 4.2:** Build internal capacity within county departments by investing in training, staffing, and technology to support efficient planning processes. This is consistent with recommendations in Section V, which advocate for investing in internal capacity to effectively implement land use and environmental management practices.
- iii. **Strategy 4.3:** Establish partnerships with regional, state, and federal agencies to secure funding and resources for long-term infrastructure and community development projects. Aligned with funding mechanisms mentioned in Section III: Community Resources, these partnerships will support sustainable growth through collaboration on funding opportunities for infrastructure and community services.

Goal II. Guide Development to Preserve Rural Character and Promote Responsible Development

Ensure that future development is thoughtfully planned to enhance Buckingham County's rural charm and natural landscapes while fostering responsible building practices and balanced land use. Development should protect environmentally sensitive areas and maintain the county's agricultural characteristics and natural beauty.

a. **Objective 1: Encourage Responsible Development Practices**

- i. **Strategy 1.1:** Evaluate the feasibility of using existing tools such as conservation easements, agricultural and forestal districts, and transfer of development rights (TDR) programs to conserve prime farmland, environmentally sensitive areas, and forestlands. Collaborate with regional and state organizations to promote these tools. As highlighted in Section VI, which outlines conservation-focused zoning practices, this strategy encourages the use of easements and agricultural districts to help Buckingham County protect high-value natural areas and farmlands while managing development impacts.
- ii. **Strategy 1.2:** Encourage development within designated Village Center areas, focusing on managing growth in a way that protects agricultural land and rural landscapes while directing new developments to designated areas. Aligned with the Village Center and growth area principles outlined in Section V, this strategy

- supports clustering development in pre-identified zones to preserve rural areas and prevent sprawl.
- iii. **Strategy 1.3:** Explore amending the Zoning and Subdivision Ordinances to promote open space standards for all types of development, ensuring that rural landscapes and natural areas are preserved in both growth areas like Village Centers and rural regions of the county.
- b. **Objective 2: Protect Environmentally Sensitive Areas and Natural Landscapes**
- i. **Strategy 2.1:** Continue to identify and map environmentally sensitive areas (e.g., wetlands, floodplains) to ensure development does not encroach on or degrade these areas, preserving the county's natural beauty and ecological balance. As encouraged by Section V, this strategy enables Buckingham County to systematically track and protect sensitive ecological zones, using GIS and land-use planning to guide responsible development.
 - ii. **Strategy 2.2:** Explore amending zoning regulations to encourage the use of buffer zones around environmentally sensitive areas, including wetlands, forests, and waterways, to ensure that development aligns with Buckingham County's rural preservation goals and maintains its natural landscapes. This aligns with recommendations in Section VI, which advocates for buffer zones and performance standards around ecological areas to protect Buckingham's natural resources while accommodating controlled growth.
 - iii. **Strategy 2.3:** Work with state and federal environmental agencies to monitor compliance with development standards and ensure Buckingham County's natural resources, such as waterways and forests, are protected.
- c. **Objective 3: Enhance the Viability and Sustainability of Local Agriculture**
- i. **Strategy 3.1:** Encourage investment in agricultural infrastructure, such as water access, farm equipment, and transportation services, to support the sustainability and efficiency of local farms. Collaborate with regional organizations to provide farmers with resources and services that enhance productivity while protecting rural landscapes. Reflecting the goals of Section III: Community Resources, this strategy seeks to ensure that agricultural investment supports Buckingham's rural economy, safeguarding farm viability while protecting surrounding landscapes.
 - ii. **Strategy 3.2:** Collaborate with local schools, agricultural extension services, and community organizations to provide educational programs for farmers on sustainable practices, crop diversification,

and soil conservation techniques. These initiatives will help ensure the long-term viability of Buckingham County's agricultural sector while protecting rural lands.

- iii. **Strategy 3.3:** Facilitate stronger connections between Buckingham County's farmers and local or regional markets by supporting farmers' markets, community-supported agriculture (CSA) programs, and farm-to-table initiatives. By creating demand for local agricultural products, the county can help sustain the viability of farming and rural landscapes. This strategy, aligned with economic goals in Section V, encourages agricultural sustainability by fostering a local market demand that supports Buckingham County's agricultural identity and the economic resilience of its farming community.

d. **Objective 4:** Implement Growth Management Strategies to Preserve Buckingham County's Rural Character

- i. **Strategy 4.1:** Coordinate infrastructure improvements—such as roads, utilities, and broadband access—with long-term growth management plans to direct development toward designated growth areas. Ensure that growth is supported by existing infrastructure capacity, while rural areas and agricultural lands are preserved. Consistent with Section IV's infrastructure priorities, this approach ensures that upgrades are aligned with growth management, directing resources to areas with the highest potential for sustainable development.
- ii. **Strategy 4.2:** Collaborate with regional and state agencies to develop growth management strategies that align with Buckingham County's preservation goals. Focus on balancing development with the need to protect rural landscapes, ensuring long-term sustainability and quality of life for residents.
- iii. **Strategy 4.3:** Create and implement long-term growth management plans that address future development needs while safeguarding agricultural lands, forests, and rural landscapes. Ensure these plans are revisited periodically to reflect future growth trends and infrastructure demands. This strategy is reinforced by Section V: Land Use, which provides a framework for directing growth while preserving rural character through clear zoning and land-use designations.

Goal III. Support Managed Population Growth to Enhance Quality of Life

Accommodate population growth in a way that supports economic vitality while enhancing infrastructure, services, and the quality of life for all residents. Growth should be balanced with the county's capacity to maintain a high quality of life for all citizens.

a. **Objective 1**: Align Growth with Infrastructure and Service Capacity

- i. **Strategy 1.1**: Perform regular assessments of Buckingham County's existing infrastructure and services, identifying where capacity is nearing its limit, and planning upgrades or expansions accordingly. Ensure that future development aligns with the ability of infrastructure to accommodate new growth. In Section IV, VDOT compiles data continuously to determine if new projects are necessary for growth.
- ii. **Strategy 1.2**: Encourage population growth and development in areas where there is already sufficient infrastructure, such as designated High Growth Areas and Village Centers, ensuring that growth does not outpace the county's ability to provide services. This strategy is highlighted in Section VI under the recommendations of the Village Centers.
- iii. **Strategy 1.3**: Identify areas where infrastructure and public services (e.g., roads, water systems, broadband, healthcare) are currently lacking or under strain. Prioritize improvements in these areas to enhance the quality of life for current residents and ensure that infrastructure is prepared for future growth. Section IV on Transportation addresses these issues and tells of grants to help solve some of these problems.

b. **Objective 2**: Enhance and Protect Quality of Life for Existing Residents

- i. **Strategy 2.1**: Encourage growth in designated areas where infrastructure can support higher-density development, ensuring that rural and agricultural areas remain protected, and the community's rural character is enhanced. In Section VI, which is Special Policy Areas tells of plan of growth for the Village Centers and other areas with business with like rural characteristics.
- ii. **Strategy 2.2**: Encourage active community engagement in growth and development decisions, ensuring that planning reflects residents' desires and promotes improvements that benefit everyone. Section VI states that businesses new and old will be supported through the encouragement of community engagement.
- iii. **Strategy 2.3**: Regularly monitor key quality-of-life indicators, such as traffic flow, school capacity, and public safety, to identify opportunities for proactive improvements. Adjust growth management strategies to ensure that positive trends are sustained and that residents continue to experience high-quality living conditions. This is mentioned in Sections IV and VI.

- c. **Objective 3: Promote Affordable Housing Options for New and Existing Residents**
- i. **Strategy 3.1:** Promote mixed-use development in Village Centers and High Growth Areas that combine residential, commercial, and public spaces. This will support affordable housing options while concentrating growth in areas that can handle increased population density. This is covered in Section VI Special in the portion on Village Centers.
 - ii. **Strategy 3.2:** Promote the development of housing that meets the needs of the local workforce, ensuring that Buckingham County’s workers can afford to live in the county while preserving its rural character and without putting undue pressure on services or infrastructure. Section VI also covers Affordable Housing data that relates to this strategy.
 - iii. **Strategy 3.3:** Investigate public-private partnerships to support the development of affordable housing projects, ensuring that Buckingham County’s population growth is accompanied by housing options for residents at all income levels. Section VI also covers Affordable Housing data that relates to this strategy.
- d. **Objective 4: Enhance Public Health and Well-Being by Expanding Access to Healthcare and Recreation**
- i. **Strategy 4.1:** Work with healthcare providers, regional health systems, and state agencies to explore options for assessing Buckingham County’s healthcare needs, particularly in underserved rural areas. Consider developing plans to improve access to essential services, including primary care, mental health support, and specialized medical services. This strategy is incorporated in Section IV Land Use in the High Growth Areas piece about Quality of Life Enhancements.
 - ii. **Strategy 4.2:** Explore opportunities to enhance public recreational areas, such as parks, community centers, and sports facilities, to promote active lifestyles and social connections among residents of all ages. Consider how recreational opportunities can be made more accessible, especially in underserved areas of the county. This strategy is incorporated in Section IV Land Use in Recreation, Parks, and Wildlife.
 - iii. **Strategy 4.3:** Leverage public-private partnerships to expand healthcare services, including preventative care, mental health support, specialist care, and senior care, ensuring all residents have access to the services they need to live healthy and fulfilling lives. Consider focusing on innovative solutions, such as mobile clinics,

regional healthcare hubs, or rotating specialist services, to provide care for rural and hard-to-reach populations. This strategy is incorporated in Section IV Land Use in the High Growth Areas piece about Quality of Life Enhancements.

Goal IV. Promote Long-term Economic Opportunities for All Residents

Promote the creation of economic opportunities that support both current and future citizens by fostering local business growth, attracting new industries aligned with the county's values, and ensuring that economic development is sustainable and socially responsible.

a. **Objective 1: Support the Growth of Local Businesses and Entrepreneurship**

- i. **Strategy 1.1:** Work with regional economic development agencies to provide resources such as mentorship programs, business incubators, and funding opportunities for local entrepreneurs, ensuring they have the support needed to grow and thrive in Buckingham County. Pieces of this strategy can be found in Section V under Sustainable Growth as well as Section VI in the Economic Development category.
- ii. **Strategy 1.2:** Support initiatives that highlight and promote locally produced goods and services. Identify high-quality sites for local businesses and encourage residents and visitors to support local businesses and contribute to Buckingham County's local economy. Also found in Section VI under the Economic Development Recommendations.
- iii. **Strategy 1.3:** Ensure that all local businesses have access to critical infrastructure, such as high-speed internet, modern utilities, roads, and telecommunications, enabling them to operate efficiently and compete in today's digital economy. Also found in Section VI under the Economic Development Recommendations.

b. **Objective 2: Attract New Industries Aligned with Buckingham County's Values**

- i. **Strategy 2.1:** Develop guidelines for attracting industries that reflect Buckingham County's values of responsibility, community well-being, and rural preservation. Ensure that new industries align with these values, prioritize community and workforce development, and contribute positively to the county's long-term vision while preserving its rural character. Section VI in the Economic Development Recommendations talks about this strategy.
- ii. **Strategy 2.2:** Build partnerships with socially responsible businesses, regional economic development organizations, and state agencies to attract industries that contribute positively to Buckingham County's economic goals. Focus on industries that integrate well with the local

economy and preserve the county's rural character while supporting job creation and community well-being. As part of these efforts, prioritize the enhancement of existing business parks by improving infrastructure, utilities, and site readiness to make them more attractive to potential industries. Section VI mentions several places, but in the Solar Development section there is a notable example of new possibilities.

- iii. **Strategy 2.3:** Develop marketing and outreach campaigns that showcase Buckingham County's economic strengths, including its agricultural resources, skilled workforce, and available infrastructure. Highlight opportunities for new industries to thrive within the county's supportive business environment and promote the readiness of existing business parks for immediate development, including available infrastructure and shovel-ready sites. Explore the potential of designating enterprise zones to incentivize business growth while respecting the county's rural character. Section VI's Economic Development Recommendations suggest marketing to enhance knowledge of the availability of existing infrastructure to enhance new jobs and attract a skilled workforce.

c. **Objective 3:** Foster a Skilled and Adaptable Workforce

- i. **Strategy 3.1:** Collaborate with local educational institutions, vocational schools, and workforce development programs, including Southside Virginia Community College and Longwood University, to provide training opportunities that meet the evolving needs of Buckingham County's industries. Focus on developing skills in sectors aligned with the county's economic goals, ensuring residents are prepared for emerging job opportunities. Section III the Inventory and Analysis talks about all the Community Facilities and Services that need to be taken advantage of their workforce development programs to grow new skilled workers and entice new business to this area.
- ii. **Strategy 3.2:** Engage local businesses and industries to identify skill gaps and workforce needs and collaborate on creating targeted training programs. Encourage partnerships between businesses, educational institutions, and workforce agencies to ensure that training aligns with real-world job opportunities in Buckingham County. Section III the Inventory and Analysis talks about all the Community Facilities and Services that need to be taken advantage of their workforce development programs to grow new skilled workers and entice new business to this area.
- iii. **Strategy 3.3:** Explore opportunities to attract workforce development grants and other funding sources that can be used to enhance

vocational training programs and career readiness initiatives. Prioritize programs that support long-term job growth and adaptability to future economic changes. Section III the Inventory and Analysis talks about all the Community Facilities and Services that need to be taken advantage of their workforce development programs to grow new skilled workers and entice new business to this area.

d. **Objective 4: Expand Access to Economic Resources for Underserved Communities**

- i. **Strategy 4.1:** Work with regional and state partners to ensure that all areas of Buckingham County have access to high-speed internet, which is essential for economic development, online businesses, and educational opportunities in underserved communities. Section III under Telecommunications and Internet Access states that there are still downfalls in getting every person internet access, so this strategic objective is crucial.
- ii. **Strategy 4.2:** Partner with regional and state agencies to promote existing grant and loan programs that can help small businesses in underserved areas access the capital they need to grow. Act as a conduit to connect local entrepreneurs with resources and support that contribute to Buckingham County's economic growth. There are many grant opportunities discussed in Section III such as Tobacco Commission, Economic Development, and Housing that can help our businesses grow and prosper.
- iii. **Strategy 4.3:** Work with regional organizations, local businesses, and community groups to provide workshops, mentorship programs, and workforce development opportunities. Focus on enhancing communication channels to ensure underserved communities are aware of available resources, and foster public-private partnerships that support small business growth and economic resilience in Buckingham County. In Section III, Community Facilities and Services talks about public resources so this strategy is crucial to make sure that the public is aware of any existing resources and has a valid pipeline for untapped resources.

Goal V. Develop an Efficient, Safe, and Accessible Transportation Network

Create and maintain a transportation system that allows residents, visitors, and commuters to move safely and efficiently within and through Buckingham County. Prioritize improvements to road infrastructure and explore opportunities for expanding alternative transportation options that serve all residents.

- a. **Objective 1: Improve the Quality, Efficiency, and Safety of Buckingham County's Transportation Network** Section IV is the Transportation portion of this plan, and this solidifies its main goal.
 - i. **Strategy 1.1:** Collaborate with VDOT and regional partners to identify priority roadways for safety improvements, including high-traffic and high-risk areas. Focus on addressing current transportation needs while planning for future population growth and increased traffic. Section IV suggests this over and over.
 - ii. **Strategy 1.2:** Explore grant funding opportunities and public-private partnerships to support transportation infrastructure improvements, including road maintenance, upgrades, and safety enhancements for vehicles, cyclists, and pedestrians. Section IV suggests this as well.
 - iii. **Strategy 1.3:** Identify and preserve rural scenic routes by working with VDOT to implement safety improvements without compromising the county's natural beauty. Consider adopting guidelines for scenic highway designation and rural rustic road preservation, including the installation of educational signage and the creation of low-speed zones for improved safety. Section IV suggests this as well.

- b. **Objective 2: Enhance Connectivity and Access through Multimodal Transportation Options to Key Regional and Local Destinations**
 - i. **Strategy 2.1:** Develop a comprehensive transportation plan that integrates multimodal options, focusing on improving regional connectivity to employment centers in Farmville, Charlottesville, Richmond, and Lynchburg. Encourage transportation infrastructure that supports efficient travel between Buckingham County and these regional hubs, while engaging community stakeholders to ensure the plan reflects local needs and priorities. This is an excellent strategy based on most of Section IV.
 - ii. **Strategy 2.2:** Work with VDOT and regional planning organizations to implement access management standards that minimize congestion, improve traffic flow, and reduce strip development along major transportation corridors (e.g., U.S. Route 60, U.S. Route 15). Ensure that these corridors maintain access to critical destinations such as schools, healthcare, recreational areas, and commercial hubs, supporting safe and efficient movement across the county. This is an excellent strategy based on most of Section IV.
 - iii. **Strategy 2.3:** Encourage the development and expansion of bicycle, pedestrian, and last-mile transportation solutions, such as shuttle services and shared mobility options, to connect residential areas, Village Centers, remote parts of Buckingham County, and key local destinations (schools, parks, recreational areas, commercial hubs, and

healthcare facilities). Leverage innovative mobility technologies (e.g., real-time transit apps) and consider community-run shuttles or ridesharing partnerships to improve transit efficiency and ensure remote communities have reliable access to essential services. Prioritize safe routes for students and residents traveling to these destinations. In Section IV, Public Transportation Other describes how bicycling and other forms of transportation lead people in to the area and create other tourism opportunities.

c. **Objective 3: Ensure Efficient Movement of Goods and Services**

- i. **Strategy 3.1:** Collaborate with local businesses, agricultural producers, and logistics providers to streamline supply chain logistics within Buckingham County. Work together to identify transportation needs related to shipping, receiving goods, and distribution, as well as bottlenecks in the existing infrastructure. Implement solutions such as expanding access to warehousing facilities, improving loading/unloading zones, or creating more efficient connections between rural production areas and regional transportation hubs. Prioritize infrastructure improvements that reduce travel time and shipping costs for local businesses. Section IV talks about this infrastructure, however there is not much talk about transportation hubs and even the use of unused warehouses in Section III, so this may need to be added if this is something that exists.
- ii. **Strategy 3.2:** Coordinate with state transportation agencies and freight providers to integrate Buckingham County into existing regional and state freight networks. Work with the Virginia Department of Transportation (VDOT) and other relevant stakeholders to improve connections to major highways, rail lines, and airports, ensuring the efficient movement of goods across regional, state, and national markets. Identify and prioritize upgrades to key commercial transportation routes, such as U.S. Route 60 and U.S. Route 15, ensuring they can accommodate large vehicles and support future economic growth, while maintaining access to industrial sites and distribution centers. This strategy is covered in Section IV Transportation.
- iii. **Strategy 3.3:** Encourage the expansion of rail and multimodal freight capabilities by exploring opportunities to develop or improve rail spurs, logistics centers, and multimodal hubs that connect Buckingham County's road and rail networks. Support local supply chains by improving transportation infrastructure between farms, manufacturers, and distribution centers, ensuring smooth transport of agricultural products and other locally produced goods. These improvements will help strengthen the local logistics sector and

facilitate the efficient movement of goods within and beyond the county. Section IV also speaks of Buckingham Branch and partnerships with that agency.

- d. **Objective 4: Prioritize Transportation and Pedestrian Safety in School Zones and Residential Areas**
 - i. **Strategy 4.1:** Implement traffic calming measures, such as speed bumps, roundabouts, and reduced speed limits in school zones and rural residential areas with concentrated pedestrian activity. Focus on reducing vehicle speeds near schools, playgrounds, and clusters of homes to ensure the safety of pedestrians, cyclists, and drivers. There are eighteen times that various safety measures are mentioned in Section IV throughout the entire Transportation section.
 - ii. **Strategy 4.2:** Enhance pedestrian infrastructure by installing and improving crosswalks, sidewalks, and pedestrian bridges in school zones and areas with significant pedestrian movement. Prioritize pedestrian routes that connect homes to schools, parks, and community centers, ensuring safe and convenient access for families in dispersed rural communities. There are eighteen times that various safety measures are mentioned in Section IV throughout the entire Transportation section.
 - iii. **Strategy 4.3:** Improve lighting, signage, and visibility in school zones and residential areas with notable pedestrian activity, especially during early morning and evening hours. Collaborate with local law enforcement and community organizations to monitor pedestrian safety and enforce traffic regulations, protecting vulnerable road users in rural settings. There are eighteen times that various safety measures are mentioned in Section IV throughout the entire Transportation section.

Goal VI. Ensure Adequate Community Facilities and Services for All Residents

Expand and improve community facilities and services, such as schools, healthcare, utilities, and recreational facilities, to meet the needs of current and future residents. Ensure that public services keep pace with development and population growth, with funding allocated in a fiscally responsible manner.

- a. **Objective 1: Improve Access to Quality Healthcare, Social, and Recreational Services**
 - i. **Strategy 1.1:** Work with regional healthcare providers, state agencies, schools, and community partners to expand access to primary care, mental health services, and specialist care, particularly in rural and

underserved areas. Promote telemedicine and mobile health units to reach remote parts of the county and collaborate with local schools to provide practical information on preventive care, wellness, and virtual health services that benefit children, families, and the broader community. The Telecommunications and Internet Access portion of Section III talks about getting more connectivity to be able to give the citizens better access.

- ii. Strategy 1.2: Partner with state and federal agencies to secure funding for expanding healthcare infrastructure, including clinics, hospitals, and mobile health services. Focus on preventive care, mental health, and wellness programs that serve the unique needs of Buckingham County's residents. Work with schools and community organizations to provide accessible information to families on available health services. This could be a great strategy, however the only mention is in Section III with mental health in nursing homes, so there may be more need to work on this type of funding.
- iii. Strategy 1.3: Collaborate with local and regional agencies to improve parks, sports fields, and community centers, ensuring that residents across Buckingham County have access to safe and enjoyable spaces for physical activity and social gatherings. Prioritize opportunities for shared use of facilities between schools, local organizations, and community groups to strengthen community ties. Seek funding through grants and partnerships. Section VI when discussing Maintaining the County's Rural Character has much about recreational ideas that accentuate this idea.

b. Objective 2: Ensure Reliable and Long-Lasting Utility Services

- i. Strategy 2.1: Collaborate with state agencies, utility providers, and regional partners to upgrade and expand water, sewer, and electricity infrastructure in Buckingham County. Prioritize connecting new users to existing systems, particularly in growth areas and Village Centers, to maximize efficiency. Address aging infrastructure and plan upgrades to accommodate future development, ensuring that all utility systems remain reliable and sustainable. In Section V, it talks about the expansion of sewage treatment plants as a special permit.
- ii. Strategy 2.2: Develop and regularly update a long-term master plan for water and sewer systems that accounts for population growth and future development needs over the next 10 to 20 years. Incorporate resilience measures to protect critical infrastructure from natural and man-made hazards, with a focus on rural and remote areas prone to extreme weather. Coordinate with regional partners to explore joint utility projects that improve service delivery and reduce costs. Section

VI when discussing Maintaining the County's Rural Character has a piece on maintaining the water quality of Buckingham.

- iii. **Strategy 2.3:** Explore alternative financing options, such as impact fees, special assessment districts, and public-private partnerships, to fund the expansion of utility services to underserved areas. Ensure utility capacity aligns with Buckingham County's growth projections through regular assessments and capital improvements planning. Prioritize service expansions in designated high-growth areas to manage development sustainably while maintaining service reliability. Section VI under Corridor and High Growth Area Development talks about prioritizing infrastructure investments in things such as public utilities.

c. **Objective 3:** Develop a Long-Term Plan for Public Facility Investment

- i. **Strategy 3.1:** Develop and regularly update a long-term master plan for public facilities, such as government buildings, schools, healthcare centers, and recreational facilities. Ensure the plan is flexible enough to accommodate shifting population dynamics and evolving community needs. Explore opportunities for joint facility development with neighboring counties to achieve economies of scale and address regional needs, ensuring efficient and cost-effective solutions. Section VI under Corridor and High Growth Area Development talks about prioritizing infrastructure investments in things such as public utilities.
- ii. **Strategy 3.2:** Work with local and regional partners to assess community needs and prioritize capital improvement projects accordingly. Develop a five-year capital improvement program (CIP) that identifies public facility needs, anticipated costs, and funding strategies. Incorporate alternative financing methods, such as impact fees, special assessment districts, and state or federal grants, to ensure projects are fiscally sustainable and aligned with the county's long-term financial goals. Section IV talks about capital improvements of the roadways and other projects.
- iii. **Strategy 3.3:** Investigate public-private partnerships (PPPs) to fund, build, and maintain critical public facilities, including healthcare centers, schools, and recreational areas. Collaborate with regional partners to enhance the viability of these projects. Focus on leveraging PPPs and alternative financing solutions to provide flexible and sustainable funding for essential public facilities. In the recommendations of the Corridor and High Growth Area Development of Section VI this is deemed as necessary.

d. **Objective 4: Foster Public-Private Partnerships for Community Facility Development**

- i. **Strategy 4.1:** Collaborate with private sector entities, nonprofit organizations, and state agencies to identify opportunities for developing and maintaining community facilities such as healthcare centers, recreational spaces, and educational facilities. Leverage partnerships to expand services efficiently and share maintenance responsibilities. In the recommendations of the Corridor and High Growth Area Development of Section VI this is deemed as necessary.
- ii. **Strategy 4.2:** Negotiate joint-use agreements with private companies, nonprofits, and neighboring jurisdictions to share access to facilities such as recreation centers, sports fields, and emergency services. These partnerships can reduce costs, improve service delivery, and foster regional cooperation, while also ensuring more efficient use of community spaces. There is really not much mention of this, however it does talk about partnering with private developers for affordable housing, central water, and sewage in Section VI.
- iii. **Strategy 4.3:** Work with private developers, schools, and local businesses to create multi-use facilities that serve both public and private purposes, ensuring these spaces meet various community needs and support economic development. These facilities could host public events, business activities, and educational programs, ensuring they are cost-effective and benefit a wide range of residents. There is really not much mention of this, however it does talk about partnering with private developers for affordable housing, central water, and sewage in Section VI.

Goal VII. Preserve and Share Buckingham County's Historic Resources and Shared History

Recognize and preserve Buckingham County's historic landmarks and resources, acknowledging their significance for all members of the community. Promote education and responsible tourism efforts that tell a complete and accurate story of the county's past while fostering economic growth and unity for future generations.

a. **Objective 1: Promote Public Education and Awareness of Local History**

- i. **Strategy 1.1:** Collaborate with local schools and the Buckingham County Historical Society to integrate the county's history into school curriculum, connecting it to key events in Virginia's broader history. Highlight Buckingham County's role in state milestones, such as colonial history, the Civil War, and the Civil Rights movement, through field trips, guest lectures, and interactive projects. Provide lesson plans and digital resources that emphasize the county's contributions within Virginia's history, fostering student engagement and pride in preserving local heritage. Section II the Community Profile refers to

the historic portions of Buckingham such as the courthouse, Trinity Presbyterian Church, and people such as Carter G Woodson that was known as the Father of Black History.

- ii. **Strategy 1.2:** Partner with local organizations, historical societies, and media outlets to organize and promote community events that celebrate Buckingham County's history. These events could include historical reenactments, walking tours, and interactive storytelling sessions. Host annual Historic Preservation Weeks with open houses at historic properties, lectures, and volunteer opportunities for preservation efforts. Offer workshops on preservation techniques and financial incentives, such as tax credits and grants, to educate property owners and developers. Engage local media to promote these events and raise public awareness about the importance of preserving Buckingham County's historical and cultural assets. Section II the Community Profile refers to the historic portions of Buckingham such as the courthouse, Trinity Presbyterian Church, and people such as Carter G Woodson that was known as the Father of Black History.
- iii. **Strategy 1.3:** Work with the Virginia Department of Historic Resources to install historical markers and signage throughout the county, highlighting significant landmarks, cultural sites, and agricultural heritage areas. Develop printed brochures and self-guided driving tour maps that direct residents and visitors to these sites. Distribute these materials at tourism centers, libraries, and online to ensure accessible engagement with Buckingham County's history. This strategy was mentioned in Section II and much of the data from this section was derived from this organization.

b. **Objective 2:** Support the Preservation of Historic Villages and Town Centers

- i. **Strategy 2.1:** Establish historic district overlay zones for designated town centers and villages, such as Buckingham Courthouse Village. These zones will include guidelines for maintaining the architectural integrity and historical significance of buildings, ensuring that any new development or renovations align with preservation goals and contribute to the community's historic character. There are zoning areas mentioned in Section VI, however it does not mention the historic parts of Buckingham more about agriculture, forestry, around water, and aesthetics around transportation routes, so this may need to be added.
- ii. **Strategy 2.2:** Partner with the Virginia Department of Historic Resources and local historical societies to conduct in-depth surveys of historical buildings, landmarks, and areas within villages and town centers. The survey findings will inform preservation efforts, zoning decisions, and development projects, ensuring that historically

significant structures and spaces are properly documented and protected. Section II the Community Profile refers to the historic portions of Buckingham such as the courthouse, Trinity Presbyterian Church, and people such as Carter G Woodson that was known as the Father of Black History this is an excellent strategy.

- iii. Strategy 2.3: Encourage the adaptive reuse of historic buildings within town centers, allowing for their transformation into commercial, residential, or mixed-use spaces. Focus on projects that preserve historical features while modernizing interiors for practical use. In collaboration with economic development agencies and local chambers of commerce, provide resources, technical guidance, and networking opportunities to business owners. Promote these historic areas as desirable locations for businesses, ensuring economic vibrancy while maintaining the character and integrity of historic villages. There is a lot of mention of historic buildings in Section II, but reuse of these buildings has not been mentioned, but it could be a great strategy.

c. Objective 3: Foster Public-Private Partnerships for Historic Preservation

- i. Strategy 3.1: Collaborate with local businesses and private companies to sponsor restoration efforts and support public events promoting Buckingham County's historic landmarks. Encourage financial contributions or in-kind support for preservation initiatives. In addition, develop volunteer programs in which businesses and civic groups contribute labor and resources to maintain and restore historic sites, fostering long-term preservation and community engagement. Because of the historic nature of Buckingham exemplified in Section II, this would be a great strategy.
- ii. Strategy 3.2: Partner with private companies, local businesses, and schools to create educational programs, internships, and apprenticeships focused on historic preservation. These programs will teach restoration techniques and foster a skilled workforce for future preservation efforts. By involving private sector sponsors, these programs will also promote local economic development while providing students with practical opportunities to engage with Buckingham County's historic heritage. Because of the historic nature of Buckingham exemplified in Section II, this would be a great strategy.
- iii. Strategy 3.3: Explore joint ownership and management agreements between public entities and private stakeholders to share responsibility for preserving and promoting culturally significant properties. Encourage adaptive reuse projects that transform historic buildings into functional modern spaces while preserving their

historical character. Facilitate collaboration between developers and public agencies to leverage financial incentives for adaptive reuse, ensuring that historic sites contribute to both cultural preservation and economic vitality. Because of the historic nature of Buckingham exemplified in Section II, this would be a great strategy.

d. **Objective 4: Promote the Preservation of Agricultural and Rural Heritage**

- i. **Strategy 4.1:** Collaborate with local farms, agricultural organizations, and preservation entities to create a Rural Heritage Preservation Plan. This plan will identify significant rural landscapes, farmsteads, and traditional agricultural practices for protection and guide zoning decisions to preserve Buckingham County's rural character. Partner with entities such as the Virginia Department of Agriculture and Consumer Services (VDACS) and the American Farmland Trust to secure technical assistance and support for conservation initiatives, encouraging landowners to participate in voluntary conservation easements. This aspect is mentioned throughout Section VI about incentives, legal agreements with landowners and conservation zones.
- ii. **Strategy 4.2:** Work with state agricultural preservation organizations, historical societies, and local farms to secure support for farmland preservation projects. Host farm tours, agricultural fairs, and educational events to showcase traditional farming techniques and the importance of preserving rural heritage. These partnerships will promote Buckingham County's agricultural significance and foster community engagement in preservation efforts. This aspect is mentioned throughout Section VI about incentives, legal agreements with landowners and conservation zones.
- iii. **Strategy 4.3:** Promote farm-to-table initiatives by encouraging partnerships between local farms, restaurants, schools, and farmers' markets. These efforts will connect residents and visitors to Buckingham County's agricultural heritage and support local economic growth. Organize workshops, public lectures, and events to emphasize the importance of local agriculture and ensure traditional farming practices are preserved and celebrated. Because of the vast inventory of farms mentioned in Section III and the possibility of bringing new business exemplified in Section VI this would be an excellent strategy to implement.

Goal VIII. Support a Diversity of Housing Options for All Income Levels

Encourage the development of affordable and diverse housing options for residents of all income levels. Housing should meet the needs of Buckingham County's growing population while maintaining the rural character and community identity of the county.

a. **Objective 1: Increase the Availability of Affordable Housing**

- i. **Strategy 1.1:** Collaborate with nonprofit organizations, such as Habitat for Humanity, to build affordable housing by identifying available land and facilitating partnerships between nonprofits and local contractors. Promote the use of state and federal housing programs, such as those from the Virginia Housing Development Authority (VHDA), to support these projects. Buckingham County can assist developers and nonprofits in navigating these programs to increase the supply of affordable housing. Sections III and VI talk about available housing units and affordable housing options.
- ii. **Strategy 1.2:** Facilitate collaboration between private developers, regional housing authorities, and community-based organizations, including faith-based groups, to support affordable housing projects. Act as a connector between these entities to explore opportunities for affordable housing development on existing properties or through small-scale, community-led initiatives. This broad approach engages a range of stakeholders to increase affordable housing availability. This strategy is mentioned in Section VI.
- iii. **Strategy 1.3:** Encourage developers to include affordable housing units in mixed-use developments located in designated Village Centers by promoting mixed-use zoning. This approach creates opportunities for affordable housing without direct financial incentives. In addition, identify vacant or underutilized homes and collaborate with property owners to rehabilitate these units for affordable housing. The county could facilitate partnerships with nonprofits, regional housing organizations, or grants to assist in the rehabilitation process, efficiently utilizing existing housing stock to support affordability. This strategy is mentioned in Section VI including bonuses for densities of affordable housing.

b. **Objective 2: Diversify Housing Types and Densities**

- i. **Strategy 2.1:** Promote cluster development, which allows for higher-density housing on smaller portions of land while preserving open spaces, farmland, or natural areas. This approach helps Buckingham County accommodate more housing types while maintaining its rural character. Cluster developments can be targeted for areas near

Village Centers and growth areas, supporting both housing diversity and land conservation. This strategy is mentioned in Section VI including bonuses for densities of affordable housing.

- ii. **Strategy 2.2:** Support mixed-use developments in designated Village Centers, combining residential units with commercial and community spaces. This strategy encourages higher-density housing options such as townhomes, duplexes, and apartments while fostering walkable, vibrant communities that blend residential and commercial needs. Mixed-use zoning can help Buckingham County diversify its housing stock without expanding into rural areas. This strategy is also mentioned in Section VI.
 - iii. **Strategy 2.3:** Identify and prioritize underutilized or vacant properties, particularly in Village Centers, for redevelopment into a range of housing types. These properties offer opportunities to increase housing density without requiring expansion into agricultural or undeveloped rural areas. Buckingham County can work with developers to create a mix of housing options, from single-family homes to small-scale apartments, while revitalizing underused spaces. The vacant property figures are in Section II.
- c. **Objective 3:** Promote Workforce Housing Options
- i. **Strategy 3.1:** Work with large local employers, such as schools, healthcare providers, and businesses, to create workforce housing options close to key employment areas like Village Centers. Consider offering incentives such as land or infrastructure assistance to encourage employer participation in the development process. This approach aims to reduce commute times and support the retention of essential workers in Buckingham County. This is mentioned in Section VI.
 - ii. **Strategy 3.2:** Support the development of modular and manufactured homes as a cost-effective solution for workforce housing. Ensure that zoning regulations allow for these housing types in appropriate areas near employment centers and educate developers and local employers on the benefits of modular housing for providing affordable options to essential workers. Section VI talks about Manufactured housing and preserving existing manufactured housing communities.
 - iii. **Strategy 3.3:** Encourage local employers and developers to utilize state and federal workforce housing programs, such as grants, tax credits, and low-interest loans, to create workforce housing units within mixed-use developments located in Village Centers. Buckingham County can provide technical assistance to ensure that these projects align with funding opportunities and regulatory

requirements. This approach can support the development of housing near essential services and amenities, promoting economic growth and community well-being. This is also a great segway into Section VI, the Affordable Housing portion.

d. **Objective 4: Encourage Public-Private Partnerships for Housing Development**

- i. **Strategy 4.1:** Encourage collaboration between private developers, nonprofit housing organizations, and large local employers (such as schools, healthcare providers, and businesses) to create affordable workforce housing projects. The county can serve as a facilitator, connecting these entities and identifying available land or properties for development. Through these partnerships, developers and employers could work together to provide housing for their workers while addressing local affordable housing needs. Section VI states, "Collaboration with organizations such as Piedmont Habitat of Humanity have also been effective in increasing affordable housing availability."
- ii. **Strategy 4.2:** Help public-private partnerships access state and federal housing grants, tax credits, and low-interest loan programs. Buckingham County can provide technical guidance to developers and nonprofits, ensuring that they can effectively utilize these resources to create affordable housing. Encourage these partnerships to focus on mixed-use developments that combine residential, retail, and community spaces, particularly in Village Centers. This relates to Section VI.
- iii. **Strategy 4.3:** Collaborate with private developers and nonprofits to rehabilitate and repurpose vacant or underutilized buildings into affordable housing. The county could offer incentives such as land, infrastructure development, or utility expansion to reduce upfront costs for developers, making these projects financially feasible. This approach supports affordable housing creation while revitalizing blighted areas and enhancing community infrastructure. This also relates to aspects in Section VI.

Goal IX. Conserve Natural Resources and Promote Responsible Development

Promote responsible land use and development practices that conserve Buckingham County's natural resources, including forests, waterways, and agricultural land. Encourage the use of green infrastructure and renewable energy to support environmental sustainability and resilience.

a. **Objective 1: Protect Environmentally Sensitive Areas**

- i. **Strategy 1.1:** Explore opportunities to update and strengthen Buckingham County's zoning ordinances to reflect environmental conservation goals. This could include protection for wetlands, floodplains, riparian buffers, aquifers, and forestlands. Leverage existing zone categories, such as Agricultural Districts and Watershed Districts, to ensure that critical environmental areas are preserved. Encourage development that aligns with these conservation-focused zoning requirements. Under Maintaining the County's Rural Character in Section VI there is much talk of preservation of these natural resources.
 - ii. **Strategy 1.2:** Encourage the use of conservation easements to protect environmentally sensitive areas by collaborating with landowners, regional organizations, and state agencies. Buckingham County could expand the use of zoning tools for agricultural and rural lands, promoting the conservation of forested lands, scenic areas, and critical agricultural land. Conservation easements would support long-term preservation goals without restricting landowners' current uses. Under Maintaining the County's Rural Character in Section VI there is much talk of preservation of these natural resources.
 - iii. **Strategy 1.3:** Promote voluntary buffer zones around wetlands, waterways, and other environmentally sensitive areas, encouraging landowners to maintain natural barriers to development. At the same time, consider revising zoning ordinances to enhance protections for wetlands and floodplains, potentially through stricter setbacks and targeted protections in Watershed Districts. These efforts will help reduce development impacts on critical environmental areas and preserve natural resources. Under Maintaining the County's Rural Character in Section VI there is much talk of preservation of these natural resources.
- b. **Objective 2: Preserve Agricultural and Forested Lands**
- i. **Strategy 2.1:** Partner with land trusts, state agencies, and private landowners to promote conservation easements that provide long-term protection for agricultural and forested lands. The county should raise awareness about the Virginia Land Preservation Tax Credit Program, which offers financial incentives for landowners to permanently protect these lands. Buckingham County can work to increase participation in this program by educating farmers and forest landowners on the benefits of conservation easements and the tax credits available for protecting their land from future development. Section VI land preservation so a tax credit program would be an excellent idea.

- ii. **Strategy 2.2:** Work with state agencies and private forest owners to expand participation in forest management programs that focus on logging, reforestation, and long-term forest health. This can help protect Buckingham County's forest resources while promoting timber production and maintaining the county's forested landscapes. This relates to Section VI in Maintaining the County's Rural Character.
 - iii. **Strategy 2.3:** Consider reviewing and updating zoning ordinances to support the preservation of large, contiguous parcels of farmland and forested land. Consider zoning provisions that promote cluster development, allowing higher-density housing in specific areas while preserving open space, agricultural lands, and forested areas. These zoning updates will ensure that development aligns with Buckingham County's long-term goals for land conservation and rural character preservation. This relates to Section VI in Maintaining the County's Rural Character.
- c. **Objective 3: Promote Water Resource Conservation**
- i. **Strategy 3.1:** Conduct a comprehensive assessment of Buckingham County's water resources, including surface and groundwater. Identify areas at risk for over-extraction, pollution, or depletion, and develop strategies to protect these resources while balancing development and agricultural needs. Use the findings to inform future zoning, land use, and water management decisions to ensure sustainable water supplies for current and future generations. In the Zoning portion of Section VI, it talks about water resources.
 - ii. **Strategy 3.2:** Explore opportunities to amend zoning regulations to include stronger protections for groundwater, wetlands, and riparian areas. These updates could require setbacks for development near wells, recharge areas, and waterways, limit the use of chemicals and fertilizers near water sources, and encourage the use of low-impact development practices to protect aquifers, streams, and rivers. In addition, consider enhancing buffer requirements to reduce runoff and pollution, ensuring that zoning ordinances prioritize the long-term preservation of Buckingham County's critical water resources. This also goes along with Section VI in the Zoning portion.
 - iii. **Strategy 3.3:** Develop and distribute educational materials on water conservation, targeting residents, farmers, and businesses. This could include workshops, flyers, online resources, and school-based programs that emphasize the importance of protecting and conserving Buckingham County's water resources. The goal is to raise public awareness of the best practices for water conservation in homes, agricultural settings, and commercial activities. This also goes along with Section VI in the Zoning portion.

d. **Objective 4: Promote Education and Public Awareness on Conservation**

- i. **Strategy 4.1:** Collaborate with local environmental organizations, schools, and community groups to host workshops and integrate conservation education into school curriculums. These programs will teach water conservation, energy efficiency, and sustainable land use practices, targeting specific groups like homeowners, farmers, students, and businesses. Workshops could feature field trips, guest speakers, and interactive projects, helping Buckingham County residents and students understand and actively participate in preserving natural resources. There is so much talk in Section VI about conservation that it only makes sense to collaborate and start programs to help in this effort.
- ii. **Strategy 4.2:** Partner with local media outlets, including newspapers, radio stations, and social media platforms, to share success stories of conservation efforts in the county. Highlight the steps residents, farmers, and businesses are taking to protect land and water resources. Organize community events like tree planting days, river cleanups, and conservation fairs to actively engage the public in hands-on environmental preservation activities. These events will encourage community involvement and make conservation accessible and educational for all ages. There is so much talk in Section VI about conservation that it only makes sense to collaborate, start a marketing campaign, and start programs to help in this effort.
- iii. **Strategy 4.3:** Create an online resource hub on Buckingham County's website, offering easy access to brochures, flyers, and online materials about land preservation, water conservation, renewable energy, and sustainable farming practices. Include links to state and federal programs, grants, and technical assistance. Collaborate with regional environmental groups to expand public awareness on wildlife protection, forest health, and watershed management, leveraging additional resources and expertise to support countywide conservation efforts. This is an excellent strategy since there is so much talk about all these practices and ideas throughout the entire plan, however the Buckingham website is not mentioned and would be a great avenue for awareness.



Chapter VIII

Implementation Plan

VIII. Implementation Plan

While this Comprehensive Plan is an invaluable tool for planning growth and development, it alone cannot accomplish much without action. Because the comprehensive plan is an advisory document that does not have legal standing, its recommendations are implemented not by the plan itself but by specific ordinances, programs, and improvement projects. Furthermore, it cannot be successful unless supported by policies and action, in addition to strong financial commitment.

A. Comprehensive Plan

<p>GOAL <i>The adopted Comprehensive Plan is not an "end result" but rather a means to provide direction for future action. – Foster Continuous and Adaptive Planning Processes</i></p>
<p>Action Step: Routinely consult the Comprehensive Plan when developing the annual budget</p>
<p>Responsible Parties: Administration Finance Board of Supervisors</p>
<p>Action Step: Review progress made towards achievement of this Comprehensive Plan goals, objectives and strategies, and update goals, objectives and strategies as needed which will strengthen data collection and enhance engagement across departments.</p>
<p>Responsible Parties: Administration Zoning/Planning Department Planning Commission Board of Supervisors</p>
<p>Action Step: Review and update this Comprehensive Plan at least every five (5) years</p>
<p>Responsible Parties: Planning Commission Board of Supervisors</p>
<p>Action Step: Make this Plan and implementing ordinances available to the public.</p>
<p>Responsible Parties: Administration Planning/Zoning Department</p>

<p>Action Step: Rely on the policies and programs in this Plan when making decisions with respect to future development and redevelopment which builds capacity for future growth.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors</p>
<p>Action Step: Strive to stay current with new land use regulatory techniques and incorporate them into the Plan or ordinances if needed to address development issues to ensure the preservation of rural character and the promotion of responsible development</p>
<p>Responsible Parties: Zoning/Planning Department Planning Commission Board of Supervisors</p>
<p>Action Step: Maintain this Comprehensive Plan and any subsequent amendments on the County's website.</p>
<p>Responsible Parties: Administration Zoning/Planning Department</p>
<p>Action Step: Develop a process/policy on Comprehensive Plan amendments</p>
<p>Responsible Party: Board of Supervisors</p>
<p>Action Step: Establish an annual Comprehensive Plan review session between the Planning Commission and Board of Supervisors prior to annual budget work.</p>
<p>Responsible Parties: Administration Zoning/Planning Department Planning Commission Board of Supervisors Finance</p>

B. Growth

<p>GOAL <i>Support managed population growth to enhance quality of life.</i></p>
<p>Action Step: Align growth with infrastructure and service capacity.</p>
<p>Responsible Parties: Administration Finance Board of Supervisors</p>
<p>Action Step: Enhance and protect quality of life for existing residents.</p>
<p>Responsible Parties: Administration Zoning/Planning Department Planning Commission Board of Supervisors</p>
<p>Action Step: Promote affordable housing options for new and existing residents.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors</p>
<p>Action Step: Enhance public health and well-being by expanding access to health care and recreation.</p>
<p>Responsible Party: Board of Supervisors</p>

C. Land Use

<p>GOAL <i>Review/Update the Buckingham County Zoning Ordinance to bring it into compliance with this Comprehensive Plan</i></p>
<p>Action Step: Review and prepare revision of the County's Zoning Ordinances</p>
<p>Responsible Parties: Zoning/Planning Department</p>

Planning Commission Board of Supervisors

GOAL <i>Foster Citizen Involvement/Input in the Development of Future Zoning Ordinances.</i>
Action Step: Develop and implement an outreach/public involvement process in the Planning/Zoning Office for citizens per future rewrite of the County's Zoning Ordinances.
Responsible Parties: Zoning/Planning Department Planning Commission
Action Step: Develop and implement an outreach/public involvement process in the Planning/Zoning Office for citizens in the impacted area per future change in the Future Land Use Map
Responsible Parties: Zoning/Planning Department Planning Commission Board of Supervisors

GOAL <i>Encourage commercial and industrial development in appropriate areas of the County</i>
Action Step: Review existing commercial and zoning regulations and the zoning map to ensure that commercial and industrial uses are appropriately regulated and protecting environmentally sensitive areas and natural landscapes.
Responsible Parties: Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Develop guidelines for use in approving rezoning applications to ensure that the rezoning will not be detrimental/have environmental impacts to the existing land uses such as agricultural.
Responsible Parties: Zoning/Planning Department

Planning Commission Board of Supervisors
Action Step: Ensure that new commercial and industrial development is appropriately supported by infrastructure including water, sewer, and roads by aligning growth with infrastructure and service capacity
Responsible Parties: Zoning/Planning Department Planning Commission VDOT Utility Providers Board of Supervisors Developers
Action Step: Develop a "2232 Review Process" in compliance with Section 15.2-2232 of the Code of Virginia to ensure that public facilities, public utilities or public service facilities are in compliance with this Comprehensive Plan
Responsible Parties: Zoning/Planning Department Planning Commission Board of Supervisors
Action Step: Implement growth management strategies to preserve Buckingham County's rural culture.
Responsible Parties: Zoning/Planning Department Planning Commission Board of Supervisors

D. Economic Growth

GOAL <i>Promote long-term economic opportunities for all residents</i>
Action Step: Support the Growth of local business, and entrepreneurships.
Responsible Parties: Board of Supervisors

Planning Commission
Action Step: Attract new industries aligned with Buckingham County's values.
Responsible Parties: Board of Supervisors Planning Commission
Action Step: Foster a skilled and adaptable workforce.
Responsible Parties: All County Departments Board of Supervisors

E. Transportation

GOAL <i>Develop an efficient, safe, and accessible transportation network.</i>
Action Step: Improve quality, efficiency, and safety of Buckingham County's transportation network.
Responsible Parties: Board of Supervisors Planning Commission VDOT
Action Step: Enhance connectivity and access through multi-modal transportation options.
Responsible Parties: Board of Supervisors Planning Commission VDOT
Action Step: Ensure efficient movement of goods and services.
Responsible Parties: Planning Commission Board of Supervisors VDOT

F. Community Facilities

<p>GOAL <i>Ensure Adequate Community Facilities and Services for all residents.</i></p>
<p>Action Step: Improve access to quality healthcare, social and recreational services.</p>
<p>Responsible Parties: Board of Supervisors Planning Commission</p>
<p>Action Step: Ensure reliable long-lasting utility services.</p>
<p>Responsible Parties: Board of Supervisors Planning Commission</p>
<p>Action Step: Develop long-term plan for public facility investment.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors</p>
<p>Action Step: Foster public-private partnerships for community facility development</p>
<p>Responsible Parties: Planning Commission Board of Supervisors</p>

G. History

<p>GOAL <i>Preserve and share Buckingham County's Historic resources and shared history.</i></p>
<p>Action Step: Promote public education and awareness.</p>
<p>Responsible Parties: Board of Supervisors Planning Commission All County Departments</p>

<p>Action Step: Support preservation of historic villages and town centers.</p>
<p>Responsible Parties: Board of Supervisors Planning Commission All County Departments</p>
<p>Action Step: Foster public and private partnerships for historic preservation.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors All County Departments</p>
<p>Action Step: Promote the preservation of agricultural and rural heritage.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors All County Departments</p>

H. Housing

<p>GOAL <i>Support diversity of housing options for all income levels.</i></p>
<p>Action Step: Increase availability of affordable housing.</p>
<p>Responsible Parties: Board of Supervisors Planning Commission Zoning/Planning Department Developers</p>
<p>Action Step: Diversify housing types and densities.</p>
<p>Responsible Parties: Board of Supervisors Planning Commission Zoning/Planning Department Developers</p>

<p>Action Step: Promote Workforce housing options.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors Zoning/Planning Department Developers</p>
<p>Action Step: Encourage public-private partnerships for housing development.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors Zoning/Planning Department Developers</p>

I. Environment

<p>GOAL <i>Conserve natural resources and promote responsible development.</i></p>
<p>Action Step: Protect environmentally sensitive areas</p>
<p>Responsible Parties: Board of Supervisors Planning Commission All County Departments</p>
<p>Action Step: Preserve agricultural and forested lands.</p>
<p>Responsible Parties: Board of Supervisors Planning Commission All County Departments</p>
<p>Action Step: Promote water resource conservation.</p>
<p>Responsible Parties: Planning Commission Board of Supervisors</p>

Action Step:

Promote education and public awareness.

Responsible Parties:

Planning Commission

Board of Supervisors

School Board

Local Citizens