



May 22nd Agenda

Planning Committee Meeting

Review Minutes from Previous Meeting

Review requested updates to Future Land Use Map

- **Review GIS application to see the parcels**
- **Review online Zoning and provide recommendations for changes**

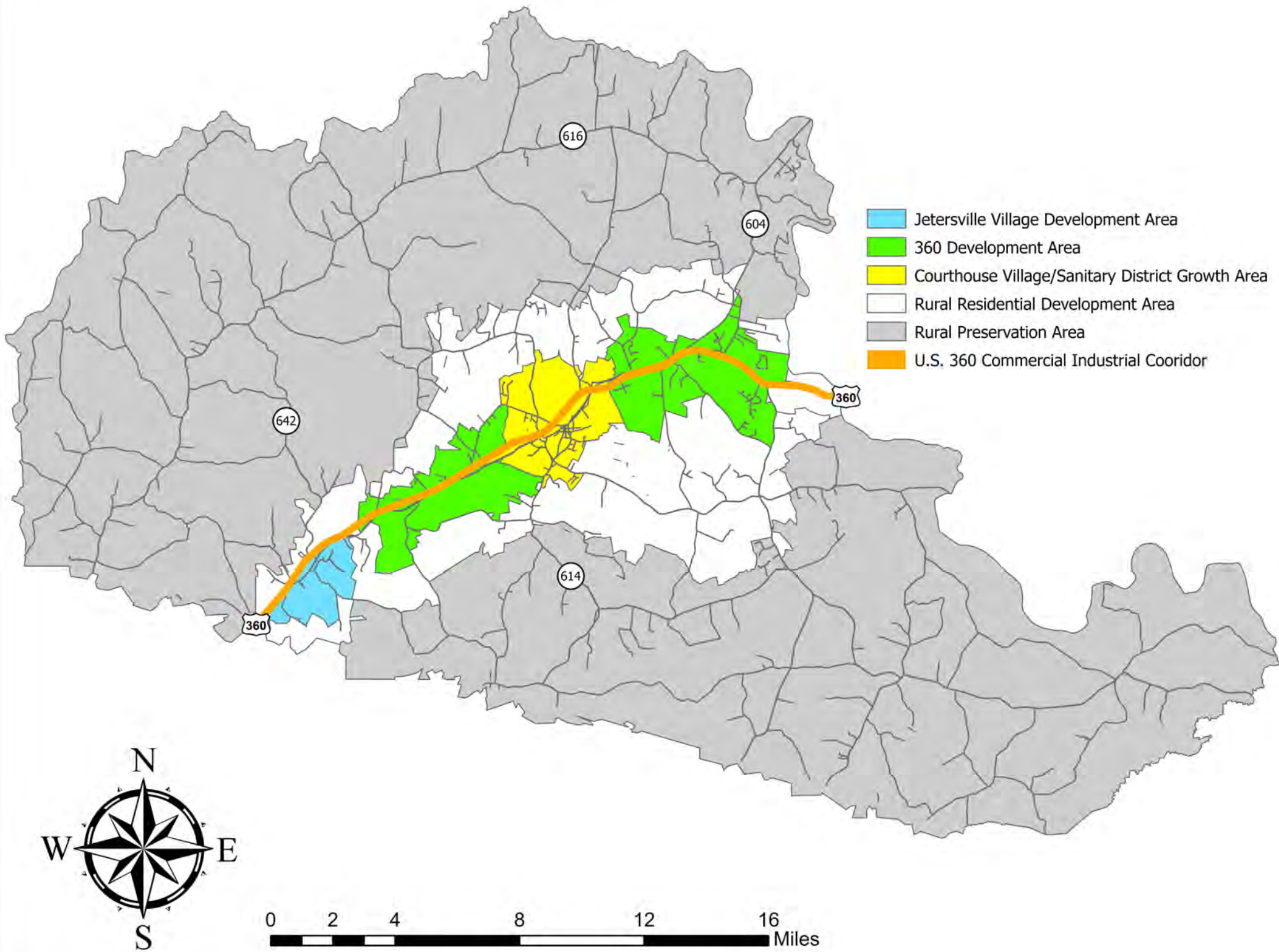
Review Updated Transportation Map and Natural Resources Section

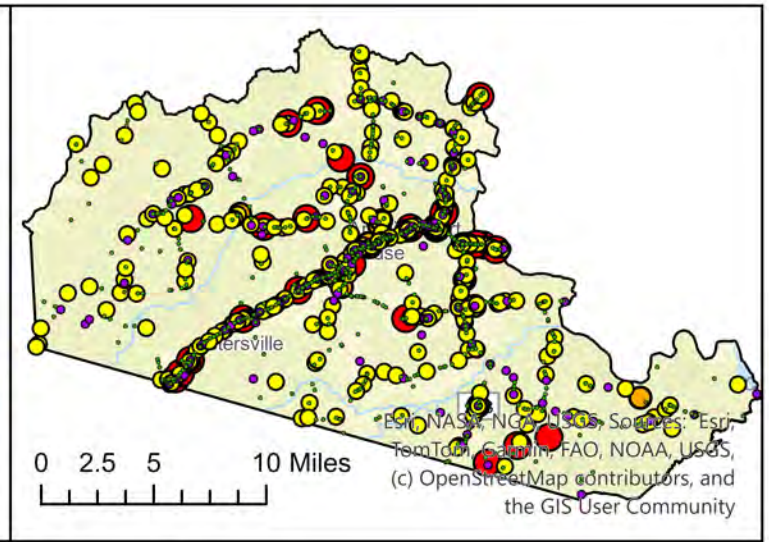
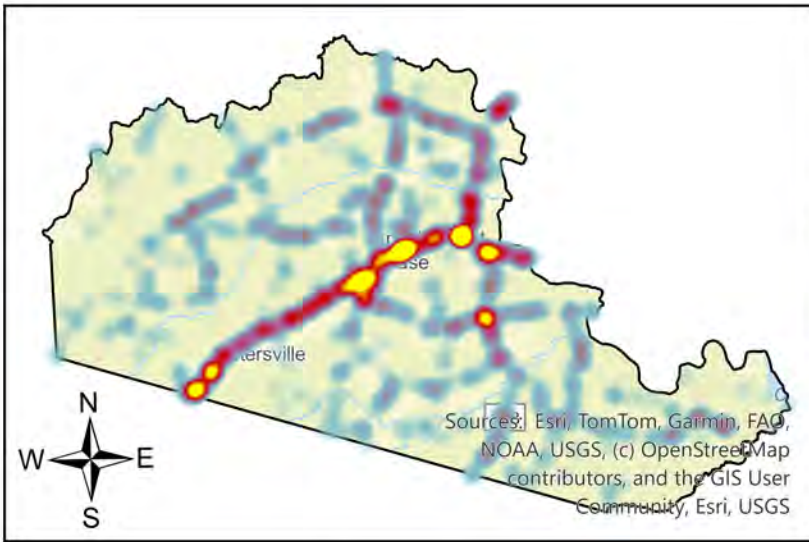
Discuss Community Meeting

- **At Planning Commission Meeting in June?**

Discuss Goals, Policies, and Objectives section

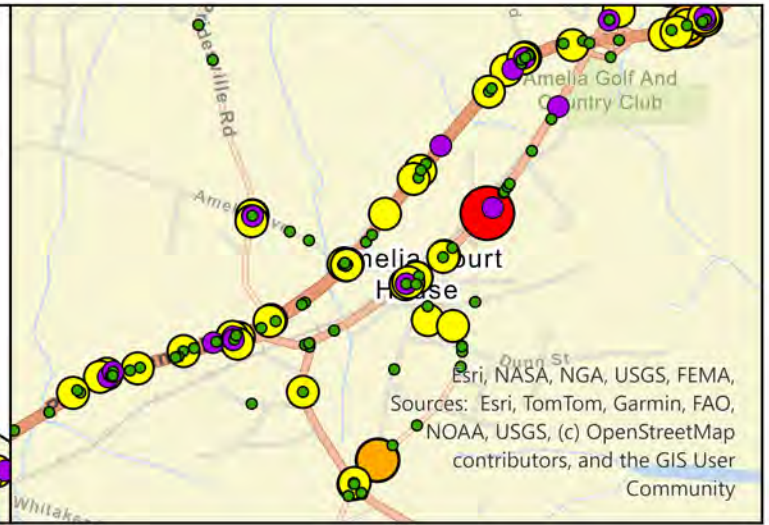
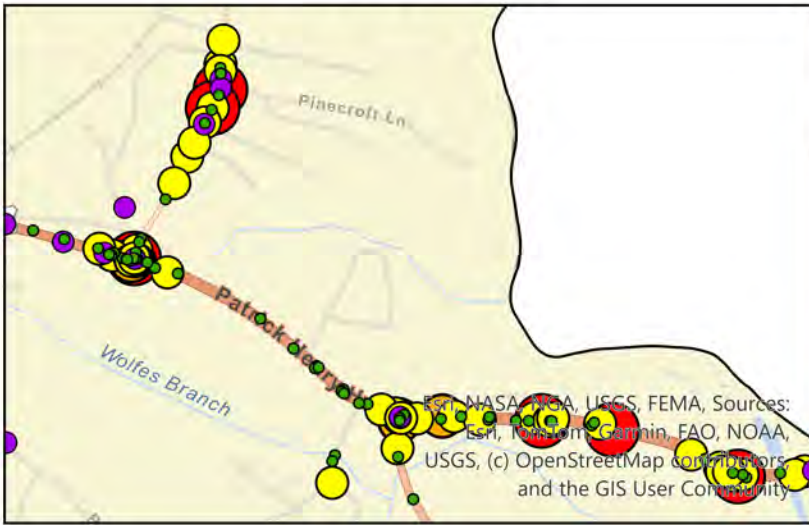
Set up the next work session for June



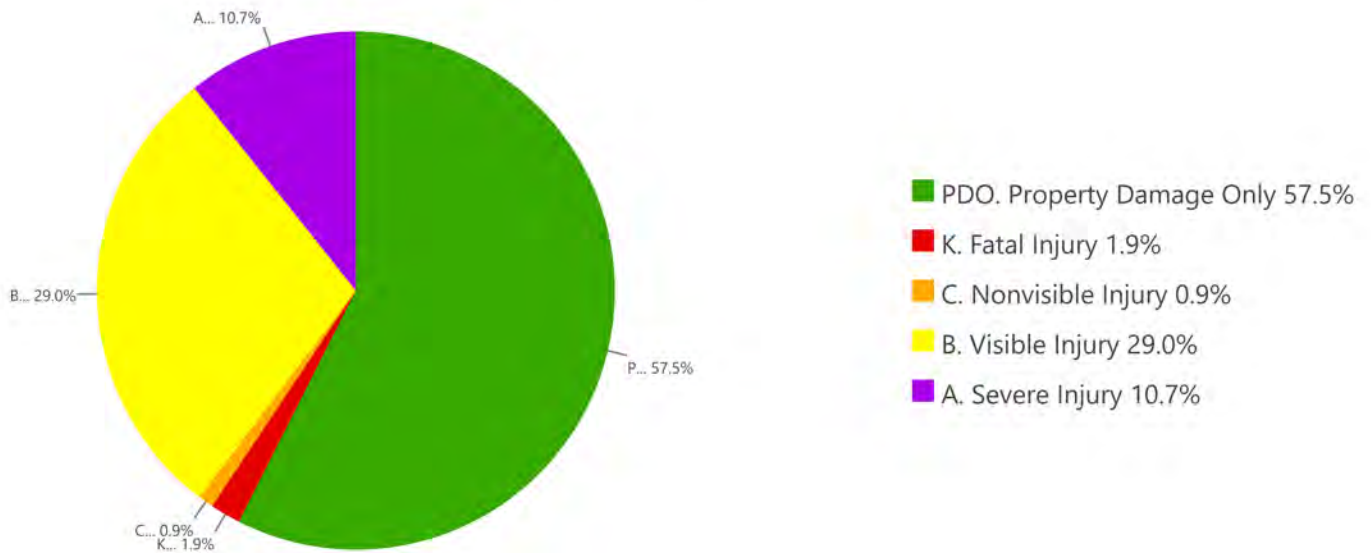


Chula

Amelia Court House



Crash Severity





Natural Resources

2025 - 2030 Draft Comprehensive Plan

Introduction

The Natural Resources chapter of the Amelia County Comprehensive Plan highlights the essential environmental features that shape land use, community development, and long-term sustainability within the county. Understanding these natural systems is vital for protecting Amelia's rural character, supporting agriculture and forestry, and guiding responsible growth.

This chapter examines key components of the local environment, including climate patterns, watersheds, streamflow, soil characteristics, geology, mineral resources, groundwater, and wetlands. Each section presents current data, identifies opportunities and constraints for land use, and offers guidance for conservation and infrastructure planning.

Collectively, these natural resources form the foundation of Amelia County's environmental health and economic resilience. Recognizing and managing these assets is critical to ensuring that future development is both compatible with the landscape and supportive of the county's long-term goals.

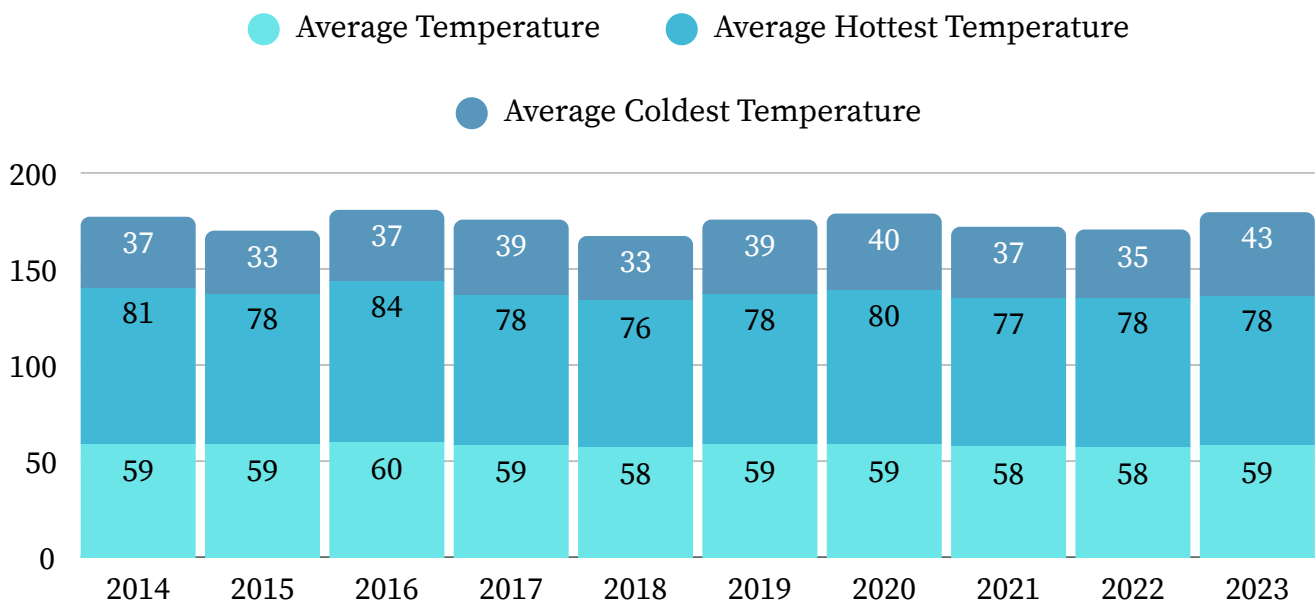
Climate

Amelia County experiences a temperate climate typical of Virginia’s Piedmont region, with four distinct seasons and a relatively long growing season. Summers are warm and humid, while winters are cool, with occasional snowfall. The county’s climate supports a range of agricultural and forestry activities and contributes to the region’s rural character and land use patterns.

Table 1 and 2 below illustrates Climate Date from January 1, 2014 through December 31, 2023. This Climate table is derived from NOAA National Centers for Environmental Information (NCEI) using Local Climatological Data collected at the Petersburg Dinwiddie County Airport (Station ID: USW00093714). This station is the nearest active weather monitoring site to Amelia County and provides hourly and monthly summaries of temperature and precipitation.

Between 2014 and 2023, the average annual temperature ranged from approximately 57.6°F to 60.2°F. July consistently emerged as the hottest month across most years, with average monthly highs exceeding 80°F in several cases. The coldest month varied slightly by year but was most commonly January or December, with average temperatures ranging from 32°F to 43°F. Table 1 listed below provides detailed temperature information.

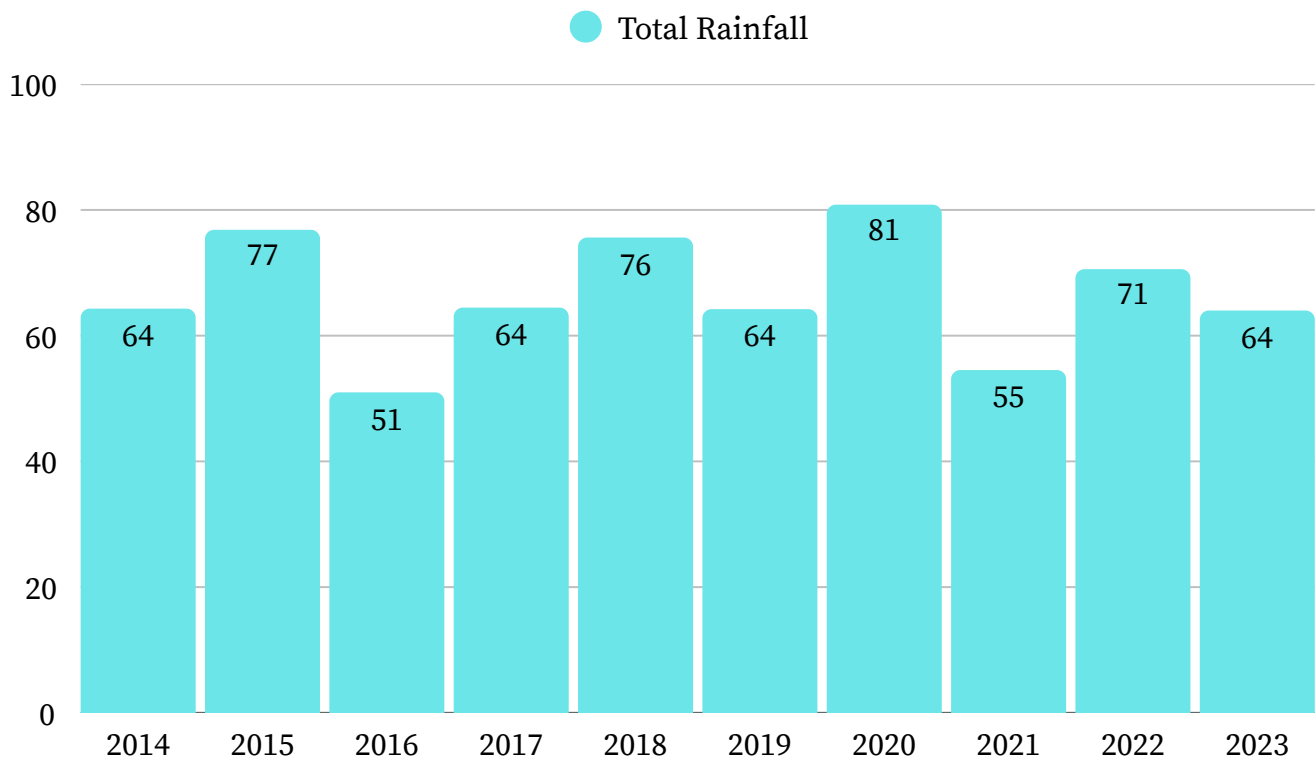
Table 1: Temperature Data Displayed in Degrees Fahrenheit
2014- 2023



Source: NOAA National Centers for Environmental Information (NCEI)

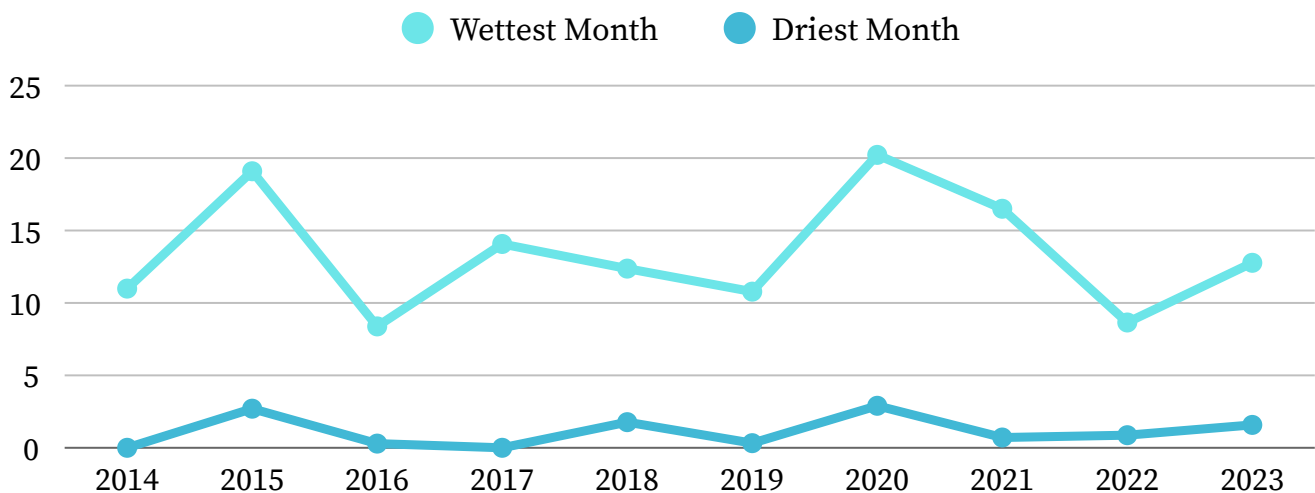
Rainfall patterns during the decade were variable, with annual precipitation totals ranging from just over 50 inches in 2016 to more than 80 inches in 2020. The wettest months tended to occur during the summer, with notable peaks in July and August, while the driest months often fell in late summer or early fall. This variability reflects both regional storm patterns and occasional tropical system remnants.

Table 2: Rainfall Totals for 2014 - 2023



Source: NOAA National Centers for Environmental Information (NCEI)

Table 3: Wettest and Driest Month Totals Between 2014 - 2023



Year	Wettest Month	Rainfall	Driest Month	Rainfall
2014	July	10.99	October	0.00
2015	June	19.09	May	2.70
2016	October	8.38	August	0.29
2017	August	14.07	September	0.00
2018	May	12.37	August	1.77
2019	July	10.78	September	0.32
2020	August	20.22	July	2.90
2021	July	16.50	August	0.71
2022	January	8.65	October	0.87
2023	December	12.77	March	1.58

Source: NOAA National Centers for Environmental Information (NCEI)

Overall, the data affirms that Amelia County's climate remains favorable for agricultural and natural resource uses, though the year-to-year variability in precipitation may pose planning considerations for water resource management and crop planning.

Rivers and Watersheds

Amelia County lies entirely within the Appomattox River Basin, a major tributary of the James River watershed. All surface water within the county ultimately drains into the Appomattox River, which plays a critical role in regional hydrology and water quality.

The county's topography gives rise to several distinct sub-watersheds, including Flat Creek, Deep Creek, Nibbs Creek, and Namozine Creek. Each of these systems channels runoff and precipitation from upland areas into the broader Appomattox River system. Collectively, these watersheds support natural habitats, agricultural lands, and rural development across Amelia.

Maintaining the health of these watersheds is vital not only for local ecosystems but also for long-term water supply planning and environmental sustainability. As development occurs, careful management of watershed impacts will be important to ensure water quality, reduce erosion, and support aquatic life.

Watershed Name	% of County	Major Tributaries
Appomattox River	40%	Multiple small tributaries
Flat Creek	25%	Flat Creek
Deep Creek	20%	Smacks Creek, Beaverpond Creek, Deep Creek
Nibbs Creek	10%	Nibbs Creek
Namozine Creek	5%	Namozine Creek, Winticomack Creek

Source: Virginia Department of Conservation and Recreation (DCR)

** Note: All Tributaries flow into the Appomattox River

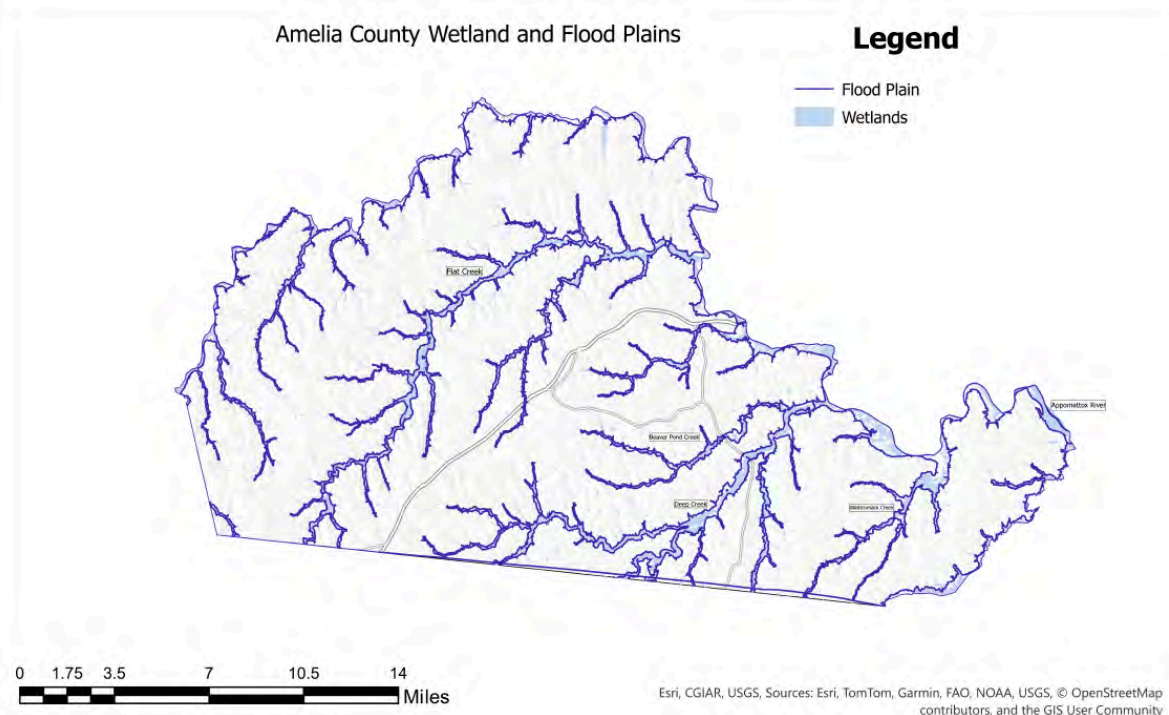
Floodplains and Wetlands

Floodplains and wetlands are essential components of Amelia County's natural infrastructure. These areas provide critical ecosystem services such as water filtration, flood mitigation, and wildlife habitat. They also serve as buffers that reduce the impact of heavy rainfall and surface runoff, helping to prevent erosion and downstream flooding.

The Federal Emergency Management Agency (FEMA) designates floodplain boundaries based on historical flood data and hydrologic modeling. These flood zones identify areas at increased risk during 100-year flood events and are used to guide development standards and insurance requirements. In Amelia County, floodplains are primarily concentrated along the Appomattox River and Deep Creek corridors, as well as other smaller tributaries. Development in these areas is subject to specific permitting and design standards to reduce flood damage risks and maintain natural flow regimes.

Wetlands, identified by hydric soils and water-tolerant vegetation, are scattered throughout the county and often co-located with floodplains. These wetlands play a critical role in water quality by trapping sediments and nutrients, and they support a diverse range of plant and animal species. The map included in this section illustrates the general distribution of floodplain zones (outlined in blue) and wetlands (shaded in light blue) across Amelia County.

Any land development, infrastructure construction, or agricultural activity within mapped floodplain or wetland areas may require coordination with the U.S. Army Corps of Engineers, the Virginia Department of Environmental Quality (DEQ), or the FEMA National Flood Insurance Program (NFIP) to ensure compliance with federal and state regulations.



Map Created by: Commonwealth Regional Council, March 2025

Stream Flow Rates

Stream flow rates are a critical indicator of a watershed’s health, functionality, and resilience. In Amelia County, understanding river and stream discharge patterns supports planning for flood mitigation, water resource management, ecological conservation, and infrastructure development. Streamflow data reflects both seasonal variation and long-term trends influenced by rainfall, snowmelt, land use, and climate.

The Appomattox River — the county's primary surface water body — shows substantial variation throughout the year. Peak flow rates typically occur in late winter and early spring, driven by regional rainfall and seasonal runoff. For instance, the average flow in January 2024 reached over 1,980 CFS, while March 2024 followed closely behind, highlighting the spring flood potential. Conversely, flow levels in June dropped to around 200 CFS, marking the region’s lowest flow period and reflecting drier summer conditions.

Deep Creek, a key tributary of the Appomattox, displays similar seasonal trends but at a smaller scale. The creek’s highest average flow of 444 CFS occurred in March, while its lowest, just 33 CFS, was observed in June. This steep seasonal decline underscores Deep Creek’s sensitivity to drought and local watershed conditions.

These patterns help identify periods of heightened flood risk, drought sensitivity, and ecological stress — making them essential inputs in future land use decisions, emergency preparedness, and environmental protection strategies.

Stream/River	Station Location	Avg. Flow (CFS)	Month	Notes
Appomattox	Mattoax, VA (02040000)	1988	Jan-24	Annual high flow (winter runoff)
Appomattox	Mattoax, VA (02040000)	202	Jun-24	Annual low flow (dry summer base)
Appomattox	Mattoax, VA (02040000)	1957	Mar-24	Spring peak (flood-prone month)

Source: USGS Water Data

Stream/River	Station Location	Avg. Flow (CFS)	Month	Notes
Deep Creek	Mannboro, VA (02041000)	444	Mar-24	Annual high flow (spring snow/rain)
Deep Creek	Mannboro, VA (02041000)	33	Jun-24	Annual low flow (drought-sensitive)
Deep Creek	Mannboro, VA (02041000)	60	Dec-24	Winter baseflow (stable)

Source: USGS Water Data

Groundwater and Wells

In the Piedmont region, precipitation is the only source of groundwater recharge, unlike some other regions of Virginia where deeper regional groundwater flow systems may provide additional recharge capability. It is estimated that approximately 20 to 30 percent of precipitation in the region effectively reaches the groundwater system and serves to recharge the groundwater supply.

Wells are the sole water source for residents of Amelia. Most homeowners have private wells within their own properties, while others participate in a public water system that is also drawn from wells. Most wells in the County are in the range of 50 to 150 feet in depth, although most new wells are drilled and tend to be in the range of 150 to 500 feet. The water table above bedrock is dropping in some areas, causing some older, shallower wells to fail.

Natural factors such as mineral composition of the water-bearing rock, seasonal variation in the amount of water recharge, duration of contact between rock and water and the mean annual air temperature affect water quality. Manmade contaminants may also affect the quality of groundwater. Potential sources of such contaminants include septic systems, sanitary landfills, sewage lagoons, leaking pipelines, leaking fuel storage tanks, improperly constructed wells, agricultural activities such as animal wastes and fertilizer and pesticide applications, highway de-icing salts and infiltration of poor-quality surface water from lakes and streams.

Wellhead protection will be necessary as areas of the County grow and develop. Especially vulnerable are the public water wells located near Amelia Courthouse. As the area most likely to experience growth, the County must monitor the quality of its wells and take reasonable measures to prevent construction or industrial activities from disturbing these wells. One method would be to require the location of nearby wells to be noted on any site plan or other development documents. Within the rural area septic fields also pose a danger to private wells. Contaminants from septic fields, including nitrate, sulfate and chloride, can move down to the water table even when a septic drain field is placed in appropriate soils. Thus, the placement and design of septic fields is critically important to long term groundwater quality in rapidly developing areas of the County.

Soils

Amelia County's landscape is underlain by a diverse range of soil types that influence land use, agricultural productivity, development potential, and ecological character. The most prominent soil series found throughout the county include Appling, Cecil, Wedowee-Poindexter, and Winnsboro, among others. These soils vary in composition, slope, drainage characteristics, and suitability for various uses.

According to the USDA's Natural Resources Conservation Service (NRCS) Web Soil Survey, Appling fine sandy loam is the most dominant soil type, covering nearly 24% of the county's land area. It is closely followed by Cecil fine sandy loam at just over 20%. Together with Wedowee-Poindexter complex and Wedowee sandy loam, these four soil types account for over two-thirds of the county's total acreage.

These soil units are mapped and categorized based on slope ranges and parent material characteristics. The presence of steeply sloped or erodible soils, as well as areas with hydric or floodplain soils such as Chewacla silt loam and Chastain silty clay loam, is particularly important for planning, agriculture, and environmental management.

Mapping and soil analysis were conducted using the USDA NRCS Web Soil Survey and reflect current delineations of soil series, slope classes, and extent. This foundational information supports subsequent evaluations of soil properties and septic suitability in the next section. For more information please visit the USDA NRCS Web soil tool:

<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Main Soil Types	Acres in County	Percentage of County
Appling Fine Sandy Loam	54438.6	23.80%
Cecil Fine Sandy Loam	46495.1	20.30%
Wedowee-Poindexer Complex	36295.4	15.90%
Wedowee Sandy Loam	20551.8	9.00%
Winnsboro Sandy Loam	13362.5	5.80%
Chewacla Silt Loam	11579.1	5.10%
Helena Fine Sandy Loam	6972.3	3.10%
Chastain Silty Clay Loam	5380.5	2.30%
Georgeville Silt Loam	4694.0	2.00%
Partlow Fine Sandy Loam	3847.7	1.70%
Mayodan Gravelly Fine Sandy Loam	3430.5	1.50%
Subtotal	207047.5	90.5%

Minor Soil Types	Acres in County	Percentage of County
Doug Fine Sandy Loam	2987.4	1.30%
Creedmoor Fine Sandy Loam	3017.3	1.30%
Cid Loam	2439.1	1.10%
Pacolet Fine Sandy Loam	2322.1	1.00%
Roanoke Fine Sandy Loam	1951.3	0.90%
Herndon Loam	1909.5	0.80%
Toccoa Fine Sandy Loam	1651.7	0.70%
Colfax Sandy Loam	1547.1	0.70%
Pacolet Clay Loam	1408.3	0.60%
State Fine Sandy Loam	229.2	0.10%
Buncombe Loamy Sand	323.1	0.10%
Subtotal	19786.1	8.60%

Soil Properties and Septic Suitability

Soil properties in Amelia County play a critical role in determining the suitability of land for agriculture, forestry, and residential development, particularly where septic systems are used. The physical characteristics of local soil series—such as slope, depth to bedrock, shrink-swell potential, and permeability—can significantly impact water infiltration, structural stability, and drainage.

Most of the county’s soils exhibit gentle to moderate slopes ranging from 2–15%, with a few steeper areas exceeding 25%. The majority of soils have a depth to bedrock greater than 200 cm, providing favorable conditions for rooting depth and septic drain fields. However, a few series, such as the Cid and Winnsboro loams, have shallower depths and may require more site-specific evaluation.

Shrink-swell potential is generally low across the county (1.5%–1.8%), minimizing risks of soil expansion that could damage foundations or infrastructure. Soils with higher shrink-swell rates—like Chastain or Creedmoor—may require special consideration for construction and long-term stability.

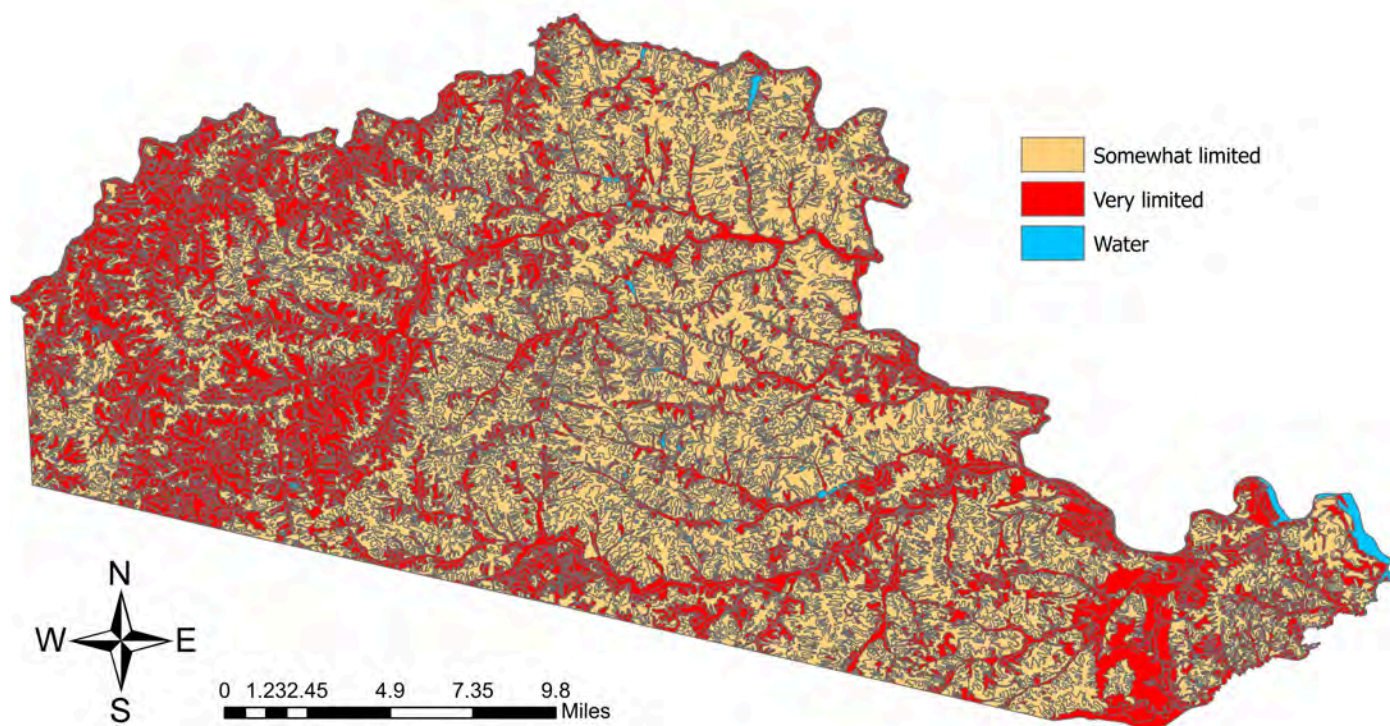
Permeability (measured as saturated hydraulic conductivity, or Ksat) varies considerably, with most soils falling in a moderate range (9–11 µm/s). Extremely high or low Ksat values—such as in Buncombe Loamy Sand (61.4 µm/s) or Toccoa Fine Sandy Loam (28.0 µm/s)—can pose challenges for wastewater treatment, either through excessive infiltration or limited drainage capacity.

Amelia County Soil Properties and Septic Suitability

Soil Series	Slope (%)	Depth to Bedrock (cm)	Shrink-Swell Potential	Permeability (µm/s)	Septic Suitability
Appling Fine Sandy Loam	2-7%	>200	1.70%	11.5000	Somewhat Limited
Appling Fine Sandy Loam	7-15%	>200	1.80%	11.3750	Somewhat Limited
Buncombe Loamy Sand	2-5%	>200	1.50%	61.3939	Very Limited
Cecil Fine Sandy Loam	2-7%	>200	1.50%	10.6546	Somewhat Limited
Cecil Fine Sandy Loam	7-15%	>200	1.50%	10.6546	Somewhat Limited
Chastain Silty Clay Loam	0-1%	>200	4.50%	1.0933	Very Limited
Chewada Silt Loam	0-2%	>200	1.50%	9.8364	Very Limited
Cid Loam	2-7%	89	3.20%	3.1863	Very Limited
Cid Loam	7-10%	89	3.20%	3.1863	Very Limited
Colfax Sandy Loam	2-7%	>200	1.50%	6.8667	Very Limited
Creedmoor Fine Sandy Loam	2-7%	>200	5.80%	2.8015	Very Limited
Dogue Fine Sandy Loam	0-2%	>200	3.60%	9.4242	Very Limited
Dogue Fine Sandy Loam	2-7%	>200	3.60%	9.4242	Very Limited
Georgeville Silt Loam	2-7%	>200	1.80%	9.0000	Somewhat Limited
Georgeville Silt Loam	7-15%	>200	1.80%	9.0000	Somewhat Limited
Helena Fine Sandy Loam	2-7%	>200	5.60%	4.9636	Very Limited
Helena Fine Sandy Loam	7-15%	>200	5.60%	4.9636	Very Limited
Herndon Loam	2-7%	>200	1.50%	9.0000	Somewhat Limited
Herndon Loam	7-15%	>200	1.50%	9.0000	Somewhat Limited
Mayodan gravelly Fine Sandy Loam	2-7%	>200	4.10%	11.3030	Somewhat Limited
Mayodan gravelly Fine Sandy Loam	7-15%	>200	4.10%	11.3030	Somewhat Limited
Pacolet Fine Sandy Loam	15-25%	>200	1.50%	9.9212	Very Limited
Pacolet Fine Sandy Loam	25-40%	>200	1.50%	9.9212	Very Limited
Pacolet Clay Loam	7-15%	>200	1.50%	9.0000	Somewhat Limited
Pacolet Clay Loam	15-25%	>200	1.50%	9.0000	Very Limited
Partlow Fine Sandy Loam	0-2%	>200	1.50%	17.9818	Very Limited
Roanoke Fine Sandy Loam	0-2%	>200	4.20%	21.6970	Very Limited
State Fine Sandy Loam	2-6%	>200	1.50%	17.4727	Very Limited
Toccoa Fine Sandy Loam	0-2%	>200	1.50%	28.0000	Very Limited
Wedowee Sandy Loam	7-15%	>200	1.50%	11.0727	Somewhat Limited
Wedowee Sandy Loam	15-25%	>200	1.50%	11.0727	Very Limited
Wedowee Sandy Loam	25-40%	>200	1.50%	11.0727	Very Limited
Wedowee-Poindexter Complex	2-7%	>200	1.50%	11.0727	Somewhat Limited
Wedowee-Poindexter Complex	7-15%	>200	1.50%	11.0727	Somewhat Limited
Wedowee-Poindexter Complex	15-25%	>200	1.50%	11.0727	Very Limited
Wedowee-Poindexter Complex	25-40%	>200	1.50%	11.0727	Very Limited
Winnsboro Sandy Loam	2-7%	114	4.80%	4.8588	Very Limited
Winnsboro Sandy Loam	7-15%	114	4.80%	4.8588	Very Limited

Source: NCRS

Soil Properties and Septic Suitability



Source: NCRS, Map Created by: Commonwealth Regional Council, March 2025

Note: Fault Line in West End of the County

Geology, Rocks, and Minerals

Amelia County is located within the Piedmont physiographic province, a region characterized by a complex geologic history and a foundation of metamorphic and igneous bedrock. The county's bedrock geology includes a variety of rock types such as granite, gneiss, schist, amphibolite, and metavolcanic formations—each shaped by tectonic processes over hundreds of millions of years.

A notable feature of Amelia County's geology is the presence of pegmatite zones, especially in the central and eastern portions of the county. These coarse-grained igneous intrusions are particularly significant due to their concentration of economically important minerals. Historical mining records and geologic mapping highlight areas where pegmatites contain minerals such as feldspar, mica, quartz, and kaolin, as well as occasional occurrences of beryl and other gem-quality specimens. Several sites within the county, including the Morefield Mine, have been actively worked for such resources in the past.

In total, over 40 historical mine sites and mineral prospects are scattered across Amelia County, with some regions notably rich in mica and pegmatite minerals. These mineral zones reflect Amelia's role in Virginia's broader geologic economy, especially during the mid-20th century. While active mining is limited today, the underlying geologic conditions continue to define the mineral potential of the region.

Geologic mapping—such as the accompanying map created by CRC GIS—visually captures the diversity of Amelia's rock formations and the location of historical mineral activity. This geologic context contributes not only to local history and identity but also to ongoing educational and conservation initiatives.

Mining

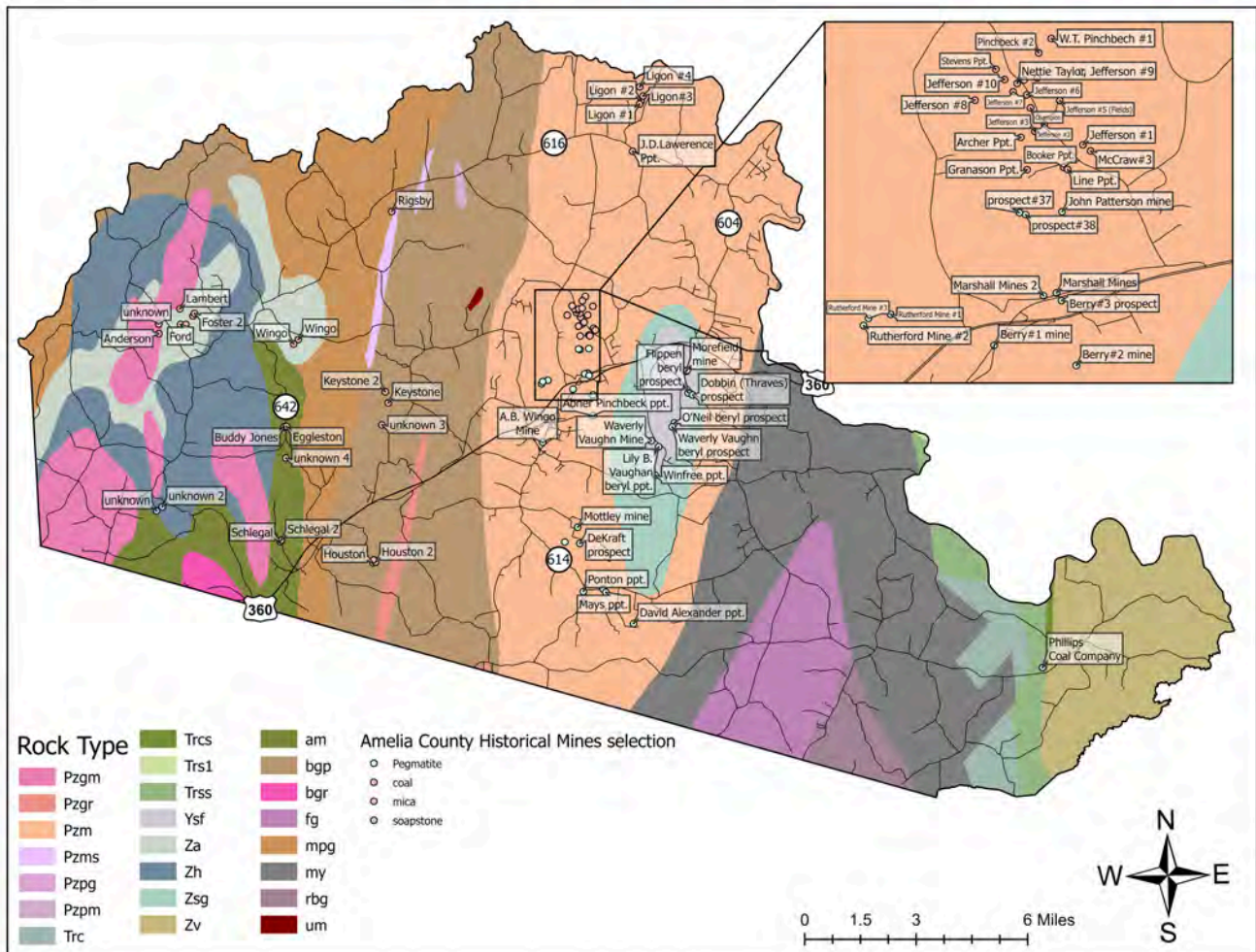
Amelia County has a rich mining history rooted in its diverse geologic formations. While mining activity today is minimal, the county was historically significant for the extraction of minerals such as mica, feldspar, beryl, and amazonite. These minerals were primarily sourced from pegmatite zones found throughout the central portion of the county.

One of the most notable mining sites is the Morefield Mine, which operated intermittently from 1929 through the 20th century. It was especially active during World War II due to its strategic reserves of mica and beryl. As of 2025, the mine has been permanently closed and plans are underway to allow it to naturally flood with groundwater.

Other historically productive or exploratory sites include the Rutherford Mines, which focused on feldspar and mica; and multiple prospects such as the Flippen and Vaughn Prospects, which were identified for their beryl potential. These sites are currently inactive but remain points of geologic and historic interest.

Although there are no known large-scale active mining operations in the county today, Amelia's geologic potential continues to support low-impact exploration efforts and educational interest in its mineralogical legacy.

Amelia County Rock Types and Historical Mines



Source: Virginia Energy and Amelia County Historical Society
 Map Created by: Commonwealth Regional Council, March 2025
 Note: Fault Line in West End of the County



JOIN US FOR A

Community Meeting

TO HELP SHAPE THE LONG-TERM VISION FOR THE AMELIA COUNTY
COMPREHENSIVE PLAN

What is the purpose of the Community Meeting?

The Community Meeting is intended to provide citizens an opportunity to provide input for the long-term vision for the future and to inform citizens about the update of the plan.

What is a Comprehensive Plan?

A Comprehensive Plan is a guide for a locality's future development. The Plan lays out a locality's vision for the future and outlines the goals to achieve that vision. The plan also outlines ways to manage growth and protect what citizens think is special; and assists local officials with decision making. Public input is a crucial part of this process.



How will I provide input?

Staff from the Commonwealth Regional Council will provide a brief presentation on the process and then breakout attendees into groups for hands-on exercises to provide input relating to the future development within the County.

Thursday, June X, 2025

6:00pm-7:30pm

Amelia County Administration Building

16360 Dunn Street

Amelia Court House, VA 23002

**Amelia County Comprehensive Plan Update
Community Meeting
Break Out Groups – Discussion/Input**

Amelia County Vision – PARK Exercise

P – Preserve

- What do you like about Amelia County and want to see preserved?
- Example: Natural features, safe neighborhoods, small community atmosphere, farmland, etc.

A – Add

- What do you think is missing in Amelia County and should be added?
- Example: More diversity in shopping choices and restaurants, comprehensive economic development strategy, high-speed telecommunications, tie-in to regional attractions, etc.

R – Remove

- What do you want to see removed from Amelia County?
- Example: Blight, vacant buildings, obstacles to independent business development, etc.

K – Keep out

- What do you want to see kept out of Amelia County?
- Examples: Crime, drugs, undesirable business uses, etc.

Mapping Exercise

1. Establish Target Growth Areas:

Target growth areas are areas of the County where new development should be most heavily concentrated. Establishing growth areas allows the County to better focus future infrastructure investments.

*Use **red marker** to designate areas on maps that should be centers for future growth and development.*

2. Establish target geographical areas for location of facilities

The list of items below represents some of our top responses from the community survey of facilities citizens would like to see in the County. We would like to know which facilities you would like to see in what part of the County.

*Use **stickers** and **blue marker** to designate areas on the map for location of facilities and label each feature with the letters below.*

B	business and job centers
C	community center, youth center, senior center, recreational facilities, etc.
G	grocery store
R	restaurants & retail
T	multipurpose trails for biking, walking, horseback, ATV, etc.
I	industry and manufacturing facilities
S	streetscape improvements, sidewalks, aesthetic improvements to buildings
P	preservation of natural features or farms
O	other (please specify)

3. What activities or policies can the County adopt to encourage desired growth? How can the County attract businesses to these areas?

Chapter IV: Goals, Policies, & Objectives



The Comprehensive Plan is intended to guide the growth and development of the County for the next ten to twenty years and beyond. It is viewed as a visionary long-range plan that is founded upon goals that best reflect the values, ethos, and needs of its current and future citizens. For consistency with the enabling statutes of Virginia, the plan is a dynamic document, to be updated every five years, that is intended to promote, preserve and protect the health, safety and general welfare of the community.

In the broadest sense, the Goals of the Comprehensive Plan are general, but bold and venturesome, statements concerning an aspect of the County's desired ultimate physical, social, demographic, and economic environment. Goals must be anticipatory in nature: They are structured based on the reality that Amelia County will not remain stagnant, but that it will experience natural growth (and sometimes exponential growth) that will impact its environment, governmental resources, and existing land uses.

For Amelia, nine major goals categories are employed to organize the individual components of the County's vision for 2016 Comprehensive Plan Update. The major goals categories set the tone for County planning decisions in terms of the values that Amelia and its leaders embrace as well as the desired quality of life for its citizens over the next decade and beyond.

1. Community Character and Vision

Protect the rural character, cultural heritage and scenic beauty of the County. Recognize that these are valuable and irreplaceable resources.

2. Agriculture, Forestry and Natural Resources

Agriculture and forestry industries represent the foundation of the County's economy and its most significant natural resource. Their stewardship, support, protection and continuation should guide Amelia's future land use and zoning decisions.

3. Development Areas

Concentrate future County growth in the County's Development Areas; these include the Courthouse Village, Corridor Crossroads Mixed-Use, and Corridor Crossroads Economic Development planning areas.

4. Economic Development

Work to attract new businesses that employ Amelia citizens and contribute to the local tax base, through business-friendly regulatory practices and other incentives in growth areas.

5. Transportation

Maintain the capacity and quality the Route 360 corridor throughout the County; ensure that future development patterns do not further diminish the levels of service and safety of the County's rural road system.

6. Education

Invest in a quality public school system that prepares students to be productive and successful members of the community.

7. Culture, History and Recreation

Preserve, expand and promote Amelia's historic sites, landmarks, parks, community attractions, recreational opportunities, and open space areas in ways that bring tourism revenue to County businesses.

8. Government Infrastructure, Services and Public Facilities

Ensure adequate water supply, utilities and infrastructure essential to serve the projected County growth. Continually improve County services and facilities, including fire, rescue, law enforcement, utilities, and related infrastructure.

9. Fiscal Planning

Ensure the County's responsibility to undertake fiscally responsible, disciplined decisions that adequately serve both our current citizens and the County's future growth.

Amelia's Planning Pathways: Strategies and Objectives

Statements related to Strategies and Implementation Objectives represent a sub-category of each major goal. They can be viewed as a pathway towards implementing the Plan. These statements express the kinds of interrelated policies and actions that are necessary to achieve the stated goals. The objectives provide direct guidance for County leaders but do not assign specific operational or fiscal responsibility to any given policy or action. The latter will be the subject of a subsequent chapter of this plan. On the following pages, policies and action plans are suggested for each of the above nine goals. These statements serve as the lynchpins for advancing the recommendations for the Comprehensive Plan and the Future Land Use Plan:

1. Community Character and Vision

Protect the rural character, cultural heritage and scenic beauty of the County. Recognize that these are valuable and irreplaceable resources.

Strategies and Implementation Objectives

- A. Establish regulations that work together to protect the scenic, cultural, ecological and environmental character of the County's rural and agricultural areas.
- 8. Establish clearly defined geographical Planning Areas that recognize the areas for (1) active, fully served development and (2) agricultural and conservation area preservation.
- C. Designate rural area secondary road corridors that are susceptible to continued frontage development; revise zoning regulations for rural lot development to limit frontage development opportunities.
- D. Protect views and scenic assets of the Route 360 corridor; prepare a corridor master plan, corridor overlay zoning district, and site design guidelines for Route 360.
- E. Revise zoning and subdivision application requirements to focus on more creative cluster provisions.
- F. Create policies and plans for the Courthouse Village that recognize and respect the scale and ambience of its existing community character.
- G. Encourage residential development to locate within the planning areas that are served by public water, sewer and other infrastructure.
- H. Develop governance policies and programs that ensure that Amelia County continues to be a safe and attractive community in which to live and work.

2. Agriculture, Forestry and Natural Resources

Agriculture and forestry industries represent the foundation of the County's economy and its most significant natural resource. Their stewardship, support, protection and continuation should guide Amelia's future land use and zoning decisions.

Strategies and Implementation Objectives

- A. Land use decisions should respect the goals and policies of the Comprehensive Plan's revised rural and agricultural planning areas.
- B. Residential lot size, density and subdivision requirements in rural and agricultural planning areas should be consistent with and upgraded to fulfill the policies and guidelines of the Comprehensive Plan.
- C. Take steps to discourage leap-frog subdivision development in the rural areas.
- D. The "Right to Farm" should be a governing policy with respect to potential land use conflicts in the rural and agricultural areas; establish policies to allow working farms to have the same agri-business opportunities for tourism and commercial events as farm wineries.
- E. Woodlands and open spaces along the County's rural road corridors should be preserved to the extent feasible by providing adequate screening, buffering and other planning practices consistent with rural land use policies.
- F. Family subdivision rights should be preserved, while promoting a policy of locating family division residences to ensure maximization of residual farming land.
- G. Family division lots should have access onto public roads from existing farm entrances where feasible, eliminating the need for multiple access points to individual properties.
- H. When permitted in the rural and agricultural areas, residential cluster subdivisions should be the preferred form of residential development over conventional lots that front on existing rural roads.
- I. Zoning regulations and design guidelines for rural residential cluster subdivisions should be amended to incentivize the cluster form of development; regulations should reflect and make adjustments to ensure the appropriate scale, density, land area, quality, location, and jurisdictional impacts of any new development.
- J. Educate landowners about voluntary methods and incentives for preservation and conservation, including use value taxation, the establishment of conservation easements, and other available preservation methods.
- K. Establish plans for and protect the County's watersheds and stream systems where drinking water reservoirs may eventually be located.
- L. Critical slopes, stream valleys, wetlands, floodplains, unbuildable soils and other environmentally sensitive natural resources should be not be developed; these areas should be designated by the Comprehensive Plan as Environmental Planning Areas.
- M. Appropriate levels of environmental standards and watershed protection measures should be applied to all rural area land uses, particularly on properties that are located near streams as well as within potential future water reservoir watersheds.
- N. To support the preservation of the most viable and productive farmland, which is essential to the County's economy, maintain the County's rural character, protecting its natural resources, and enhancing the quality of life of the County's citizens, locating utility scale solar and related battery storage facilities on agricultural lands that has been an active agricultural operation within the five (5) year period preceding application for such use should be discouraged. Zoning regulations should be adopted to help mitigate any negative impacts of such facilities on the surrounding community and the rural character of the Count, and to help guide prospective applicants to the most suitable locations for these uses, consistent with the community's goals established in the County's Comprehensive plan. Applicants and landowners should be encouraged to maintain agricultural uses and operations on project sites where the land is suitable and not necessary or usable for placing solar energy facilities. For the purposes of this paragraph, "agricultural operation" means any operation devoted to the bona fide production of crops.

3. Development Areas

Concentrate future County growth in the County's "Development Areas"; these include the Courthouse Village, Corridor Crossroads Mixed-Use, and Corridor Crossroads Economic Development planning areas.

Strategies and Implementation Objectives

- A. Designate appropriate land area in the three Development Areas that will be sufficient to accommodate the County's long-range (>20 years) population and employment growth.
- B. Encourage projects in the residential portions of the Development Areas to respect traditional neighborhood development principles, including higher density, village-scaled streets, attractive architecture, mixed uses, and flexible design standards.
- C. Work with developers and property owners to create well-planned projects that respond to the range of Development Area densities recommended by the Future Land Use Plan; discourage premature development projects that may dilute the development capacity of these areas.
- D. Establish a phased capital improvements plan consistent with the Future Land Use Map that ensures public water and sewer service in the Development Areas.
- E. Establish transportation master plans for each Development Area project that address intra- and inter-parcel connectivity that fits within an overall scheme that reduces pressure on existing roads.
- F. Adopt enhanced zoning and subdivision standards and guidelines that afford developer's flexibility that cannot be otherwise achieved via conventional zoning practices.
- G. Continue to recognize Jetersville as a Village Planning Area while emphasizing modest growth and density within geographical boundaries for the village.
- H. Conduct planning and feasibility studies that address the phased implementation of public water and sewer improvements to serve the Development Areas.
- I. Update the County's proffer system to address the equitable distribution of fiscal responsibility for public infrastructure, including transportation improvements that are consistent with the long-range build-out requirements of the Development Areas.

4. Economic Development

Work to attract new businesses that employ Amelia citizens and contribute to the local tax base, through business-friendly regulatory practices and other incentives in growth areas.

Strategies and Implementation Objectives

- A. Encourage a diversified economic base that respects existing businesses as well as the goals and policies for the rural and agricultural planning areas.
8. Develop plans that promote tourism and agri-business in the rural and agricultural areas.

- C. Promote a balance between jobs and housing that emphasizes in-County employment opportunities over out-commuting.
- D. Designate sufficient land area of suitable size, terrain features, access conditions and location for future economic development and associated growth.
- E. Encourage future non-agricultural economic development to locate within the Corridor Crossroads Economic Development planning areas.
- F. Work with property owners within the designated development areas to market and attract appropriate industry and businesses to the County.
- G. Consider pro-actively initiating commercial and industrial zoning amendments in the Corridor Crossroads Mixed-Use planning area and the Crossroads Economic Development planning areas.
- H. Encourage appropriately-scaled infill business and service development within the Courthouse Town Center Development Area.
- I. Prioritize the development of new sewer treatment facilities to serve the County's Development Areas.
- J. Prioritize the development of water supply sources to serve the County's Development Areas.
- K. Work with the public school system to assess the life-style needs of the County's youth; develop and promote job recruitment and job training programs to retain Amelia's high school graduates.

5. Transportation

Maintain the capacity and quality the Route 360 corridor throughout the County; ensure that future development patterns do not further diminish the levels of service and safety of the County's rural road system.

Strategies and Implementation Objectives

- A. Preserve the level of service, functional characteristics, and aesthetics of the Route 360 corridor in recognition of its major inter-regional arterial function.
- B. Prepare a Route 360 corridor access plan that is consistent with the Future Land Use Plan for the Courthouse Village and the Crossroads Mixed-Use and Economic Development planning areas.
- C. Adopt a corridor overlay district and design guidelines for the Route 360 corridor.
- D. Employ the Comprehensive Plan's transportation concepts and policies to guide the location, designation and preservation of future public rights of way needed to provide intra- and inter-parcel access within the Development Areas.
- E. Prepare adopt an Official Transportation Map to be employed in reserving rights-of-way for a system of minor and major collectors within the Development Areas.
- F. Evaluate the capacity and condition of the County's rural road network and determine physical and fiscal impact of continued residential growth in the rural and agricultural areas.

- G. Create a stronger identity for the Courthouse *Village*; develop an entrance gateway plan to better identify and provide improved access to the village.
- H. Ensure coordination between transportation and land use decisions and development; assess the traffic impacts and right of way requirements for all development projects.
- I. Ensure that new development projects minimize traffic impacts on existing roads while ensuring that inter- and intra-parcel connectivity is maximized via the creation of new streets.
- J. Develop road and street regulations and design standards that are compatible with system requires for the range of land uses anticipated by the Future Land Use Plan.
- K. Expand and establish new site parking standards that reflect the contemporary range of land uses anticipated by the Future Land Use Plan.
- L. Improve the monitoring and communications process with *VDOT*; work with *VDOT* on a regular basis to ensure the compatibility of County transportation priorities and initiatives and the *VDOT* planning process.
- M. Monitor traffic accidents, citizen input, traffic violations and traffic growth to identify and prioritize locations for safety and other related road improvements.
- N. Evaluate the feasibility of a County hiking and bikeway system than integrates with goals for agricultural, preservation, recreation and tourism.

6. Education

Invest in a quality public school system that prepares students to be productive and successful members of the community.

Strategies and Implementation Objectives

- A. Plan for future County growth to be concentrated within the Development Areas where either existing school facilities are located or where new school locations could efficiently serve future growth.
- B. Focus on long-range school planning, with an emphasis on the quality of its existing facilities and opportunities to expand and enhance existing campuses.
- C. Work with the school board to assess the potential needs and location for additional school property in the Development Areas to serve future County growth; employ proffers to reserve or acquire future school sites.
- D. Support the County's elected School Board in developing appropriate long-range plans for school facilities, maintenance, technology, and curriculum in order to provide a quality public school system that is an asset to the County.

7. Culture, History and Recreation

Preserve, expand and promote Amelia's historic sites, landmarks, parks, community attractions, recreational opportunities, and open space areas in ways that bring tourism revenue to County businesses.

Strategies and Implementation Objectives

- A. The County should initiate an open space and recreation master plan (integrating State and inter-jurisdictional planning objectives) that identifies the desired scope and location of expanded and future parks, recreation areas, "greenways" and common open space networks.
8. Create policies and regulations that diminish opportunities for incompatible development in areas surrounding historic places, landmarks, and buildings.
- C. Work with the private sector to establish a coordinated "Amelia Trails" marketing concept that capitalizes on its agricultural, historic, open space, and cultural resources.

8. Government Infrastructure, Services and Public Facilities

Ensure adequate water supply, utilities and infrastructure essential to serve the projected County growth. Continually improve County services and facilities, including fire, rescue, law enforcement, utilities, and related infrastructure. Utilities should include compatible alternative or "green" energy systems. (amended 9/18/2019)

Strategies and Implementation Objectives

- A. Public Water Supply (Domestic and Fire Protection)
 1. Prioritize the essential need for focused planning for water supply and distribution facilities to serve future growth.
 2. Conduct a preliminary design and engineering study for a long-range water supply and distribution plan.
 3. Develop watershed management plans and strategies that ensure protection of the candidate surface water impoundment locations and their contributing streams and parent watersheds within the County.
 4. Continue to evaluate the availability other water supply sources from outside the County.
 5. Include the phased budgeting for water supply and distribution planning, engineering, permitting, land acquisition, and construction in future capital improvements plans.
 6. Protect the County's public groundwater wells by and instituting well-head protection measures within existing areas and locations planned for future development.
 7. Revise the existing proffer policy in anticipation of future capital expenditures for the development of a comprehensive water supply and distribution system compatible with the Future Land Use Plan.

B. Public Sewer (Treatment and Distribution)

1. Continue to monitor the existing sewerage treatment facility to ensure adequate capacity to serve near-term growth within the Courthouse Village development area.
2. Prepare a facilities master plan for public sewer treatment and sewer main collectors that responds to the intermediate- to long-term growth demands in the Development Areas.
3. Assess the fiscal requirements to provide upgraded facilities and adequately plan for the implementation of these capital improvements.

C. Fire, Rescue and Law Enforcement

1. Continually assess fire, rescue and law enforcement system performance to ensure adequate levels of service.
2. Develop a long-range plan for fire, rescue and law enforcement that responds to projected population and employment growth.
3. Identify issues related to providing services to remote areas of the County.
4. Develop fire, rescue, and law enforcement policies for use in evaluation of rezoning and special use permit applications; play an active role in reviewing and commenting on land use applications.
5. Revise the proffer policy to determine a "fair" fiscal impact allocation between future residential growth in the County's Development Areas and the outlying rural areas.

D. Public Utilities and Other Service Providers

1. Maintain an effective working relationship with all service providers to ensure the best possible provision of services for the County's citizens and businesses.
2. Coordinate with service providers on an ongoing basis to develop long-range master plans that prioritize the areas of the Future Land Use Plan that are planned for intensive development.
3. Encourage service providers to establish and communicate internal service provider goals and policies that are consistent with the Comprehensive Plan and Future Land Use Plan.
4. Continue to pursue improvements in the availability of broadband internet communications within the County, through available grant resources and outreach to commercial suppliers.
5. Coordinate with all service providers in the development of land use policies and regulations to direct and manage future growth.
6. Develop land use regulations that establishment guidelines and coordinate the exchange of plans, plats and other land use application information by and between service providers.

9. Fiscal Planning

Ensure the County's responsibility to undertake fiscally responsible, disciplined decisions that adequately serve both our current citizens and the County's future growth.

Strategies and Implementation Objectives

- A. Continually monitor the required balance between evolving growth-led demands for County services and conservative funding responsibilities; recognize the relationship between fiscal planning, comprehensive planning, and the phased implementation of capital improvements.
- B. Develop plans that anticipate the scope and costs of capital improvements well in advance of projected need.
- C. Determine and assess the fiscal impacts of all project-specific land use planning and zoning decisions.
- D. Ensure the participation of the Planning Commission and all County departments in the preparation of capital improvements plans and other decisions that are guided by the Comprehensive Plan.
- E. Develop policies that require future development to pay its "fair share" in providing for adequate public facilities.
- F. Prioritize new development to be located in the County's Development Areas and other areas where public services and infrastructure can be efficiently provided.
- G. Consider fiscal policies and government support that can benefit the recruitment of economic development and other revenue generating enterprise.
- H. Expenditures on services, utilities and facilities should be focused on achieving a demonstrated return on investment in locations consistent with the goals of the Comprehensive Plan and solid marketplace expectations.
- I. Update the County's proffer policy for compatibility with the objectives of the Comprehensive Plan and identified capital needs of the County; ensure that the new proffer policy is consistent with 2016 legislation that limits the extent to which proffers can be applied.