

CHAPTER 5

PUBLIC FACILITIES PLAN

Introduction

This chapter presents planned, anticipated, or potential changes to public facilities in Charlotte County during the next five years. Figure 5-1 shows planned or anticipated changes to non-transportation facilities.

Schools

The Charlotte County Public Schools Division has formed a Facilities Committee that is currently considering what changes should be made to the county's public school facilities. The conclusions and recommendations of this committee will be considered by the School Board, and will then be presented to the Board of Supervisors.

Law Enforcement

Construction is currently in progress on an addition to the Sheriff's Office/Jail building that will house additional offices and investigation facilities. There are currently no plans to expand the existing jail. However, the potential exists to eventually expand the jail on its current site to house an additional 30 inmates.

Fire Protection

Changes to equipment, personnel, and operations are the within the purview of the individual fire departments and the Charlotte County Fire and Rescue Association. The following changes to fire stations in the county are either planned or have been started:

1. Bacon District Fire Department is currently constructing a new building adjacent to their existing building.
2. Red House Fire Department plans to start construction on a new building on the northwest corner of the intersection of Routes 727 and 700 in 2006. The estimated completion time is one year from the start of construction.
3. Charlotte Court House Fire Department is in the conceptual stage of planning for a new building to be located on property of the Town of Charlotte Court House, adjacent to the Municipal Building.

Emergency Medical Service

The Charlotte County Rescue Squad is converting the former Wylliesburg Cannery Building into an annex to house an ambulance to serve the southern portion of the county. The concept of housing an ambulance in the Phenix Fire Department building to serve the far western portion of the county is being considered.

Library

No major changes to the existing library buildings are planned.

Other County Facilities

A replacement animal control facility is under construction near the existing building.

Commerce/Industrial Parks

The Charlotte County Industrial Development Authority has entered into a contract for engineers to develop a grading plan for 19 acres of the Charlotte County Industrial Park. The Virginia's Heartland Regional Authority will use the Southside Virginia Community College Heavy Equipment Operator School to grade tracts in the Virginia's Heartland Business Park. Requirements to further change these two facilities may emerge at any time, as a result of the unpredictable nature of economic development activities. Ongoing initiatives to improve specific parts, specific buildings, and the overall desirability and efficiency of these two sites are described in Chapter 2 (**Economy**). Transportation improvements are planned to improve road and rail access (See **Transportation** below)

Water Supply

Charlotte County commenced a county-wide water supply study in early 2006. Phase I of the study (existing facilities, sources, current usage, and projected future usage) was completed in July 2006. Table 5-1 presents the study's preliminary estimates for future water demand based on estimated population growth. Phase II will analyze options for future sources.

Table 5-1

**Estimated Future Total Water Demand
Based on Estimated Population Growth**

Year	Estimated Population	Water Demand (gal/day)*
2000	12,472 (census)	1,247,200
2015	14,231	1,423,100
2025	15,579	1,557,900
2035	17,091-18,482	1,709,100-1,848,200
2045	18,790-20,338	1,879,000-2,033,800
2055	20,703-24,310	2,070,300-2,431,000

*Based on average usage of 100 gallons per person per day

Source: Draper Aden Associates, *Charlotte County Water Supply Plan, July 2006*

The future water demand figures in Table 5-1 are based on average use for domestic, institutional, commercial, and industrial establishments. However, two factors that cannot be specifically predicted could increase water requirements dramatically in a short period of time:

1. Introduction of replacement crops for tobacco that will require irrigation.
2. Construction of a facility in the county's industrial/business parks or other industrial-zoned sites that would consume a large amount of water.

Therefore, water supply planning must take into account not only projected increases due to gradual population and business increases, but also much larger increases due to the other two factors listed above. The projected water demand based on maximum future land use and potential growth areas approaches 25 million gallons per day by 2055, according to the *Charlotte County Water Supply Plan, July 2006*.

Table 5-2 presents possible sources for future water supply listed in the *Charlotte County Water Supply Plan, July 2006*.

Table 5-2

Possible Sources for Future Water Supply

Wells – Public and Private
Keysville Reservoir
Drakes Branch Reservoir
Other Existing Impoundments
New Large Impoundment
Roanoke River

Source: Draper Aden Associates, *Charlotte County Water Supply Plan, July 2006*

Several jurisdictions are considering, or have started, actions to increase their water supplies. The town of Charlotte Court House began drilling test wells in Summer 2006 in an effort to establish another water supply well of sufficient capacity and quality to be put into permanent production. The town of Drakes Branch has conducted a preliminary engineering and design study of how to provide water to a large industrial site located on the town/county border. This plan includes a water treatment plant using water from the Drakes Lake, and additional distribution facilities. The town of Phenix started drilling a third well in July 2006.

All future water supply planning must also include three additional subjects – source water protection plans, conservation plans, and drought management plans. Source water protection plans are required by Environmental Protection Agency regulations for municipal water supply systems, whether using wells or surface water, and for private systems serving 15 or more users. Conservation and drought management plans are required by the Code of Virginia.

Sewage Disposal

Since the existing two sewage collection and disposal systems are operated by the towns of Keysville and Drakes Branch, planning for changes to these facilities are within the purview of the towns. However, the following developments and/or changes could involve the county in planning for this service:

1. Expansions to school buildings, county buildings, or the jail in the Town of Charlotte Court House may require corresponding expansions to the existing drain fields serving these facilities. There are no specific plans currently in place for expansion of these buildings.
2. In the next five years, The Town of Charlotte Court House may take the first steps towards establishing a municipal sewage collection and treatment system. If these actions occur, the county may desire to take corresponding actions to allow its buildings to eventually be served by a town system.
3. Specific development and general growth in the greater Keysville area in the 5-20 year period as described in Chapter 4 (Land Use Plan) will require extension and expansion of sewer service outside the town limits, particularly in the following corridors: Business Route 15 N/360E, Route 360, Business Route 15 S/360 W, Route 40 E and W, and Route 59 W. Despite the recent expansion of the town's sewage treatment facility, a further increase in capacity may be required to serve new areas. Close cooperation between the County and the Town of Keysville will be required for planning, funding, and implementing this service.

As stated in Chapter 2, the capacity of privately-owned systems serving individual structures outside the town service areas depends on the drainage rate (“percolation”) of the soil on each site, which varies widely throughout the county. Therefore, allowable building density will also vary throughout the county, since areas with low drainage rates (poor percolation) will require larger areas for each drainfield, and thus larger lot sizes.

Solid Waste Disposal

The county currently operates six trash collection and recycling centers throughout the county. Construction of one additional facility in the southwest portion of the county is desired, but no specific plans have been made. The solid waste collected at these centers will continue to be disposed of by trucking to landfills in Virginia. Charlotte County is a member of the Southside Regional Public Service Authority, which is currently planning to construct and operate its own landfill in Mecklenburg County. When that landfill is constructed, Charlotte County will truck its solid waste there.

Meanwhile, the existing (closed) Charlotte County landfill near Charlotte Court House will be monitored for the foreseeable future in accordance with Virginia Department of Environment Quality requirements.

Transportation

Transportation planning for Charlotte County is almost exclusively focused on the state road system administered by the Virginia Department of Transportation (VDOT). Overall planning is contained in the VDOT 2006-2012 Six Year Plan for Charlotte County, which lists approved maintenance and construction projects. However, the county also has compiled the following list of additional road projects for which either implementation or commencement of formal planning is desired within the next five years:

1. Construct a new access to Route 360 (opposite existing access) for Virginia's Heartland Business Park.
2. Reconstruct Four Locust Highway from its intersection with Route 15 to the Keysville town limits using traffic calming and water runoff control techniques (to protect Keysville Town Lake watershed).
3. Rebuild the intersections of Four Locust Highway and Route 15, and Routes 15 and 360 to enhance traffic flow and safety.
4. Remove the "Limited Access Bypass" designation from Route 360 in the Keysville area.
5. Rebuild the intersection of Routes 360 and 47 to improve visibility for entering/turning vehicles.
6. Construct a truck route around the Town of Charlotte Court House.
7. Rebuild Route 40 in the vicinity of the Louse Creek Bridge to improve safety.
8. Rebuild the intersection of Routes 40 and 667 to improve safety.
9. Widen and improve Route 641 from Randolph Station to Mulberry Hill Plantation to accommodate tour and shuttle buses.
10. Widen, straighten, and improve Route 615 from its intersection with Route 664 to the area past the sharp curve west of Cub Creek (Jesse Randolph's property) to improve safety.

Figure 5-2 is the Transportation Planning Map, which shows the areas and extent of the above-listed road projects. Figure 5-2A is the preliminary cost estimate from the Virginia Department of Transportation for items 7 – 10.

The county will also endeavor to limit development on roads designated for improvement under the VDOT Rural Rustic Road Program. This program was established in 2003 to expedite paving of unpaved roads already within the state secondary system that carry at least 50 but no more than 500 vehicles per day and are predominately for local traffic use. See Figure 5-3.

Finally, two additional (non-VDOT) transportation issues are included in this plan:

1. The Board of Supervisors should adopt the Charlotte County portion of the Virginia Planning District 14 Bicycle Plan, and signage on the bicycle routes should be updated.
2. The county, in conjunction with Virginia's Heartland Regional Industrial Facilities Authority, intends to commence preliminary planning for providing rail service to Virginia's Heartland Business Park and the Charlotte County Industrial Park.

Recreation

The following recreation-related projects are in the early stages of planning:

1. Conceptual planning and grant exploration has started for a county recreation center (indoor swimming pool, exercise and athletic facilities, and training rooms).
2. In conjunction with the Virginia Department of Conservation and Recreation, potential improvements to and expansion of the Clarkton Bridge recreational area are being considered.
3. On May 3, 2005 the Board of Supervisors endorsed the concept of the Charlotte Court House Recreation Area Project, which would establish a public outdoor recreation facility on 3.53 acres of county-owned land at the intersection of Routes 40 (east) and 47 (north) in the Town of Charlotte Court House. The Town of Charlotte Court House plans to pursue funding for this project.