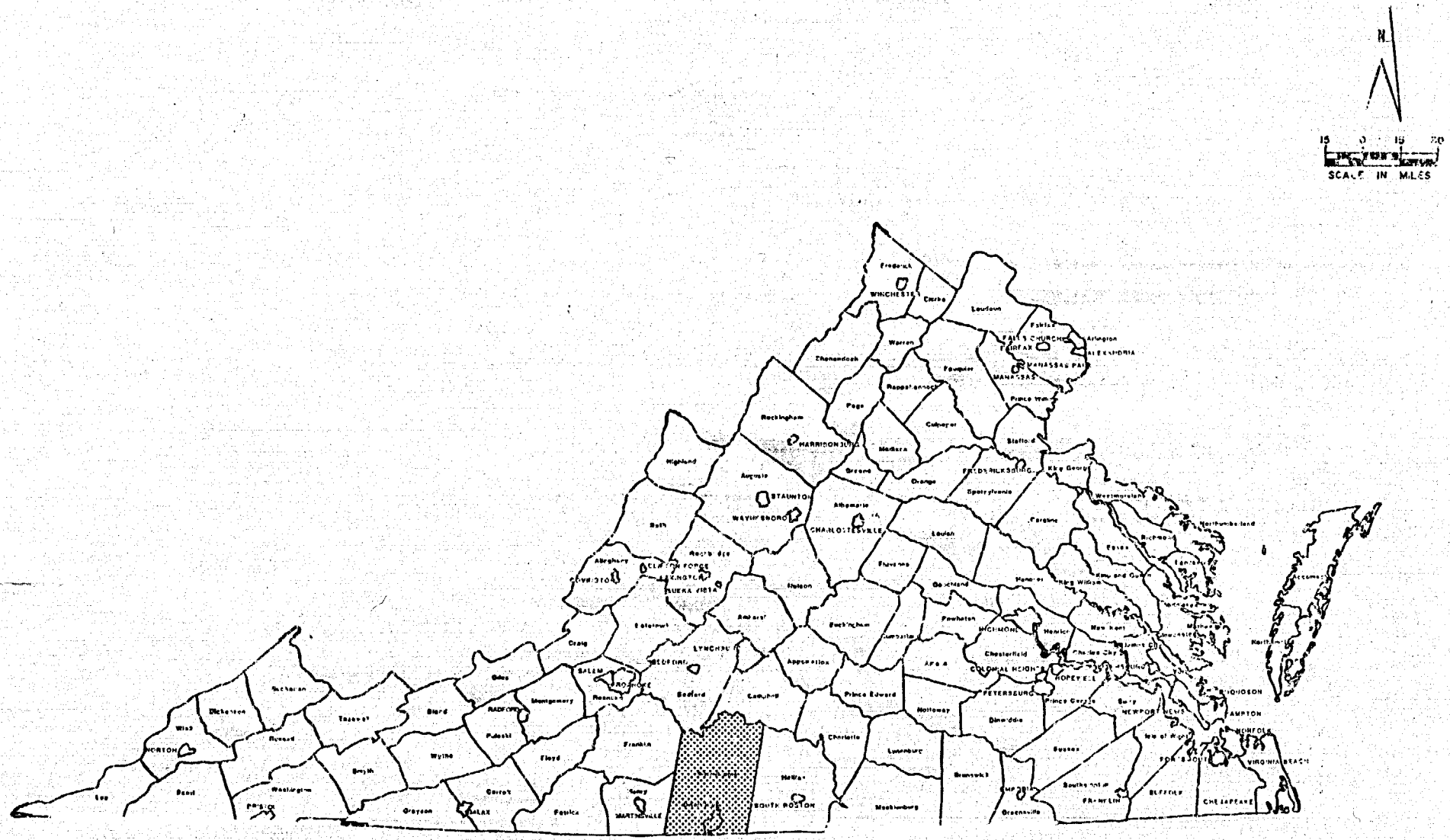
COUNTY OF PITTSYLVANIA

1991

COMPREHENSIVE PLAN

SECTION I
INTRODUCTION



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

LOCATION OF PITTSYLVANIA COUNTY IN VIRGINIA

ADDENDUM NO. 1 DATED JUNE 4, 1987
TO THE 1986 PITTSYLVANIA COUNTY COMPREHENSIVE PLAN

This Addendum No. 1 dated June 4, 1987 taken with the Pittsylvania County Comprehensive Plan dated July 15, 1986 together constitute the comprehensive plan of the county as duly adopted by the County Board of Supervisors by resolution 86-11-336A on November 3, 1986.

1. The last paragraph on page I-109 should read:

   The County Service Authority has the authority to provide water services to County residents in populated areas outside the City of Danville and the towns of Chatham, Gretna and Hurt. Potable water is available to the County from major groundwater sources. Private systems located in more rural areas of the County utilize high yield wells as a source of potable water. In the southern area of the County the Pittsylvania County Service Authority purchases water from the City of Danville whose primary source is the Dan River.

2. Table No. 1 on page I-111 should read:

TABLE NO. 1

FACILITIES DISCHARGING IN PITTSYLVANIA COUNTY

Facility	Treatment	Usage(MGD)	Flow(MGD)
1. Chatham STP	Secondary	0.1814	0.54
2. Chatham Correctional Unit #15	Secondary	0.0117	0.012
3. Gretna, Town of	Secondary	0.0157	0.153
4. Dan River High School	Primary	0.0058	0.0104
5. Mt. Airy Elementary School	Primary	0.0015	0.005
6. Union Hall Elementary School	Primary	0.0011	0.006
7. Ridgecrest Subdivision STP	Secondary	0.0240	0.0392
8. Dan River Service Area	Secondary	17.82	31.5

Source: State Water Control Board, 1985

3. The first full paragraph on page I-112 should read:

   The Town of Gretna owns and operates a central sewage system for its residents. In 1985 the Town received funding approval to upgrade its facility on George's Creek from a primary treatment plant to a secondary treatment plant. Construction was completed on this new facility in 1986.

4. The third paragraph on page II-23 should read:

A description of the water system in the County is contained in the Services Section of the Inventory. Water service is concentrated in four areas of the County. These areas are designated Dan River, Chatham, Gretna and Hurt-Motley. The Pittsylvania County Service Authority serves the area outside the City of Danville and provides a limited amount of services outside Chatham.

5. Add the following recommendation on page II-25.

7. The County should develop a Master Water and Sewer Plan.

6. The last paragraph on page II-25 should read:

The County desires to employ funds from the Virginia Development Block Grant Program, State Water Control Board, Economic Development Administration, Farmers Home Administration, Virginia Resource Authority, and other agencies in order to fund needed water, sewer, and solid waste disposal projects needed in the County.

7. The third paragraph on page II-35 should read:

The Pittsylvania County Health Department in Chatham operates clinics in Chatham, Gretna, and Glenwood. More specialized clinics or facilities are: Sandy River Medical Clinic, Danville Area Clinic for Mental Hygiene, Danville Orthopedic Clinic, Danville Speech and Hearing Center and the Danville Regional Mental Hospital. Long term health care for invalids and elderly citizens is provided at the Roman Eagle Nursing Home and Camelot Hall in Danville. Specialized medical care can be obtained at facilities at the University of Virginia Medical School Hospital in Charlottesville, the Medical College of Virginia in Richmond, and Duke Hospital in Durham. Emergency medical air transport in the area can be provided by Lifeguard 10.

ADDENDUM NO. 2 - Dated March 16, 1988

to the

1986 Pittsylvania County Comprehensive Plan

This Addendum No. 2 dated March 16, 1988 corrects an error in page numbers and in no way affects any matter of substance in the comprehensive plan adopted by the County Board of Supervisors by resolution 86-11-336A on November 3, 1986. In the plan adopted November 3, 1986, page II-40 should have been page II-38, page II-38 should have been page II-39 and page II-39 should have been page II-40. These corrections have been made in the second printing.

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PURPOSE OF PLAN

A community changes and whether the change is gradual or rapid, it will inevitably occur. Only through awareness can a community meet the challenges and opportunities of change, and assure itself of a stable and healthy environment.

The comprehensive plan provides the means with which a community can assess the forces of change and thereby identify future needs and allocate its resources to meet those needs.

Virginia law requires every governing body in the Commonwealth to adopt a comprehensive plan. The Code of Virginia identifies the scope and purpose of the comprehensive plan as follows:

> 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 the health, safety, moral, order, convenience, prosperity and general welfare of the inhabitants.
>
> The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.
>
> Such plan, with the accompanying maps, plats, charts and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:
>
> 1. The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, conservation, recreation, public service, flood plain and drainage, and other areas;

2. The designation of a system of transportation facilities such as streets, roads, highways, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;

3. The designation of a system of community facilities such as parks, forests, schools, playgrounds, public buildings, and institutions, hospitals, community centers, water works, sewage disposal or waste disposal areas, and the like;

4. The designation of historical areas and areas for urban renewal or other treatment; and

An official map, a capital improvements program, a subdivision ordinance, and a zoning ordinance and zoning district maps. (1975, c. 641; 1976 c. 650; 1977, c 288.)

[1] Code of Virginia, Title 15.1, Chapter 11, Article 4, Section 446.1.

The comprehensive plan, therefore, serves two primary functions. First, it is a general scheme of framework for the future development of an area against which the planning commission may critique, reject or accept development proposals. Secondly, the plan serves as a basis for the more detailed ordinances and documents which will be derived to implement the plan. The comprehensive plan, is the reasoning and scheme upon which the official map, future land use, zoning ordinance, subdivision ordinance, and all other implementation documents are based.

Virginia law also requires that the comprehensive plan be reviewed every five years by the local planning commission to determine if it is necessary to update or amend the plan. In its commitment to the comprehensive planning process, the Planning Commission will review this Comprehensive Plan annually for the need to update this document and intends to produce an update every five years. This requirement supports the most important characteristic of a good plan; its continuity and relevance in the changing community.

PLANNING METHODOLOGY

In the preparation of the comprehensive plan update, account was taken of the physical, economic, social, and population factors which affect the County. After data relating to these factors was collected and analyzed,

projections for future growth patterns were calculated. Subsequent to analysis of the data and projections thereon; detailed recommendations were prepared to provide guidelines for the future development of the County.

The recommendations included in each of the Plan Elements provide guidance for implementing the Plan as a whole. Many of these recommendations were drawn from the following existing documents.

Title	Prepared by
1972 Metropolitan/Regional Water and Wastewater Disposal Plan	West Piedmont Planning District Commission
1977 Metropolitan/Regional Water and Wastewater Disposal Plan Update	West Piedmont Planning District Commission
1973 Open Space Plan	West Piedmont Planning District Commission
1975 Regional Land Use Plan	West Piedmont Planning District Commission

The recommendations set forth the directions for the current as well as future Boards of Supervisors to take in continuing efforts to solve problems, meet needs as set forth in the goals and objectives, and make best use of the County's advantages and resources.

In accordance with Section 15.1-431 of the Code of Virginia plan updates must undergo the same adoption procedure as prescribed for the original plan. This legislation requires that the citizens of the County be afforded the opportunity to review and comment on the plan update. At least one public hearing must be held prior to the County Planning Commission recommending the plan to the County Board of Supervisors. Prior to holding a public hearing, the Planning Commission must publish a notice specifying the time and place of the hearing. This notice must be published once a week for two successive weeks, and not more than twenty-one days or less than five days prior to the public hearing, in a newspaper having general circulation in the County. The Planning Commission and the Board of Supervisors may hold a joint public hearing on the Plan. If a joint hearing is held, only the Board of Supervisors need publish a notice of the hearing.

After this plan has been adopted by the Board of Supervisors, they should consider the adoption of one or more ordinances to implement the

recommendations set forth in the plan. Such ordinances and programs will have to be prepared and implemented if the County is to have a continuous planning program that reflects County policy and orderly growth.

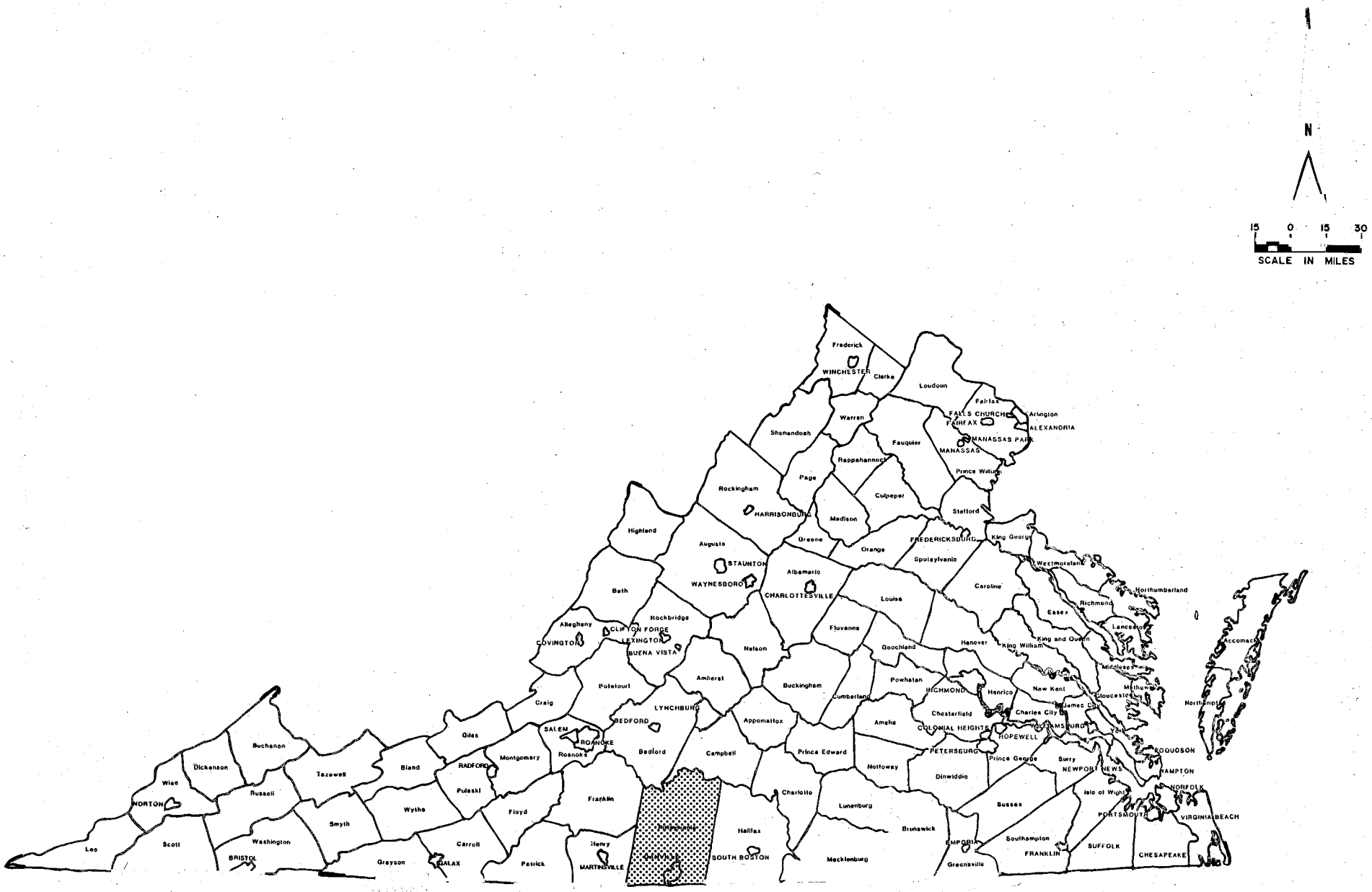
PLAN FORMAT

The comprehensive plan provides findings and analysis in the following areas: population, economy, physical characteristics, housing, community facilities and services, transportation and infrastructure. The overall comprehensive plan contains five elements. These elements are a land use plan, housing plan, a transportation plan, an infrastructure plan, and a community facilities and services plan.

The statement of broadly defined goals addresses the needs and the findings covered in the plan elements noted above. This, together with the next section on estimating future land use and service needs, provides the basis for the analysis section.

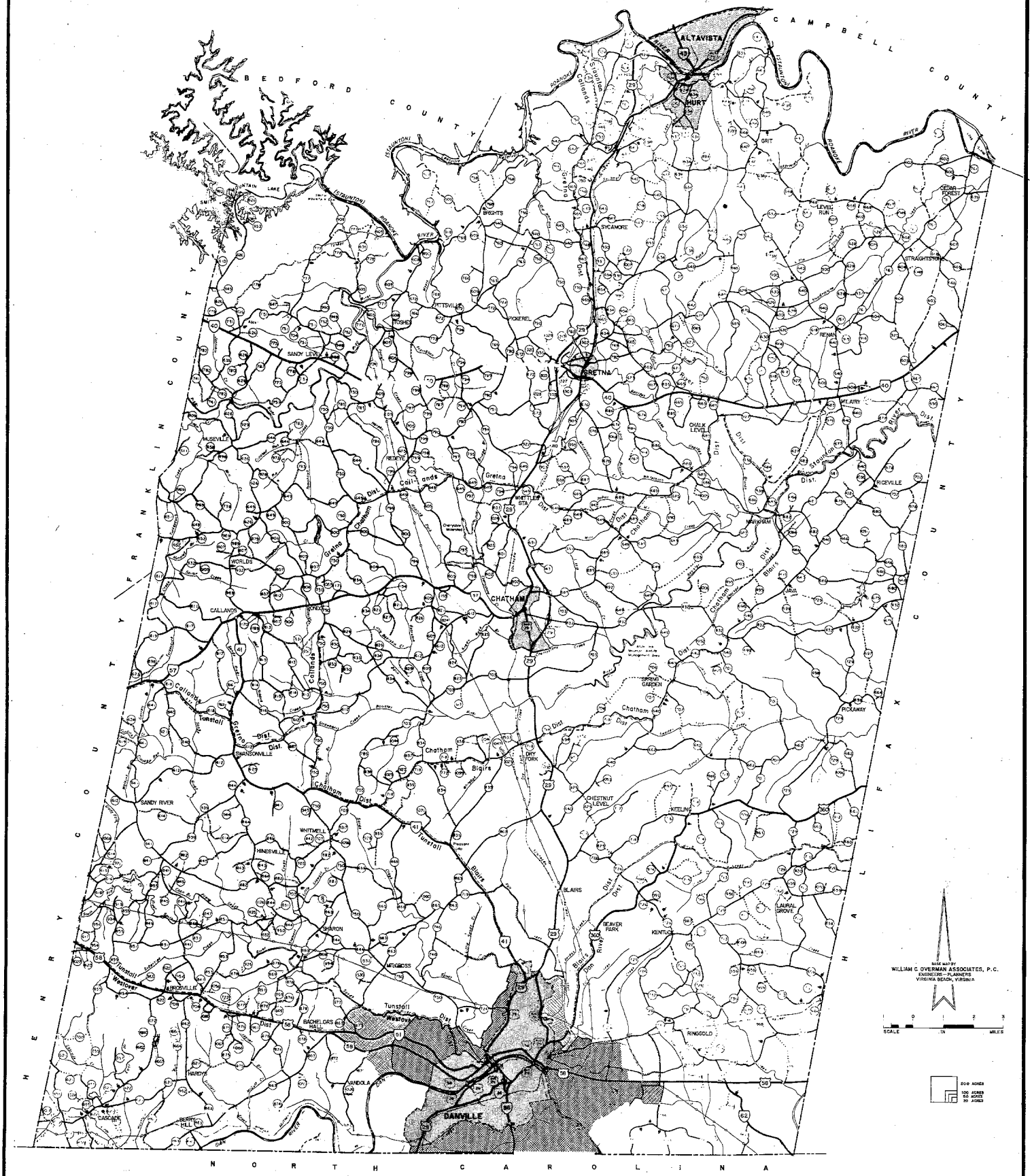
PLAN DEVELOPMENT

A significant requirement in the development of a comprehensive plan is the collection and evaluation of adequate information relative to the geographic, demographic, and economic conditions of the area. Geographic data reveal the various physiographic advantages and limitations characteristic to the vicinity, including water, mineral, timber and agricultural resources; slopes; and soil types. Equally important is the evaluation of the growth potential of the area in terms of population it can be expected to sustain. The factors of probable future size, composition, basic characteristics, and spatial distribution of the population are significant in their effects on the extent and types of possible future land development. Proper land use planning also requires an economic analysis of the area as a basis of its potential for continued economic growth. In addition, a survey of existing land use patterns is needed in order to establish historical trends in man's physical utilization of the land and to formulate general conclusions concerning each land use activity's magnitude and distribution within the County.



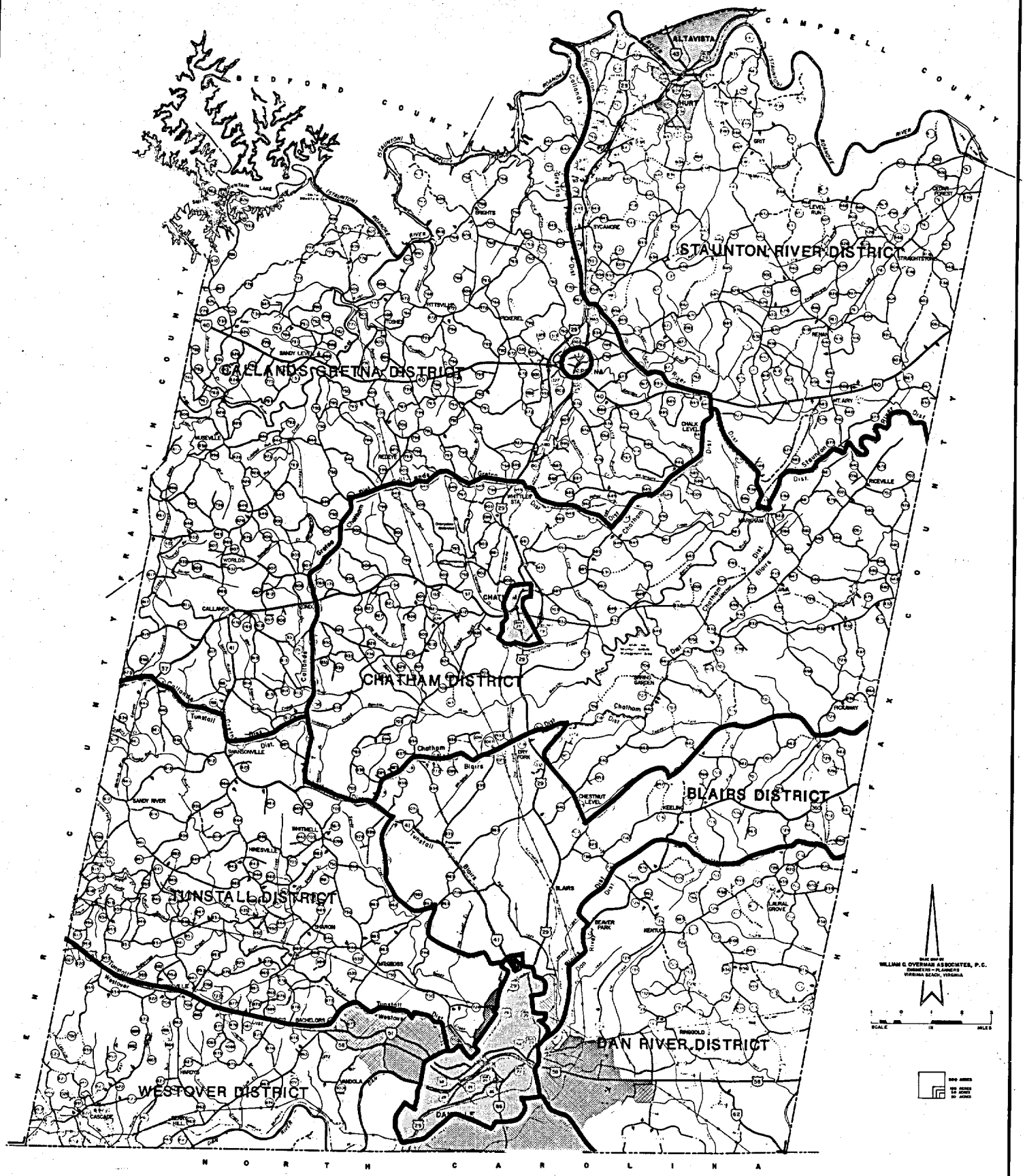
PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

LOCATION OF PITTSYLVANIA COUNTY IN VIRGINIA



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

PITTSYLVANIA COUNTY



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

MAGISTERIAL DISTRICTS

HISTORICAL BACKGROUND

Pioneers pushing westward from Virginia's Tidewater first settled in the area that was later to become Pittsylvania County about 1734. By 1767 the population had increased to such proportions that it was decided to form a new county from a portion of Halifax County. The County was named Pittsylvania after William Pitt, Earl of Chatham. The Town of Chatham was established as the County seat in 1777. Following the Revolutionary War, the Town of Danville was chartered in 1795. The Pittsylvania-Danville area became an important trade center with an economic base of leaf tobacco, textiles, timber, and agricultural products. To connect the growing town with its neighbors, a turnpike running to Lynchburg was chartered in 1842. As railroads became more prominent, the Southern Railway was constructed linking Pittsylvania County and Danville with Richmond and Washington to the northeast, and Atlanta to the south. Major overland trade routes, which began as wilderness roads, developed into primary roads. These important trade routes later became U. S. Route 29 providing a major north-south link through the middle of the County; U. S. Route 58 and State Routes 40 and 41 providing access to eastern and western markets; and U. S. Route 360 providing access to the northeast. Although the population is widely dispersed in the County, the major residential, commercial and industrial growth areas are located along U. S. Route 29 and include the centers of population known as the Towns of Gretna, Chatham and Hurt, and Danville area. Pittsylvania County is the Commonwealth's largest County in land area, and according to U. S. Census figures for 1980, ranks seventh in total population. The location of Pittsylvania County in Virginia's Southside is shown on the following map.

The earliest recorded population in the County was 11,579 in 1790. By 1900, the population had increased 305 percent to 46,894. During the first sixty years of this century, the population of the County increased from 46,894 in 1900 to 58,296 in 1960. This represents a very slow and gradual increase of only 24 percent. During the period from 1930 to 1960, the County averaged a decrease of 1.7 percent per decade. However, this decline was the result of seven separate annexations of land by the City of Danville of a total of 8,235.22 acres and a population of approximately 10,500. In the decade of the 1960's, the County grew only by 493 people to its 1970 population of 58,789. The total population increased by 7,358 to the 1980 level of 66,147, an increase of 12.5 percent.

TABLE NO. 1

POPULATION TRENDS
1790 - 1980

	Pittsylvania County	Danville	Danville-Pittsylvania County
1790	11,579	-	11,579
1800	12,697	-	12,697
1810	17,172	-	17,172
1820	21,323	-	21,323
1830	26,034	-	26,034
1840	26,398	-	26,398
1850	27,282	1,514	28,796
1860	32,104	NA	32,104
1870	27,880	3,463	31,343
1880	45,063	7,526	52,589
1890	49,636	10,305	59,941
1900	46,894	16,520	63,414
1910	50,709	19,020	69,729
1920	56,493	21,539	78,032
1930	61,424	22,247	83,671
1940	61,697	32,479	94,446
1950	66,096	35,066	101,162
1960	58,296	46,577	104,873
1970	58,782	46,398	105,180
1980	66,147	45,642	111,789

Source: Intercensal Estimates and Decennial Census Counts for Virginia Localities, 1790-1980

Magisterial districts are divisions or precincts of the County, created for political and administrative purposes. The County is divided into seven magisterial districts. The Magisterial District Map gives the current magisterial district boundaries. The County Board of Supervisors has established the current district boundaries. These districts are composed of contiguous and compact territory and are constituted as to give as nearly as is practicable, representation in proportion to the population of the district.

Since 1970 the County's magisterial districts have been unchanged; these still have particular significance since the County's tax maps are using these magisterial district lines as demarcation boundaries. The County also has election districts whose boundaries have been changed, in 1971 and again in

1981, as a result of redistricting that takes place after each decennial census.

HISTORICAL BACKGROUND

GENERAL DEVELOPMENT GOALS

Likely consequences of continuing a relatively unplanned development pattern include unnecessarily high service delivery costs. Because subdivisions and other built-up areas are scattered throughout the County, the stretching of services between the developed area and across the undeveloped areas makes for unusually high delivery costs. This scattered development brings more land into potentially active use, and reduces the County's opportunity to conserve open space and important agricultural land.

Simply stated, suburban development influences the growth of the local economy, the condition of the natural environment, and the level of services required of the County government. With this in mind, the following general development goals have been established:

Goal 1 To stimulate economic activity and encourage the development of a healthy, stable, and diverse economy.

Goal 2 To anticipate rather than react to population change and accommodate that change in an orderly and efficient manner.

Goal 3 To promote the preservation of a healthful and attractive environment for present and future residents of the County.

Goal 4 To provide the public services and community facilities necessary to support development as economically and efficiently as possible.

Goal 5 To encourage aesthetic, health-promoting residential communities and to provide choices in the housing market so that all county residents may find affordable, comfortable, safe and sanitary housing.

Goal 6 To promote the efficient and financially sound operation of County government and minimize the financial burden on County taxpayers.

SPECIFIC OBJECTIVES

The primary objective of the County Planning Commission is to improve public health, safety, welfare, convenience, and to plan for the future development of the County in relation to the desires and needs of all the citizens of the County. The previously listed goals are to provide a framework in which development scenarios are formulated and possibly generate more specific objectives listed below as developed by the West Piedmont Planning District Commission.

Agricultural

1. To protect agricultural lands from undue residential or commercial development.
2. To provide for the adequate and sanitary disposal of solid wastes in the agricultural areas of the County.

Forest Land

1. To maintain sufficient tree cover on all areas where steep slopes exist to prevent severe erosion.
2. To encourage an increase in the County's resources.

Residential

1. To encourage high density residential growth only in areas which are served by adequate transportation networks and by public utility and facilities systems.
2. To establish buffer zones between residential areas and areas of conflicting land use which reduce the aesthetic qualities of the residential areas.
3. To direct heavy commercial and transient traffic away from single family residential areas.
4. To discourage strip residential development along the County's roads.

Commercial

1. To discourage strip development of commercial establishments adjacent to major transportation routes.
2. To encourage commercial establishments to develop in commercial centers which are served by adequate transportation networks.

Industrial

1. To encourage the location of industry in areas where adequate buffer zones may be maintained between industry and compatible land uses.
2. To encourage the location of industry in areas so that prevailing winds do not carry smoke, odors, and dust particles to adjacent residential areas.
3. To encourage the location of industry in areas where there are suitable water and sewer treatment facilities and adequate transportation facilities.
4. To achieve community certification status under the Virginia Department of Economic Development's program criteria.

Open Space

1. To maintain a system of recreational facilities for use by the residents.
2. To set aside adequate land for parks in areas of expected high density population growth before development eliminates the recreational potential of the land.
3. To preserve outstanding historic and scenic areas.
4. To study the feasibility of establishing a County Department of Parks and Recreation.

Floodplains Conservation

1. To encourage floodplain areas as permanent conservation areas.
2. To discourage the construction of permanent structures in floodplains, except those used for agricultural pursuits.

Transportation

1. To develop and maintain transportation networks to provide the citizens of the County with roadways which are safe and free of unnecessary congestion.
2. To construct transportation facilities in such a manner as to prevent adverse effects to the environment.
3. To coordinate road, rail, and air transportation networks.

Water and Sewer

1. To provide water and sewer treatment facilities that keep pace with residential, commercial and industrial growth within the County.
2. To provide for adequate and sanitary disposal of solid wastes.
3. To discourage the extension of water and sewer service into areas of the County where new development is deemed to be inappropriate.

Power

1. To encourage the construction and location of power generation and distribution facilities in such a way that the altering of ecological systems is minimized and long- and short-term pollution are curtailed.

Environmental

1. To evaluate future actions taken by the County to minimize adverse environmental impacts.
2. To develop the County so that the works of man maximize the mental and physical well-being of the citizens while minimizing the loss to the aesthetic quality of the County.

ACHIEVEMENT OF GOALS - ACTION ITEMS

A number of action items or key issues must be appropriately addressed if the goals and objectives stated in this plan are to be met. The more important of these items are presented in the following paragraphs.

Planning is essential to the orderly development of any growing and changing area. Accordingly, Pittsylvania County should employ a County Planner and begin the development of a planning department.

Appropriate Land Use controls are generally the result of careful planning and are also the tools that allow local governments to implement planning decisions. Accordingly, the County should adopt a Future Land Use Plan, strengthen and update its subdivision ordinance and adopt a zoning ordinance. The development and enforcement of these land use controls should be a responsibility of the new planning department with the technical assistance of regional planners and consultants as necessary. The Planning Commission in concert with the Planning District Commission has developed a draft zoning ordinance for the County's adoption.

Economic development is also a function dependent on sound local government planning. The Pittsylvania County Economic Development Organization (PEDO) is a capable organization to promote sound business and industrial development leading to future improvements in the economic well being of County citizens and improvement in the County's fiscal condition generally. The Pittsylvania County Economic Development Organization's efforts should continue to be supported and supplemented by the County and its Planning Department.

Many, in fact most, of today's jobs require a higher degree of training than previously necessary. The availability of this training is closely related to the County's ability to provide an effective labor force and thus attract industry. Accordingly, the quality of highly technical and vocational education in the County should be carefully studied and improved where necessary. Such actions would improve the Pittsylvania County Economic Development Organization's efforts and thus help to improve the County's economy.

Utilities, particularly water and wastewater service, are essential for any significant development. Also the County needs to update its 1972

comprehensive county-wide water and sewer plan as soon as possible. Accordingly, the Pittsylvania County Service Authority, as the water and wastewater arm of the County, needs to be encouraged and supported as necessary. There will be projects in the future which are essential for the County's long range benefit but are not financially feasible for the Authority to undertake without subsidies from other County revenues, such subsidies should be carefully considered. A Public Service Authority can, under the statutes, provide solid waste collection and disposal services. This additional function could be appropriate for the Public Service Authority. In regard to solid waste services, implementation of an agreement between the Board of Supervisors and the Service Authority could include a fee structure that would produce new revenues for the Authority that could aid in reducing needs for appropriations by the Board of Supervisors necessary to enable the Authority to carry out the major projects; this could also aid the Authority in overcoming some of the fiscal effects annexation might have on the Authority's sewer and water facilities development.

Adequate transportation is essential to sound development. The County is fortunate to be reasonably well served in this area, however, careful attention must be paid to the State Highway Department's six year plan and the improvements it proposes. The improvement of Route 40 across the northern portion of the County should be accomplished as soon as possible.

The Danville MPO is conducting studies of the feasibility of a Western Bypass of Danville; also, Route 863 from Route 29 North to Route 58 West might be considered for upgrading to provide an alternative to a Western Bypass, if the bypass is found not feasible. In effect, the County should work toward providing facilities for a bypass routing for east-west traffic for the U. S. Route 58 corridor that now passes through the County's south end and the City of Danville.

The County should also continue to pursue construction of the Route 265 Bypass from Route 58 East to Route 29 North; the Danville MPO in concert with the County should carefully consider the location of interchanges and connections with Route 29 North in connection with anticipated and planned development areas. This segment of the 265 Bypass is critical in any future Route 58 Bypass routing. In addition, the entire Route 29 corridor has been considered for upgrading by a group of interested business persons and local

government officials. Other new proposals for transportation improvements are addressed in the Transportation Plan chapter of this document.

Viable housing choices for all levels of income are essential to providing a stable efficient labor force. Accordingly, to address this issue, the County needs to study housing conditions and needs. This item is also closely related to the subdivision ordinance and the zoning ordinance.

The County, with its vast area and varied landscape, offers many recreational opportunities. To capitalize on its natural resources and improve the recreation programs it now offers or supports, the County should consider employing a recreation coordinator.

While it may not be possible to address or accomplish all of these items immediately, additional studies of the growth areas should be accomplished first. The timely attention of all action items will do much to strengthen the County and is the best defense against annexation just as it is a defense against the problems which trouble the County.

SECTION II
STATEMENT OF BROADLY DEFINED GOALS

SECTION III
ANALYSIS

The future land use plan, the transportation plan, the infrastructure plan, the community facilities plan and the housing plan are the implementation elements of the County's Comprehensive Plan. Each of these elements is based on the development alternative determined most likely to serve the counties best interests.

The most desirable development alternative was selected after consideration of two alternatives. One of the alternatives considered was a continuation of existing development patterns and local land use policies. The other alternative would change existing development patterns by encouraging planning, and imposing additional land use controls. An evaluation of the two alternatives revealed that the second alternative best achieved the goals of the County. This alternative has been termed the Nodal Alternative since it would seek to concentrate future development around existing development or nodes. These nodes are Mount Herman-Blairs, Chatham, Gretna, Hurt-Motley, Ringgold and Mount Cross-Brosville areas where water and sewerage service and other urban services are either provided or are planned to be provided.

The Nodal Alternative recognizes that the majority of recent development in the County has occurred along major roads around Danville and north of Danville along the Route 29 corridor. Future development is accommodated in the Route 29 corridor and nodes north of the Route 58 corridor east and west of Danville while, at the same time, recognition is given to the environmental constraints to development posed by the steep slopes, floodplains, and agricultural land use. By concentrating urban development in specific growth areas, the Nodal Alternative permits a more economical and efficient delivery of services than is possible with the existing development pattern.

A change toward the Nodal Alternative will be more helpful in achieving the goals of the County than continuing the existing development practices.

The process of identifying and evaluating the development alternatives is based on an analysis of the existing conditions, inventory and projections of future development. The Development Constraints section and the Formulation and Evaluation of Development Alternatives detail this process and further explain the development alternatives considered.

SECTION IV
DEVELOPMENT CONSTRAINTS

DEVELOPMENT CONSTRAINTS

This section identifies and analyzes those factors having the greatest existing and potential impact on growth and development in the County. These factors have been divided into two categories: (1) Environmental Constraints to Development, and (2) Existing Development Patterns and Growth Areas. A map of these determinants forms a framework within which development is likely to occur. The Map of Development Constraints in the County serves as a basis for determining alternatives for future land development. The two growth determinant categories are analyzed in greater detail.

ENVIRONMENTAL CONSTRAINTS

The most restrictive environmental constraints to development in the County are steep slopes and floodplains. These problem areas involve only a small portion of the County's total area. The location of uranium mines and nuclear wastes disposal sites could also severely restrict land use. Although uranium mining and milling and the disposal of radioactive wastes are not certainties, they are discussed here as future possibilities. The location of primary watersheds and critical erosion areas, both of which require protection, are also development constraints. These factors are all important environmental constraints to development.

Development in areas with steep slopes is more difficult and costly than development on level land due to the grading or erosion and sedimentation control practices required. Generally land in the County is level to rolling land with slopes from 0 to 8 percent in most places. However, concentrations of hilly land occur adjacent to Leesville Lake and the Staunton River; to the west of Chatham; and diagonally across the County from the North Carolina line, where the Dan River enters the County, northeasterly to the Halifax County line at Route 40. Severe slope conditions exist on Smith Mountain and a small area northwest of Callands.

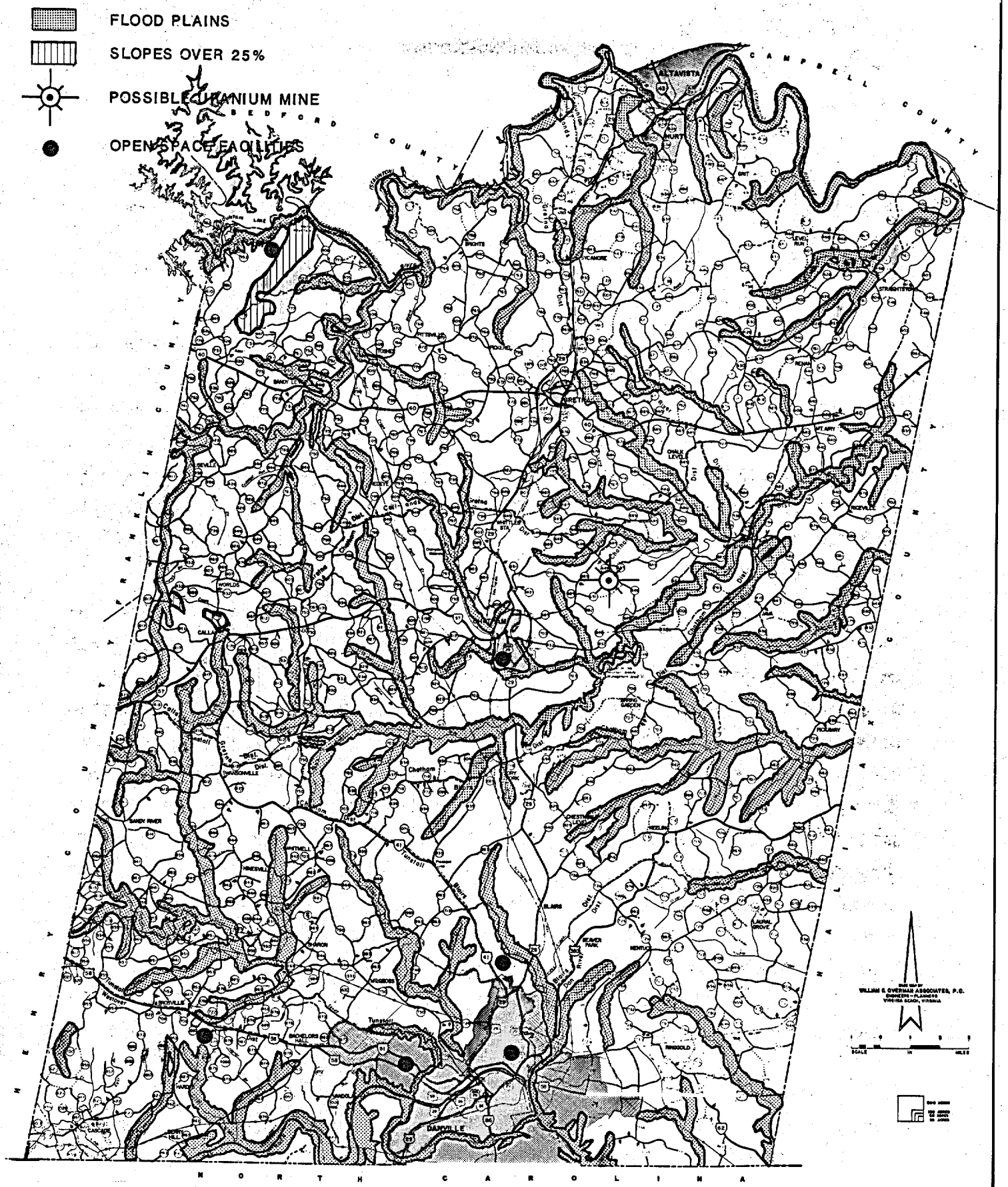
Development in floodplains also has important limitations. Although floodplains are not extensive across the County, the construction of public and private structures in floodplains presents the potential for loss of life and property and should be prohibited in those areas that are. The susceptibility of areas to frequent flooding include the Dan and Sandy Rivers,

and Cherrystone Creek, and therefore, should be noted as particularly hazardous areas.

The mining, milling, and extraction of uranium from ore material found in the County northeast of Chatham could alter land development patterns in that general area. The site contains reserves of 30 million pounds of commercial grade uranium. The yellow cake produced as a commercial product would have wastes that must be disposed of. Development should be controlled when it is proposed for locations on the periphery of mining or waste disposal sites.

If mining and milling in the County should take place in the future, the operations will require restrictive safeguards under licensing and state approvals; buffer areas will be required around the mining and/or milling sites in order to reduce risks to any nearby development. Buffers should include provision for low density, low intensity development in the vicinity of the sites. However, the large size of the County and the amount of the low density, open land available across the County mitigates against any problems attributable to setting aside land for buffer areas.

Watersheds are important to the future water supply of the citizens, and in turn, vegetative cover is extremely important to the functional capabilities of watersheds. These watersheds include: (1) Sandy River Watershed (west-central Pittsylvania County), (2) Cherrystone Creek Watershed (central Pittsylvania County), (3) Sycamore Creek Watershed (north-central Pittsylvania County), and (4) Dan River Watershed (southern Pittsylvania County). Watersheds rely on existing plant cover to catch and retain precipitation. Vegetative cover protects the soil from the direct impact of raindrops and keeps water surface runoff dispersed at a low velocity of movement. This enhances the absorption of precipitation into the soil and porous rock, thus preventing soil erosion. If such plant cover is removed through intensive development, the siltation of streams, the loss of valuable topsoil and frequent downstream flooding could occur. It would be extremely expensive for the County to develop alternate water sources if the existing watersheds are destroyed. Therefore, those watersheds identified must be protected from extensive vegetative removal. By designating watersheds as permanent conservation areas and by adopting and enforcing pertinent land use controls, the County can minimize development.



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

DEVELOPMENT CONSTRAINTS AND DETERMINANTS

The amount of the County's level-to-rolling land, a positive factor, is an important determinant of development in the County. In effect, much additional development could take place considering the low density of development now existing and the amount of good land remaining to develop; a primary determinant of whether much of the suitable areas can cost effectively be developed in the availability of utilities. Accordingly, the County has taken as policy to develop only those areas where utilities are or are being planned. These developable areas are within the primary growth or nodal areas of the County.

EXISTING DEVELOPMENT PATTERNS AND GROWTH AREAS

An analysis of the development trends, population, economics, and housing has led to conclusions about existing development patterns and growth areas in the County. Since future development often occurs in existing growth areas and continues along patterns established in the past, existing development patterns and growth areas are important determinants of future growth.

Table No. 1 and the Map of Population Changes By Census Tract presents measures of growth in census tract areas of the County. The growth measures include: (1) percent of total County population in 1980, (2) increase in population between 1970 and 1980 and the percent of the total population increase in the County, and (3) percent increase in the number of occupied housing units between 1970 and 1980.

The table indicates that the major growth is occurring in the southern portion of the County along Route 58, surrounding the City of Danville (Areas 3 and 4). About 87.4 percent of the increase in the County's population between 1970 and 1980 occurred in this area; over half in the area immediately around Danville. As of 1980, over one-half (53.1 percent) of the County's total population was in the southern part of the County (Area 3 and 4). The percent increase in the number of occupied housing units in the urban fringe of Danville (Area 4) was three times the increase in the central portion of the County (Area 2).

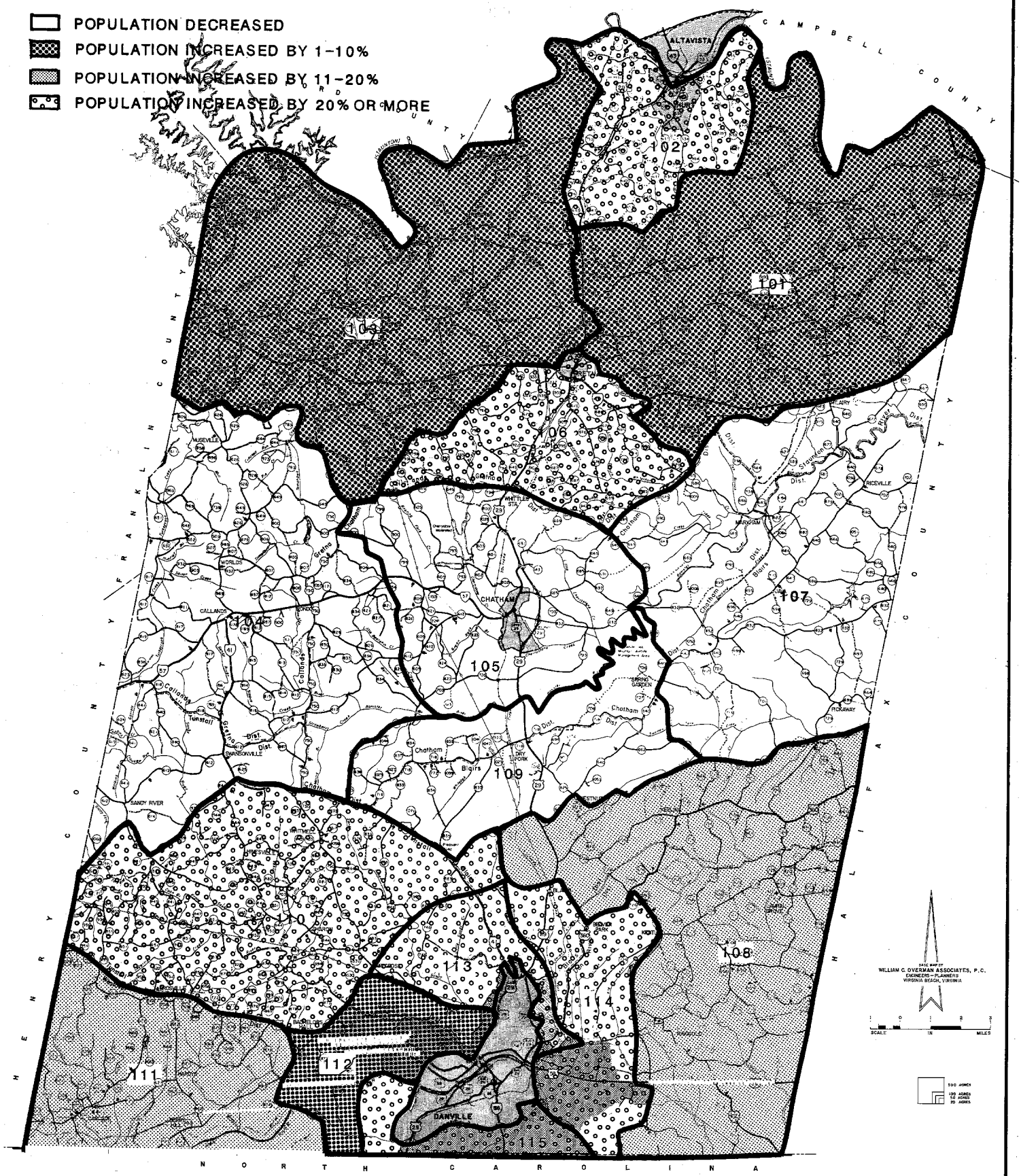
The table also indicates that little development activity is occurring in the central portion of the County (Area 2). The central portion of the County (Area 2) had a decrease in population between 1970 and 1980. The amount of development activity in the northern portion (Area 1) was greater than the central portion (Area 2) but was considerably less than the development activity in the southern portion (Areas 3 and 4). The northern portion (Area 1) captured 20 percent of the total population increase in the County.

In addition to the development occurring in the southern third of the County (around Danville), the other areas being built up in the County include Hurt and Gretna (northern third of the County). All of the existing built up areas in the County have an impact, or a potential for impact, on future growth in the County. Since the northwestern portion contains steep slopes, it should be used for agricultural or recreational and open space purposes.

Existing agricultural areas in the County are considered determinants of future growth in addition to the developed and open space areas. The production of agricultural products exceeds local consumption needs; therefore, the agricultural sector is responsible for bringing money into the area and is a source of growth in the County's economy. Agricultural areas are considered to be determinants of growth. Those areas where soils and slopes are best suited for agriculture should remain undeveloped in an effort to maintain agriculture as a basic sector industry. To reserve those agricultural lands, the County needs to develop a farmland preservation plan which sets up minimum standards for exclusive agricultural zones.

The more concentrated agricultural activity areas in the County are located in the central, southwestern, and southeastern part of the County. There is a lack of major farming activity in the south-central part of the County and the north central part of the County, which are considered the most important growth areas. Continued growth in these areas would present less of a threat to the County's most important farmland.

Since not all development incurs a uniform fiscal burden on the County, the location of the services required to support development are important determinants of growth. Generally, these services can affect development in two ways. First, the extension of services into or across undeveloped areas encourages new development in those areas. Therefore, water and sewer services influence the development direction. Secondly, the existence of



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

POPULATION CHANGES BY CENSUS TRACT

services in developed areas encourages additional development in the areas served. Thus, services can influence the density of development.

The Map of Water and Sewer Service Areas in the Utilities Section of the Inventory indicates that existing water and sewer services are located in the developed areas of the County (Chatham, Gretna, Hurt-Motley, Mount Herman, Ringgold, and Mount Cross-Brosville). This suggests that these services have been reacting to development and that the impact of these services on future development will not be on the direction of development but on the density. Future development is likely to occur around existing service areas. Development should be encouraged around existing service areas as a means to reduce service delivery costs.

In addition to considering the impact of existing services, the determination of alternatives for future land development will consider the impact of service extensions.

TABLE NO. 1

MEASURES OF GROWTH IN CENSUS TRACT AREAS OF THE COUNTY

Name	1970	1980	Numerical Change	Percent Total Change	Percent of 1980 County Population	Occupied Housing Units-Percentage Increase 1970-1980
Area 1						
Renan-Mt. Airy (101)	4,031	4,345	314	4.4	6.5	22.8
Hurt (102)	4,215	4,945	730	10.2	7.4	42.2
Sandy Level-Pittsville (103)	3,449	3,662	183	2.5	5.5	28.7
Gretna (106)	2,797	3,214	238	3.3	4.9	54.1
Total	14,492	16,106	1,465	20.4	24.3	25.3
Area 2						
Callands (104)	3,778	3,683	- 95	-1.3	5.6	1.4
Chatham (105)	5,486	5,248	- 238	-3.3	7.9	12.7
Java (107)	2,593	2,464	- 129	-1.8	3.7	18.8
Dry Fork (109)	2,342	2,244	- 98	-1.4	3.4	30.0
Total	14,199	13,639	- 560	-7.8	20.6	16.8
Area 3						
Laurel Grove (108)	5,570	6,604	1,034	14.4	10.0	40.7
Mt. Cross-Brosville (110)	4,691	5,672	981	13.7	8.6	40.4
Cascade (111)	2,139	2,446	307	4.2	3.7	31.1
Total	12,400	14,722	2,322	32.3	22.3	40.6
Area 4						
*Westover (112)	5,695	6,072	377	5.3	9.2	27.7
Mt. Herman (113)	4,403	5,705	1,662	23.2	8.6	71.3
*Glenwood (114)	5,673	7,088	1,415	19.7	10.7	92.4
*Crestview (115)	2,287	2,785	498	6.9	4.3	39.4
Total	17,698	21,650	3,952	55.1	32.8	48.3
Census tract numbers in parenthesis.						
County Total	58,789	66,147	7,179	12.5	100.0	33.5
*Adjusting for 1986 Proposed Annexation	52,271	57,812	5,541	10.6	85.3	25.9

Source: 1980 U. S. Census

SECTION V
INVENTORY

INTRODUCTION

INVENTORY OF EXISTING CONDITIONS - INTRODUCTION

The Inventory of Existing Conditions is the source of information from which conclusions in the Analysis Section and the recommendations in Development Policies were drawn. The Inventory is an objective statement of data relevant to community development in the County. It contains no data evaluation, value judgements, or conclusions. The utilization of the Inventory is best served by referring to it for the clarification or elaboration of the conclusions reached in the Analysis and Development Policies Sections. In addition to its use in this study, the Inventory will be invaluable as a source document in future planning studies, negotiations and immunity and annexation proceedings.

The Inventory contains information on the following components: Physical Characteristics, Population, Economy, Finances, Housing, Transportation, Infrastructure, and Community Facilities and Services. The importance of the above components is addressed in the introduction of each section.

PHYSICAL CHARACTERISTICS

LEGEND: GEOLOGICAL FORMATIONS

g — Greenstone volcanics -
Basic lava flows, tuff and slate commonly altered to chlorite bearing rocks; and amygdaloidal in part.

ghgn — Granite and hornblende gneiss -
Interlayered mica, quartz, feldspar gneiss and hornblende, feldspar, mica gneiss.

gr — Granite -
Biotite and muscovite granite, granodiorite, and quartz monzonite. Includes the Columbian granite, and some mica schist and gneiss.

grgn — Granite gneiss -
Biotite and muscovite granite gneiss, granodiorite gneiss.

hgb — Hornblende, gabbro, and gneiss -
Talc, amphibole chlorite schist, chloritic hornblende gneiss; and some amphibolite, chloritic diorite and hornblende diorite; and Kyanite schist and Kyanite quartzite.

msch — Metamorphosed sedimentary rocks -
Includes metamorphosed sedimentary and inter-layered igneous rocks that overlie the Virginia Blue Ridge complex, previously mapped as Wissahickon granite gneiss; mp phyllite; msch schist; and mgn gneiss; and Kyanite schist and Kyanite quartzite.

pcly — Lynchburg formation -
Phyllite, quartzite, graywacke and conglomerate. Includes an alum phyllite, quartz, muscovite, phyllite with chlorite and biotite metacrysts, and Willis phyllite, quarts, muscovite, chlorite, feldspar, phyllite with garnet metacrysts.

pCv — Virginia Blue Ridge Complex

Pzlw — Leatherwood granite -
Biotite, muscovite granite, locally porphyritic.

PzpCst — Shelton granite gneiss -
Granite gneiss, augen gneiss, and mylonite.

$^{T}_{R}$df — Newark group -
Dry Fork, Triassic

GEOLOGY AND TOPOGRAPHY

Geological character and consideration for the slope of terrain are important in determining the appropriate type of development. By using information available from geologic surveys it is possible to identify significant geological conditions.

The Map of Geologic Formations shows that most of the County is underlaid by precambrian crystalline rocks, such as granite, gneiss, hornblende, gabbro and greenstone. However, there is one notable exception, the triassic belt, an area of sedimentary rocks two to five miles in width extending from the North Carolina boundary near Leaksville Junction to the Campbell County line north of Ceder Forest.

The precambrian rock formation is somewhat limiting to a good subsurface water supply; providing some of the poorest water production in the state. Actually, water is found in fractured zones in the upper levels of the rock, resulting from faults or other subsurface structural movements and in contact zones between the various rock strata. Due to the extremely limited supply of water in the shattered rock formations, heavy pumping often results in dramatically fluctuating water levels.

Topography is generally rolling. Scattered hills and ridges, which are formed by hard rock that is not weathered, rise in some cases several hundred feet above the general level of the upland surface. In varying degrees, all types of land uses are affected by the slope factor, and therefore the locations of activities are affected. The slope factor will influence density of development and land use patterns by directing growth into the level, rolling and perhaps hilly sections. Those areas excluded from intensive development for reasons of excessive slope should be used primarily for forestry, recreation, and scenic areas.

CHATHAM, VA

CLIMATOLOGICAL SUMMARY

PERIOD: 1951-80
ELEVATION: 700 FT

	TEMPERATURE (F) MEANS * DAILY MAXIMUM	* DAILY MINIMUM	* MONTHLY	EXTREMES RECORD HIGHEST	YEAR	DAY	RECORD LOWEST	YEAR	DAY	MEAN NUMBER OF DAYS MAX 90 AND ABOVE	MAX 32 AND BELOW	MIN 32 AND BELOW	MIN 0 AND BELOW	DEGREE DAYS * HEATING BASE 65	* COOLING BASE 65	PRECIPITATION TOTALS (INCHES) * MEAN	* GREATEST MONTHLY	YEAR	GREATEST DAILY	YEAR	DAY	SNOW MEAN	MAXIMUM MONTHLY	YEAR	MEAN NUMBER OF DAYS .10 OR MORE	.50 OR MORE	1.00 OR MORE
JAN	46.5	25.1	35.8	76+	75	30	-1	72	16	0	3	24	0	905	0	3.41	8.53	78	2.02	79	21	6.4	35.5	66	6	2	1
FEB	49.0	26.3	37.7	81+	77	27	-2	79	10	0	2	21	0	764	0	3.32	6.26	60	2.02	79	25	3.9	17.8	60	7	2	1
MAR	57.7	33.9	45.8	86+	68	22	7+	80	4	0	0	15	0	595	0	4.16	11.76	75	3.58	75	30	2.8	17.5	60	8	3	1
APR	69.0	42.6	55.8	92+	80	24	22+	77	9	0	0	5	0	284	8	3.54	7.71	78	3.79	78	27	.0	.0	0	6	2	1
MAY	77.3	51.5	64.4	95+	62	20	28+	77	10	1	0	1	0	111	92	3.89	10.73	71	4.44	71	13	.0	.0	0	7	3	1
JUN	83.7	59.0	71.4	100+	52	28	33+	77	8	6	0	0	0	17	209	3.60	8.19	72	3.15	72	21	.0	.0	0	6	2	1
JUL	87.6	63.6	75.6	104+	52	30	46+	79	8	11	0	0	0	0	329	3.94	7.90	65	2.78	64	13	.0	.0	0	6	3	1
AUG	86.5	62.7	74.6	101+	54	17	38+	76	31	10	0	0	0	0	298	3.80	8.69	67	6.47	64	31	.0	.0	0	6	2	1
SEP	80.8	55.6	68.3	104+	54	7	32	51	30	4	0	0	0	49	148	3.79	10.81	79	5.09	79	22	.0	.0	0	5	2	1
OCT	70.4	43.3	56.9	96+	51	6	20+	76	19	0	0	5	0	276	24	3.55	10.18	76	4.05	54	16	.0	.0	0	6	2	1
NOV	59.7	34.9	47.3	85+	74	2	10	56	25	0	0	14	0	531	0	3.09	7.49	57	3.46	62	10	.5	5.0	68	5	2	1
DEC	49.7	27.5	38.6	78+	71	17	-2	80	26	0	1	22	0	818	0	3.39	7.53	67	4.44	58	29	1.6	8.0	66	6	2	1
YEAR	68.2	43.8	56.0	104	SEP 54	7	-2	DEC 80	26	32	6	107	0	4350	1108	43.48	11.76	MAR 75	6.47	AUG 64	31	15.2	35.5	JAN 66	74	27	12

*FROM 1951-80 NORMALS

ESTIMATED VALUE BASED ON DATA FROM SURROUNDING STATIONS

+ ALSO ON EARLIER DATES.

DEGREE DAYS TO SELECTED BASE TEMPERATURES (F)

HEATING DEGREE DAYS

BASE BELOW	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
65	905	764	595	284	111	17	0	0	49	276	531	818	4350
60	750	624	446	159	43	0	0	0	14	165	381	663	3245
57	657	540	360	104	21	0	0	0	6	115	297	570	2670
55	595	489	305	74	13	0	0	0	0	86	242	508	2312
50	452	358	187	21	0	0	0	0	0	32	126	368	1544

COOLING DEGREE DAYS

BASE ABOVE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
55	0	0	20	98	304	492	639	608	399	145	11	0	2716
57	0	0	13	68	250	432	577	546	345	112	6	0	2349
60	0	0	6	33	180	346	484	453	263	69	0	0	1834
65	0	0	0	8	92	209	329	298	148	24	0	0	1108
70	0	0	0	0	33	106	181	151	69	8	0	0	548

DERIVED FROM THE 1951-80 MONTHLY NORMALS

PROBABILITY THAT THE MONTHLY PRECIPITATION WILL BE EQUAL TO OR LESS THAN THE INDICATED PRECIPITATION AMOUNT

MONTHLY PRECIPITATION (INCHES)

PROBABILITY LEVELS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
.05	1.05	1.01	1.84	1.61	1.55	1.38	1.44	.83	.69	.57	.86	.76
.10	1.37	1.32	2.21	1.93	1.91	1.71	1.81	1.19	1.03	.88	1.15	1.08
.20	1.86	1.79	2.73	2.36	2.42	2.19	2.34	1.74	1.58	1.39	1.60	1.58
.30	2.27	2.20	3.15	2.71	2.84	2.59	2.79	2.25	2.10	1.88	1.99	2.02
.40	2.67	2.59	3.54	3.03	3.24	2.96	3.21	2.75	2.63	2.38	2.36	2.47
.50	3.09	3.00	3.94	3.36	3.64	3.35	3.65	3.29	3.19	2.93	2.76	2.95
.60	3.55	3.45	4.36	3.71	4.08	3.77	4.12	3.89	3.84	3.56	3.20	3.48
.70	4.09	3.98	4.84	4.11	4.58	4.25	4.67	4.62	4.62	4.33	3.72	4.12
.80	4.78	4.66	5.45	4.62	5.22	4.86	5.37	5.57	5.67	5.36	4.39	4.96
.90	5.87	5.73	6.38	5.38	6.20	5.81	6.45	7.09	7.34	7.03	5.45	6.30
.95	6.87	6.71	7.22	6.07	7.09	6.67	7.43	8.52	8.94	8.62	6.43	7.56

THESE VALUES WERE DETERMINED FROM THE INCOMPLETE GAMMA DISTRIBUTION.

441614 CHATHAM, VA

LAT: 36 50N (DEG MIN) LONG: 79 22W (DEG MIN)

PERIOD: 1951-80

FREEZE DATA

PROBABILITY OF LATER DATE IN SPRING (THRU JULY 31) THAN INDICATED(*)

SPRING FREEZE DATES (MO/DAY)

TEMP (F)	90	80	70	60	50	40	30	20	10
36	4/16	4/23	4/28	5/02	5/05	5/09	5/13	5/18	5/24
32	4/07	4/13	4/17	4/20	4/24	4/27	4/30	5/04	5/10
28	3/25	3/30	4/03	4/06	4/09	4/12	4/16	4/20	4/25
24	2/27	3/06	3/12	3/16	3/20	3/24	3/29	4/03	4/11
20	2/14	2/20	2/25	3/01	3/04	3/08	3/12	3/16	3/23
16	1/24	2/02	2/09	2/14	2/19	2/24	3/01	3/08	3/17

PROBABILITY OF EARLIER DATE IN FALL (BEGINNING AUG 1) THAN INDICATED(*)

FALL FREEZE DATES (MO/DAY)

TEMP (F)	10	20	30	40	50	60	70	80	90
36	9/24	9/28	10/02	10/04	10/07	10/10	10/13	10/16	10/20
32	10/01	10/06	10/10	10/13	10/15	10/18	10/21	10/25	10/30
28	10/10	10/15	10/19	10/22	10/25	10/28	10/31	11/04	11/09
24	10/16	10/23	10/28	11/01	11/05	11/08	11/13	11/17	11/24
20	11/01	11/08	11/14	11/18	11/23	11/27	12/01	12/07	12/14
16	11/14	11/23	11/29	12/04	12/09	12/14	12/19	12/26	1/03

PROBABILITY OF LONGER THAN INDICATED FREEZE FREE PERIOD (DAYS)

FREEZE FREE PERIOD

TEMP (F)	10	20	30	40	50	60	70	80	90
36	179	171	164	159	154	149	144	137	129
32	198	190	184	179	174	169	164	158	150
28	221	213	208	203	198	193	188	182	174
24	263	251	243	235	229	222	215	206	195
20	293	283	275	269	263	257	250	243	232
16	334	318	307	299	291	283	275	266	253

(*)PROBABILITY OF OBSERVING A TEMPERATURE AS COLD, OR COLDER, LATER IN THE SPRING OR EARLIER IN THE FALL THAN THE INDICATED DATE. 0/00 INDICATES THAT THE PROBABILITY OF OCCURRENCE OF THRESHOLD TEMPERATURE IS LESS THAN INDICATED PROBABILITY.

GROWING DEGREE UNITS TO SELECTED BASE TEMPERATURES (F)

GROWING DEGREE UNITS

BASE (F)		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
40	M	68	83	233	491	767	951	1112	1082	860	537	256	99	6539
	S	68	151	384	875	1642	2593	3705	4787	5647	6184	6440	6539	
45	M	29	37	136	349	612	801	957	927	710	388	154	48	5148
	S	29	66	202	551	1163	1964	2921	3848	4558	4946	5100	5148	
50	M	11	13	70	227	459	651	802	772	560	255	80	19	3919
	S	11	24	94	321	780	1431	2233	3005	3565	3820	3900	3919	
55	M	2	3	30	134	316	501	647	617	413	146	34	6	2849
	S	2	5	35	169	485	986	1633	2250	2663	2809	2843	2849	
60	M	0	1	11	68	188	354	492	462	274	68	11	1	1930
	S	0	1	12	80	268	622	1114	1576	1850	1918	1929	1930	

M = MONTHLY DATA S = SUM OF MONTHLY DATA

GROWING DEGREE UNITS FOR CORN

CORN		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
	M	49	61	157	316	493	632	756	732	562	349	172	68	4347
	S	49	110	267	583	1076	1708	2464	3196	3758	4107	4279	4347	

NOTE: FOR CORN THE BASE IS 50, AND THE DEGREE UNITS ARE ADJUSTED FOR TEMPERATURES BELOW 50 AND ABOVE 86

DEPARTMENT OF COMMERCE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NATIONAL ENVIRONMENTAL SATELLITE, DATA, AND INFORMATION SERVICE
NATIONAL CLIMATIC DATA CENTER
ASHEVILLE, NC

TABLE NO. 1
1983 CLIMATOLOGICAL DATA
CHATHAM, VIRGINIA

TEMPERATURE

Month	Average High	Average Low	Record High	Record Low
January	48	27	77	0
February	50	28	79	4
March	58	35	88	8
April	69	45	92	23
May	78	54	99	30
June	85	61	103	38
July	88	65	104	49
August	87	64	102	45
September	81	57	104	32
October	72	46	98	22
November	60	36	85	10
December	49	28	75	0

PRECIPITATION

Month	Average	Snow
January	3.1	Trace
February	3.1	Trace
March	3.7	Trace
April	3.4	
May	3.6	
June	3.4	
July	4.5	
August	4.3	
September	4.2	
October	2.9	
November	3.0	Trace
December	3.4	Trace
Annual	42.6	*

*The amount of snowfall for 1983 was less than 1 inch accumulation.

Source: State Climatology Office, University of Virginia, Charlottesville, Virginia; March 1984.

Note: The Chatham weather station is located two miles south of the Chatham Post Office. Elevation is 700 feet above mean sea level.

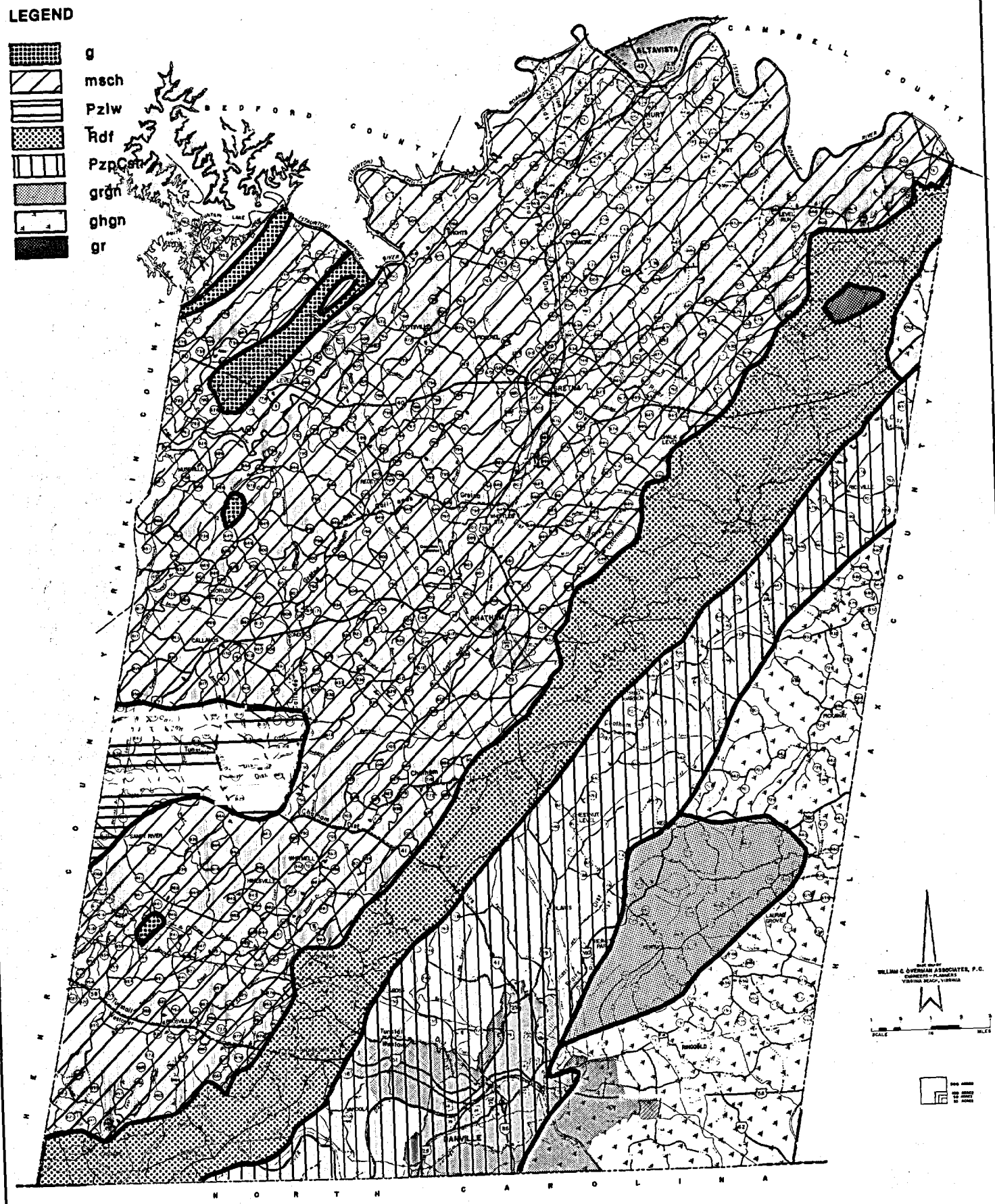
INVENTORY OF EXISTING CONDITIONS - PHYSICAL CHARACTERISTICS

Certain land, because of its limiting physical characteristics, can directly and indirectly affect economic growth. Therefore, the physical environment plays an important role in shaping present and future land use. Characteristics of the physical environment such as climate, geology, hydrology, topography, soils, minerals, and air quality are important factors in the development of land. Since intensive land use tends to first consume problem free land, consideration of the physical characteristics identified will assure wise land use and promote orderly growth in the County.

CLIMATE

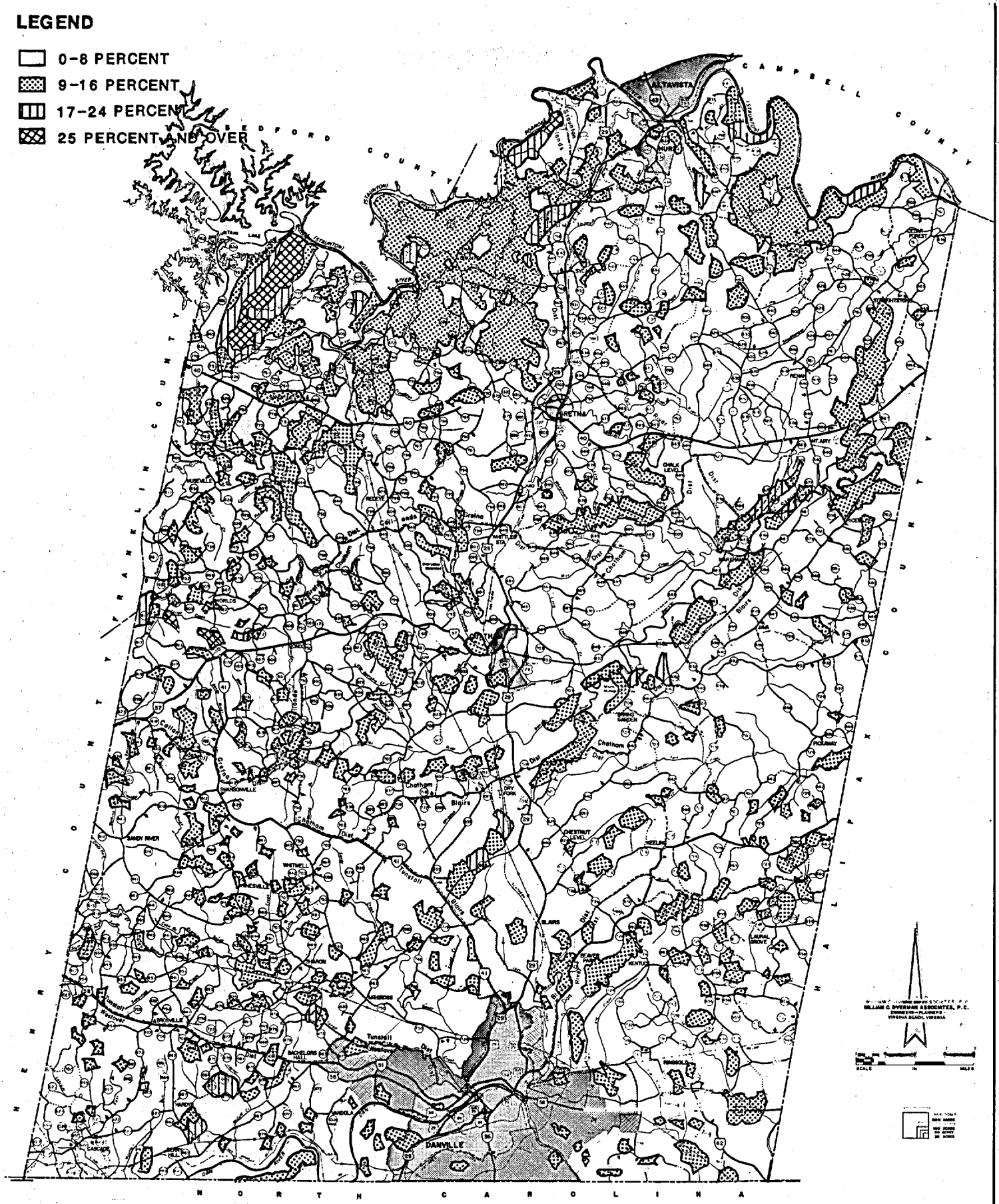
Pittsylvania County's temperate climate is due to several combined influences. These influences are the County's mid-latitude location, westerly winds, warm moist air from the Atlantic Ocean, and the protective topography of the Blue Ridge Mountains to the northwest all combine to make a mild climate. Mild climate is a distinct advantage for industrial development for several reasons. These reasons include: (1) Warm temperatures in the winter reduces energy consumption. (2) The ability to deliver goods and services is not hampered by heavy amounts of snowfall. (3) Generally constant mild temperatures reduce labor absenteeism.

The average temperature in January is 40° F. and in July, 77° F. The mean daily minimum in January is around 30° F. The mean daily maximum in July is around 88° F. The annual average for all types of precipitation is 44 inches, with snowfall amounting to 10 inches or less annually. Table No. 1 shows climatological data that characterizes weather in the area. Due to the gentle slopes of the area, rainfall is allowed time for saturation to become groundwater, and minimizes the amount of soil lost to erosion. Gentle terrain, mild temperate climate, precipitation and soils of the area make the County an important agricultural area.



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

GEOLOGICAL FORMATIONS



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

SLOPES

TABLE 2

RATINGS OF SOIL ASSOCIATIONS IN PITTSYLVANIA COUNTY ACCORDING TO LIMITATIONS FOR SELECTED USES

SOIL ASSOCIATIONS	PERCENT OF ASSOCIATION	PERCENT OF AREA IN COUNTY	SEPTIC TANKS	SEWAGE LAGOONS	BUILDING FOUNDATIONS	STREETS & PARKING	COUNTRY ROADS	LANDFILLS	LAWNS & LANDSCAPES	CAMPS (TENTS)	ATHLETIC FIELDS	PICNIC AREAS
AREA 1		8.2%										
(12) HIWASSEE	30		2	2	1	2	1	2	2	2	2	2
TURBEVILLE	15		2	2	1	2	1	1	1	1	2	1
WICKHAM	10		1	2	1	1	1	1	1	1	2	1
CONGAREE	10		3	3	3	3	3	3	3	3	2	2
OTHER SOILS (B)	35											
AREA 2		47.3										
(1) CECIL	35		2	2	1	2	1	1	1	1	2	1
MADISON	30		2	2	1	2	1	1	1	1	2	1
LLOYD	15		2	2	1	2	1	1	1	1	2	1
OTHER SOILS (B)	20											
(11) LLOYD	25		2	2	1	2	1	1	1	1	2	1
MECKLENBURG	20		3	2	2	2	2	3	1	3	3	1
DAVIDSON	15		1	3	1	2	1	1	1	1	2	1
OTHER SOILS (B)	40											
(13) APPLING	40		2	2	1	2	1	1	1	1	2	1
LOUISBURG (A)	25		2	3	2	3	2	2	2	2	3	2
DURHAM	15		2	2	1	2	1	1	1	1	2	1
CECIL	10		2	2	1	2	1	1	1	1	2	1
OTHER SOILS	10											
AREA 3		31.9										
(7) ENON	25		3	2	2	2	2	3	1	3	3	1
APPLING	25		2	2	1	2	1	1	1	1	2	1
WILKES (A)	20		3	3	3	3	3	3	2	2	3	2
OTHER SOILS (B)	30											
(14) MAYODAN	40		2	2	1	2	1	1	1	1	2	1
WADESBORO	35		2	2	1	2	1	1	1	1	2	1
OTHER SOILS (B)	25											
AREA 4		8.6										
(9) CREEDMOOR	35		3	1	2	2	2	3	1	3	3	1
MAYODAN	30		2	2	1	2	1	1	1	1	3	1
WHITE STORE	25		3	1	2	2	2	3	1	3	3	1
OTHER SOILS (B)	10											
(10) ENON	35		3	2	2	2	2	3	1	3	3	1
MECKLENBURG	25		3	2	2	2	2	3	1	3	3	1
IREDELL	20		3	2	2	2	2	3	1	3	3	1
OTHER SOILS (B)	20											
AREA 5		4.0										
(6) TATUM	35		2	2	1	2	1	2	1	1	2	1
NASON	25		2	2	1	2	1	2	1	1	2	1
MANTEO (A)	20		3	3	2	3	2	3	2	2	3	3
OTHER SOILS (B)	20											

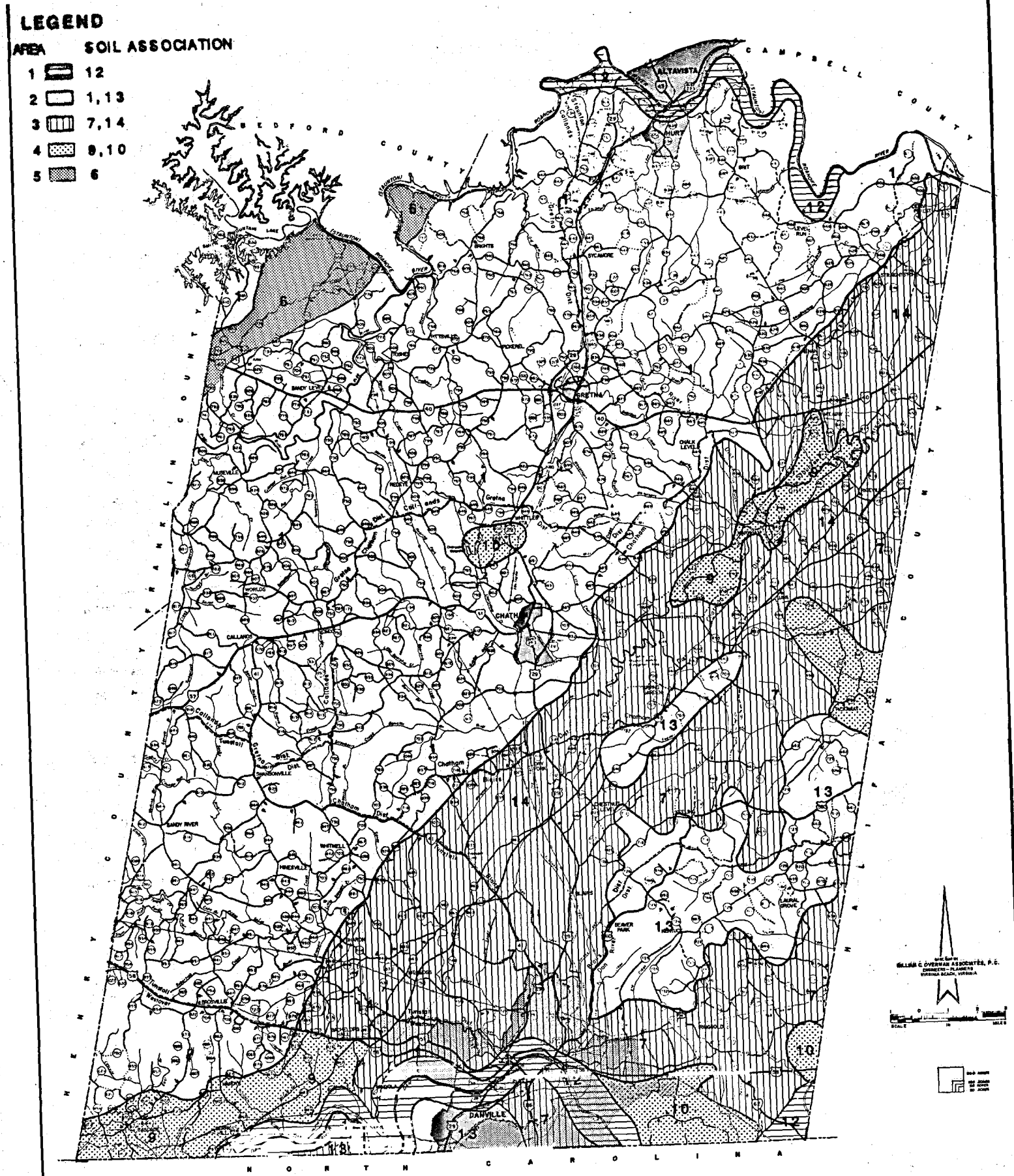
RATING LEVELS

1. SLIGHT - SOIL AND/OR SITE CHARACTERISTICS ARE SUCH THAT THERE ARE ESSENTIALLY NO LIMITATIONS TO USE.
2. MODERATE - SOIL AND/OR SITE CHARACTERISTICS ARE SUCH THAT THEY IMPOSE LIMITATIONS TO USE THAT SHOULD BE RECOGNIZED AND EVALUATED PRIOR TO USE. SUCH LIMITATIONS CAN GENERALLY BE CORRECTED OR MODIFIED BY DESIGN OR THROUGH INSTALLATION OF PRACTICES DESIGNED TO OVERCOME THE LIMITATIONS.
3. SEVERE - SOIL AND/OR SITE CHARACTERISTICS PRESENT LIMITATIONS TO USE THAT ARE GENERALLY BOTH DIFFICULT AND EXPENSIVE TO OVERCOME. A SEVERE RATING INDICATES THAT OTHER SITES, IF AVAILABLE, SHOULD BE CONSIDERED FOR USE.

SOIL ASSOCIATION - A COMBINATION OF SOIL TYPES COMMON TO A GEOGRAPHIC AREA. THE PATTERNS OF PARTICULAR SOIL TYPES IN AN ASSOCIATION HAVE VARYING CHARACTERISTICS OF COLOR, TEXTURE, STRUCTURE, CONSISTENCY, DRAINAGE, AND DEPTH WHICH ARE NOT NECESSARILY ALIKE.

NOTES: (A) RATINGS OF SLOPES OF 2 TO 7 PERCENT FOR ALL SOILS EXCEPT LOUISBURG, WILKES AND MANTEO WHICH ARE RATED ON 15-25 PERCENT SLOPES.
(B) OTHER SOILS NOT RATED BECAUSE OF WIDE VARIATION IN CHARACTERISTICS.

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, DWIGHT A. TOWLER, DISTRICT CONSERVATIONIST, MAY 3, 1972.



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

SOIL TYPES

of future development in Pittsylvania County. The construction of public and private structures in floodplains presents the potential loss of lives and property. Furthermore, as the floodplain is covered by development, the normal flow of water is retarded and the area susceptible to flooding is enlarged. The Map of Floodplain Locations delineate those floodplains in Pittsylvania County which are at least 200 feet in width. Although developed land presently exists in many of these floodplains, additional development should be discouraged and steps taken to prevent it. The Dan and Sandy Rivers and Cherrystone Creek have experienced frequent flooding and, therefore, should be noted as particularly hazardous areas.

In 1980, the Federal Emergency Management Agency completed a Flood Insurance Study for Pittsylvania County. As part of this study, Flood Boundary and Floodway Maps were finalized for the County and made effective as of the time at which the County adopted a Floodplain Ordinance. The maps on file with the County show flood insurance zones and base flood elevation lines for a 100-year flood. The report and maps should be consulted before any land use or development change is made in acreage near a free-flowing stream or intermittent stream channel. This report and mapping will aid a developer of property in determining what locations on a parcel will be flood-prone. More pertinently, the map shows zones in which buildings are prohibited without special structural designs.

MINERALS

Economically productive minerals in Pittsylvania County include sandstone, sand, gravel, crushed sandstone for road construction, and concrete aggregate. The Map of Mineral Resources Location delineate where these minerals may be found in quantity and the locations of processing or quarrying operations.

The production of sand and gravel occurs in the following three areas of the County: three locations west of Danville, on the Dan River south of U. S. Route 58; two locations east of Danville, one at the junction of Fall Creek and Dan River and the other where Fall Creek meets Little Fall Creek; and three locations on the Roanoke River in the vicinity of Hurt. These quarries have only local significance to the area's economy. There is one crushed stone quarry in Pittsylvania County (White Oak Mountain Area) which produces

There are also numerous lakes and water impoundments scattered throughout the County. The two most significant are the Smith Mountain and Leesville Lake Reservoirs, which are hydroelectric impoundments of 20,000 acres and 2,400 acres respectively, on the Roanoke (Staunton) River.

Three major watersheds as shown on the Map of Watershed Locations, are found in the County. These are: the Sandy River Watershed, west-central Pittsylvania County; Cherrystone Creek Watershed, north-central Pittsylvania County; and the Sycamore Creek Watershed, north-central Pittsylvania County. Each of these were identified in the West Piedmont Planning District Commission's Metropolitan/Regional Comprehensive Water and Wastewater Disposal Plan as a primary watershed area. Thus, protection of the watersheds is essential to the provision of an adequate future water supply. Especially noteworthy is the Cherrystone Watershed in which development is occurring. This development is now focused on the Chatham area but is expected to extend north and south of the town in a linear pattern along U. S. Route 29. Should the water supply in this watershed area become polluted, it would be physically and economically difficult for the County to develop another alternate watershed.

Watersheds depend upon existing plant cover to catch and retain precipitation. Vegetative cover protects the soil from the direct impact of raindrops and keeps water surface runoff dispersed at a low velocity of movement. This enhances the absorption of precipitation into the soil and porous rock, thus preventing soil erosion.

Slopes can direct and shape land development because they influence the direction and rate of water runoff, affect the degree of erosion, lend variety to the landscape, influence the species of vegetation and wildlife, affect the formation of soils, and affect the type and expense of urban development.

Very steep slopes (over 20 percent) tend to cause rapid water runoff during rainfall with very little water being retained by the soil. This runoff gradually erodes the soil layers until shallow soils eventually develop. Shallow soils are usually unstable for foundations and have high groundwater tables.

The susceptibility of areas to frequent flooding during periods of heavy or prolonged precipitation is an important factor in determining the locations

County. All of the rivers, streams and creeks described above are good potential sources of water for the County to develop as industrial and domestic water supplies. Presently, approximately 15 percent of the County's population is served by central water systems. The remainder of the County's residents must rely on individual wells or small privately owned water systems. The County's groundwater is normally soft and of good chemical quality. In general, the hardest and most mineralized water in the County comes from wells that penetrate the sandstone and shale rocks west and northwest of Danville.

The United States Geological Survey maintains four regular stream gaging stations in the County. The data collected from these stations indicates a very high daily average discharge; slightly above 1.0 cubic feet per second per square mile of drainage area. This is equal to approximately two-thirds of a million gallons per day per square mile of the County. Minimum flow measurements are made during periods of base flow when stream flow is primarily from groundwater storage. Therefore, the minimum flow of the streams will provide an adequate supply to the County residents. Table No. 3 presents historic sample discharge for the data for the gaging stations located in the County.

TABLE NO. 3

AVERAGE STREAM DISCHARGE PER UNIT
DRAINAGE AREA AT U.S.G.S. GAGING STATIONS

Stream	Gaging Stations	Records Available	Drainage Area (Sq. Mi.)	Average (cfs)	Average Flow/Sq. Mi. cfs	Million Gallons Per Day Sq. Mi.
Roanoke	Altavista	1930-1981	1,789	1,796	1.003	0.65
Dan	Danville	1934-1981	2,050	2,323	1.113	0.73
Pigg	Toshes (Near)	1931-1962	394	400	1.015	0.65
Sandy	Danville (Near)	1929-1981	112	106	0.946	0.61
Georges	Gretna (Near)	1949-1981	9.2	9.53	1.036	0.67

Source: United States Geological Survey, 1983.

far southeast corner of the County. This soil is suited for intensive use as cropland; however urban and industrial development has already taken up a large portion of this area in Pittsylvania County.

Area 2, which includes soil associations 1, 11 and 13, is the largest area in the County, covering almost the entire western half of the northwest and southern quarters. Area 2 consists of a wide range of deep, well drained, highly productive soils that occur on broad, smooth, gently rolling hills. Presently this area is primarily devoted to general agriculture with the southern section being utilized for the intensive production of flue-cured tobacco.

Area 3, which contains soil associations 7 and 14, is characterized by deep, mostly well-drained soils. These soils are found in the eastern part of Pittsylvania County. The soils are slightly less productive than the ones of area two. The most important limitation for this area's use is an erosion hazard which is a result of the highly dissected topography.

Area 4, which contains associations 9 and 10, have plastic clay subsoils. They occur on nearly level to moderately steep relief. Drainage is slow in a majority of this area which results in extremely wet conditions. Therefore, the area is better suited for the production of grain and forage crops than for row crops.

Area 5, which consists of soil association 6, is characterized by moderately steep to steep slopes. Some of the soils are shallow in depth, and a great many are stoney. Most of this area is best suited for forestry with secondary benefits being wildlife and recreation. These soils are located along the northern border of Pittsylvania County.

HYDROLOGY

The Dan and Staunton Rivers provide an abundance of surface water for the County. Numerous small streams that will provide additional withdrawal points for valuable supplies of generally soft water for future needs include the Pigg, Banister, Stinking, and Sandy Rivers, and Cherrystone, Elkhorn, George's, Straightstone, Reed, Sycamore, and Whitehorn Creeks.

The quality and availability of water in the County will be an important factor in the future economic, demographic, and industrial growth of the

Soil Conservation Service grouped fourteen associations into five major areas, which have been designated "Agricultural Suitability Areas." The location of these areas is shown on the Map of Soil Types.

Major characteristics of the areas are:

Association 1	Cecil, Madison, Lloyd - Mostly deep, well drained, moderately permeable, gently sloping to moderately steep soils on dissected Piedmont uplands.
Association 6	Tatum, Nason, Manteo - Deep to shallow, well to excessively drained, permeable, gently sloping to steep soils on dissected Piedmont uplands.
Association 7	Enon, Appling, Wilkes - Deep to shallow, well to excessively drained, moderately to slowly permeable, gently sloping to moderately steep soils on Piedmont uplands.
Association 9	Creedmoor, Mayodan, Whitestone - Mostly deep to moderately deep, well to moderately well drained, moderately to slowly permeable, gently sloping soils of Triassic basin.
Association 10	Enon, Mecklenburg, Iredall - Mostly deep to moderately deep, well to somewhat poorly drained, slowly permeable, gently sloping on Piedmont uplands.
Association 11	Lloyd, Mecklenburg, Davidson, Appling, Louisburg, Durham, Cecil - Mostly deep, well drained, gently sloping soils on Piedmont uplands.
Association 12	Hiwasee, Turbeville, Wickham, Congaree - Deep, well drained soils on nearly level to sloping terraces and floodplains.
Association 13	Appling, Louisburg, Durham, Cecil - Mostly deep, well drained, gently sloping on Piedmont uplands.
Association 14	Mayodan, Wadesboro - Deep, well drained, gently sloping soils of the Triassic basin.

The Agricultural Suitability Areas developed by the Soil Conservation Service from a grouping of fourteen appropriate soil associations have been grouped into five areas according to their limitations for selected uses. The five basic areas are defined as follows:

Area 1, which contains only soil association twelve, consists predominantly of soils that are deep, easily worked and have high moisture yielding capabilities. They occur on the nearly level to gently sloping terrain of the stream terraces along the Dan River and Staunton River and the

In estimating the slope factor the County has been divided into four categories: 0-8 percent (average slope), 9-16 percent, 17-24 percent, and 25 percent and over. The definitions of these categories are as follows:

0-8 Percent - Level Land: Land that is of flat to moderate slope and easily developed for many types of uses. Periodic flooding and poor drainage may be associated with this class.

9-16 Percent - Rolling Land: Land that is suitable for small concentration of residential, commercial, or industrial uses not requiring large level sites. Development of large tracts of this land for intensive land use may be costly. This slope class is well suited to pasture, forage crops, forest lands and orchards.

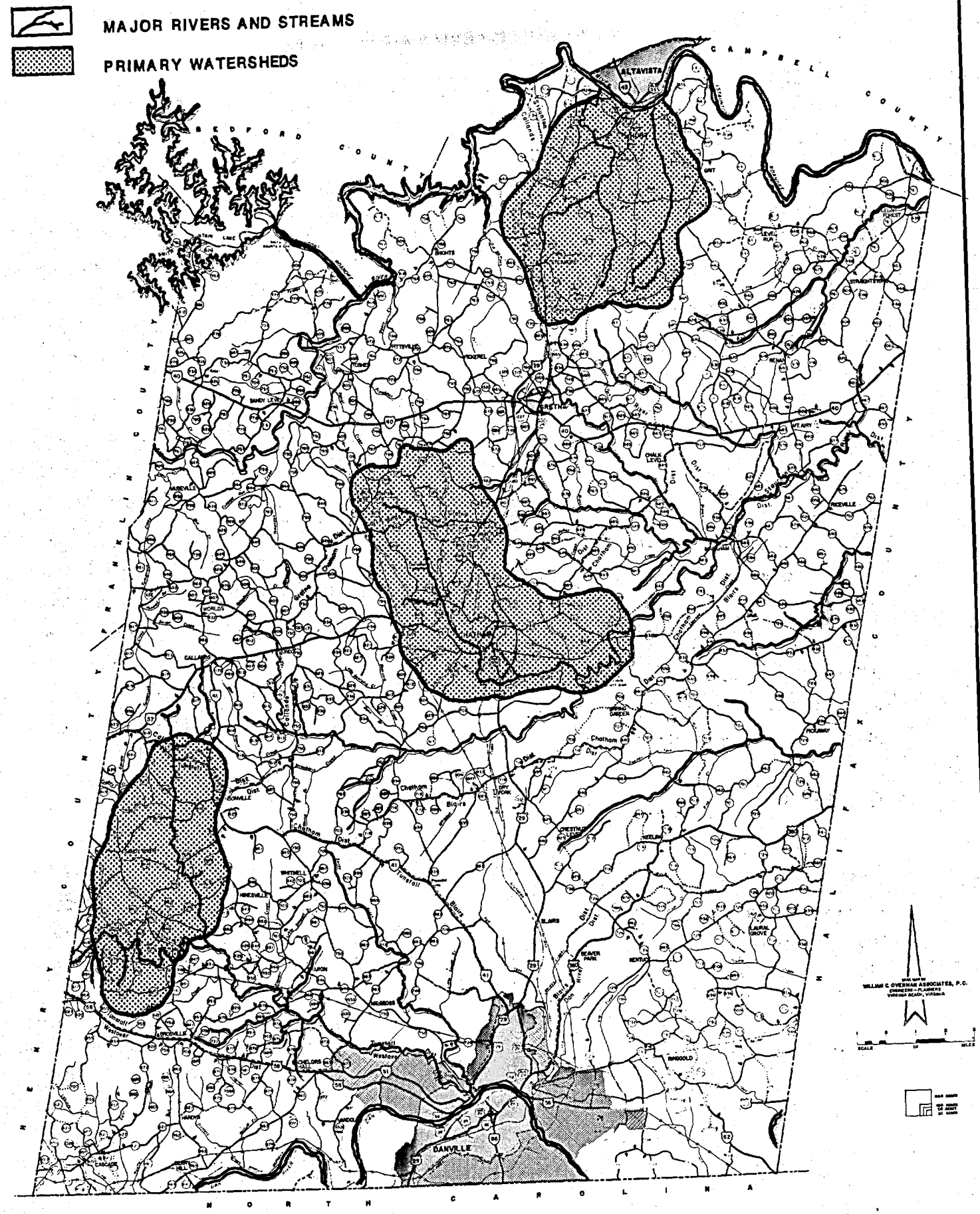
17-24 Percent - Hilly Land: This land is suitable for residential uses if planning for site development includes consideration of the topography. Due to slope characteristics, construction of water and sewer facilities are economically unfeasible. Intensive agricultural usage is often limited to pasture and orchards.

25 Percent and Over - Steep Slopes: Land that is suitable for use in outdoor recreation, wildlife habitat, and watershed conservation. It is unsuitable for any type of intensive development or cultivation. Conservation practices should be enforced in these areas, and a permanent tree cover should be established if possible.

The Map of Slopes show that the general pattern of slope distribution in Pittsylvania County depicts mostly level to rolling land. However, major concentrations of hilly land occur adjacent to Leesville Lake and the Staunton River, to the west of Chatham, and diagonally across the County from the North Carolina line, where the Dan River enters the County, northeasterly to the Halifax County line at Route 40. Several very steep slope conditions exist on Smith Mountain and in a small area northwest of Callands.

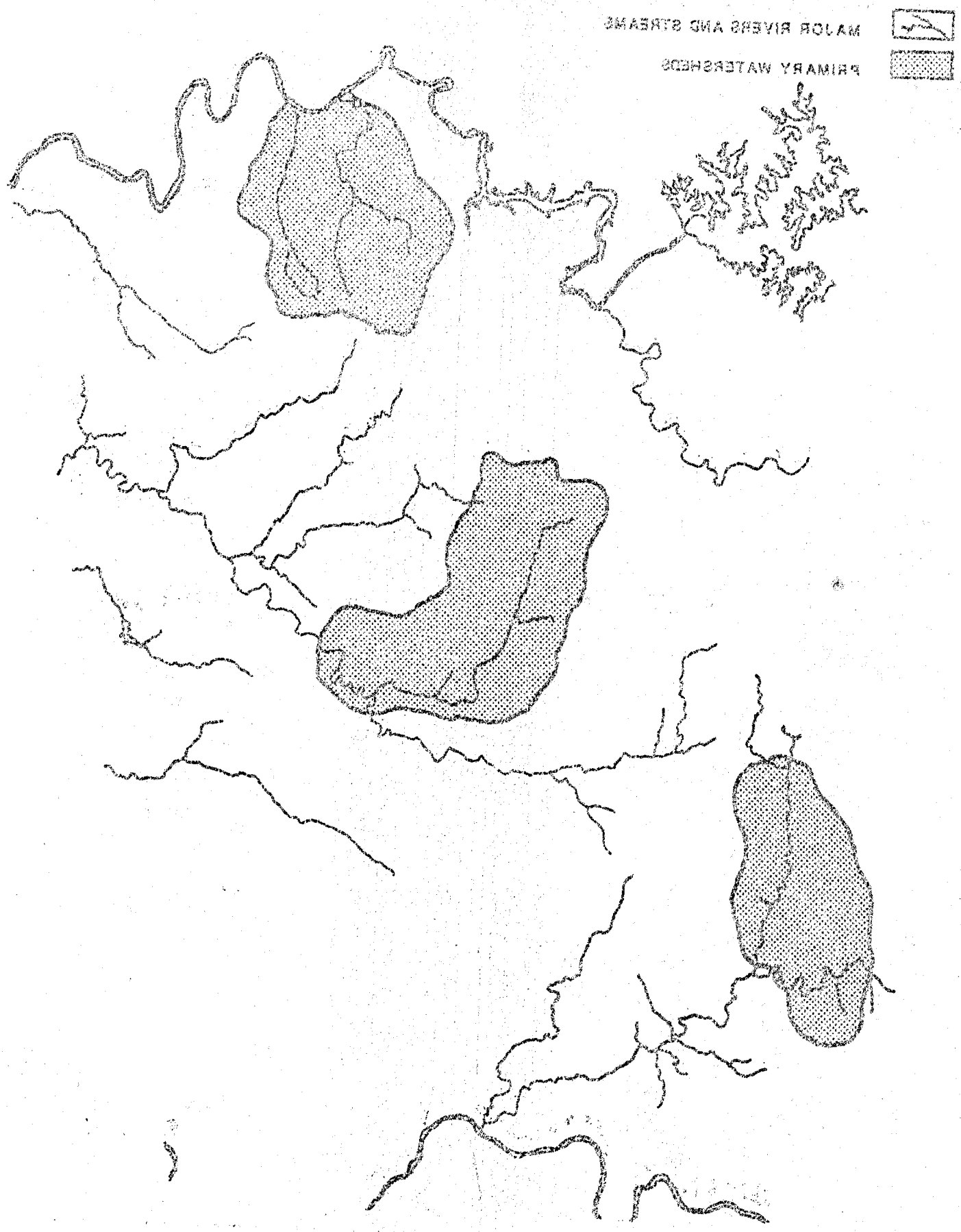
SOIL CHARACTERISTICS

The identification and location of soil types is necessary in land use planning in order to facilitate the most appropriate use of soil resources. The classification of soils was originally accomplished by the U. S. Soil Conservation Service with agricultural purposes in mind. More recently both agricultural, urban and suburban development applications of soils information are being considered. Table No. 2 notes limitations for the various soil associations. To further analyze the soil characteristics of the County, the



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

WATERSHED LOCATIONS



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

WATERSHED LOCATIONS

dimension stone, sand, and railroad ballast. Another operating stone quarry lies just across the North Carolina State line which can serve the south county area.

In the past, mining for barites has taken place in the northwest county area, west of Gretna. An aggregate pit and processing plant has also been operated in the Leesville area in the southwestern part of the County.

The most prominent mineral discovery in the County was announced in 1982 by the Marline Corporation. A site was located in the County with reserves of thirty million pounds of uranium of purportedly commercial grade. The site is on the triassic basin and located 6.1 miles northeast of Chatham. The project to mine the site must have state approval and federal licensing. There have been continued delays by state officials and the legislature. It cannot be projected as to when a final decision to proceed toward licensing might be made. The company's planning includes both mining and milling/extraction of the uranium from the ore material. The yellowcake produced as a commercial product would be used in the manufacture of fuel rods for nuclear power plants.

AIR QUALITY

Air quality is important to land use planning and development; particularly when an urbanized area containing substantial amounts of both residential and industrial uses is being considered.

Following the 1970 amendments to the Federal Clean Air Act, the Environmental Protection Agency established ambient air quality standards for a number of air pollutants. The State Air Pollution Control Board administers the air pollution control programs for the State of Virginia. The Board has published some test results on suspended particulates and sulphur dioxide.

TABLE NO. 4

AIR QUALITY MEASUREMENT STANDARDS

Suspended Particulates
Primary standard: Annual geometric mean should be no more than 75 micrograms per liter of air.

Sulphur Dioxides
Primary standard: Annual arithmetic mean should be no more than 0.03 parts per million.

Source: Virginia State Air Pollution Control Board, 1983.

Historical data on air quality in Pittsylvania County follows: the three month geometric mean of suspended particulates is recorded as 41 micrograms per liter of air. Comparing the recorded data to the standards indicates that the County's air quality meets the standards set for both suspended particulates as do the other counties and cities reflected on Table No. 5.

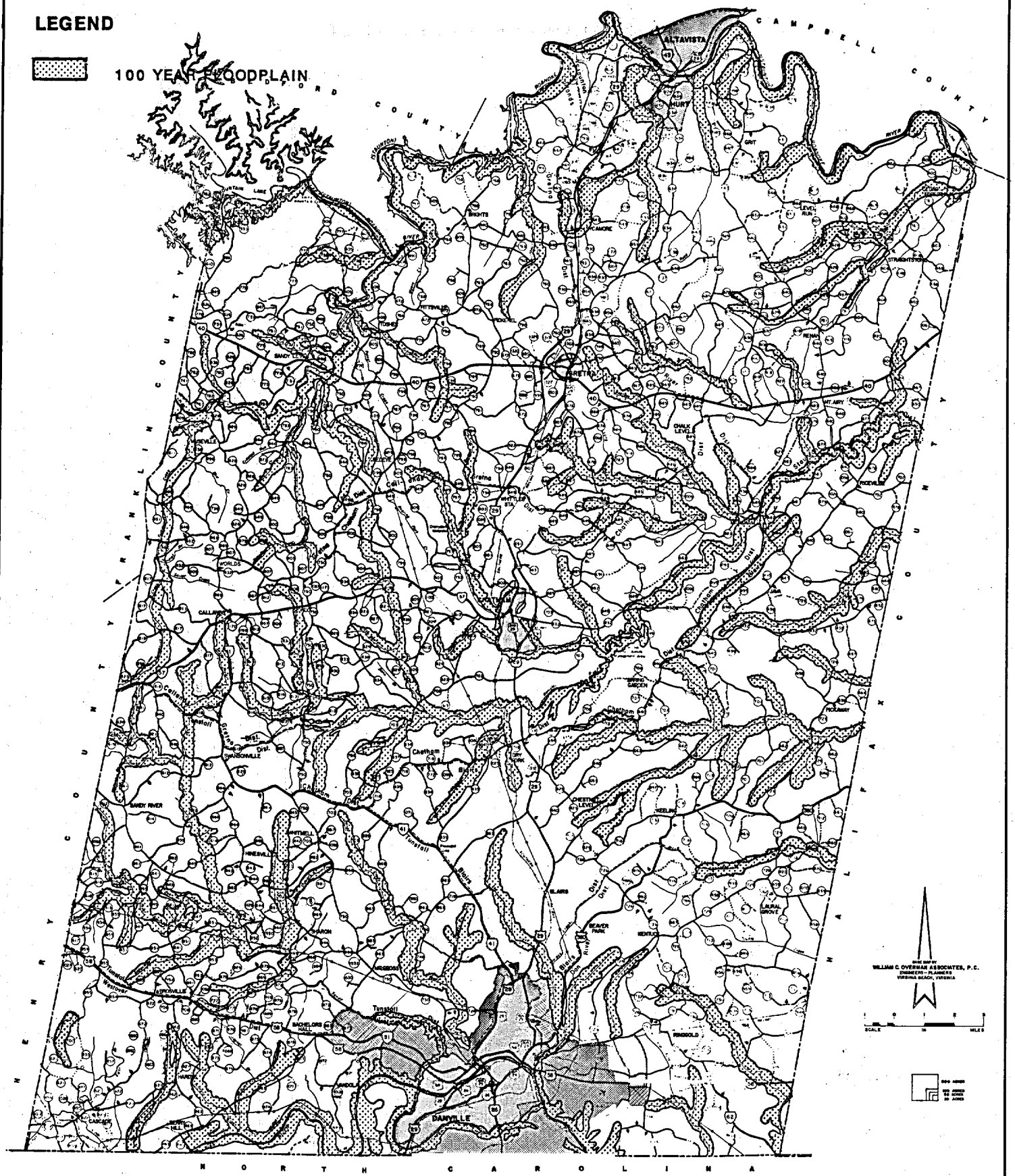
TABLE NO. 5

SUSPENDED PARTICULATES

Annual Geometric Mean (ug/m^3)

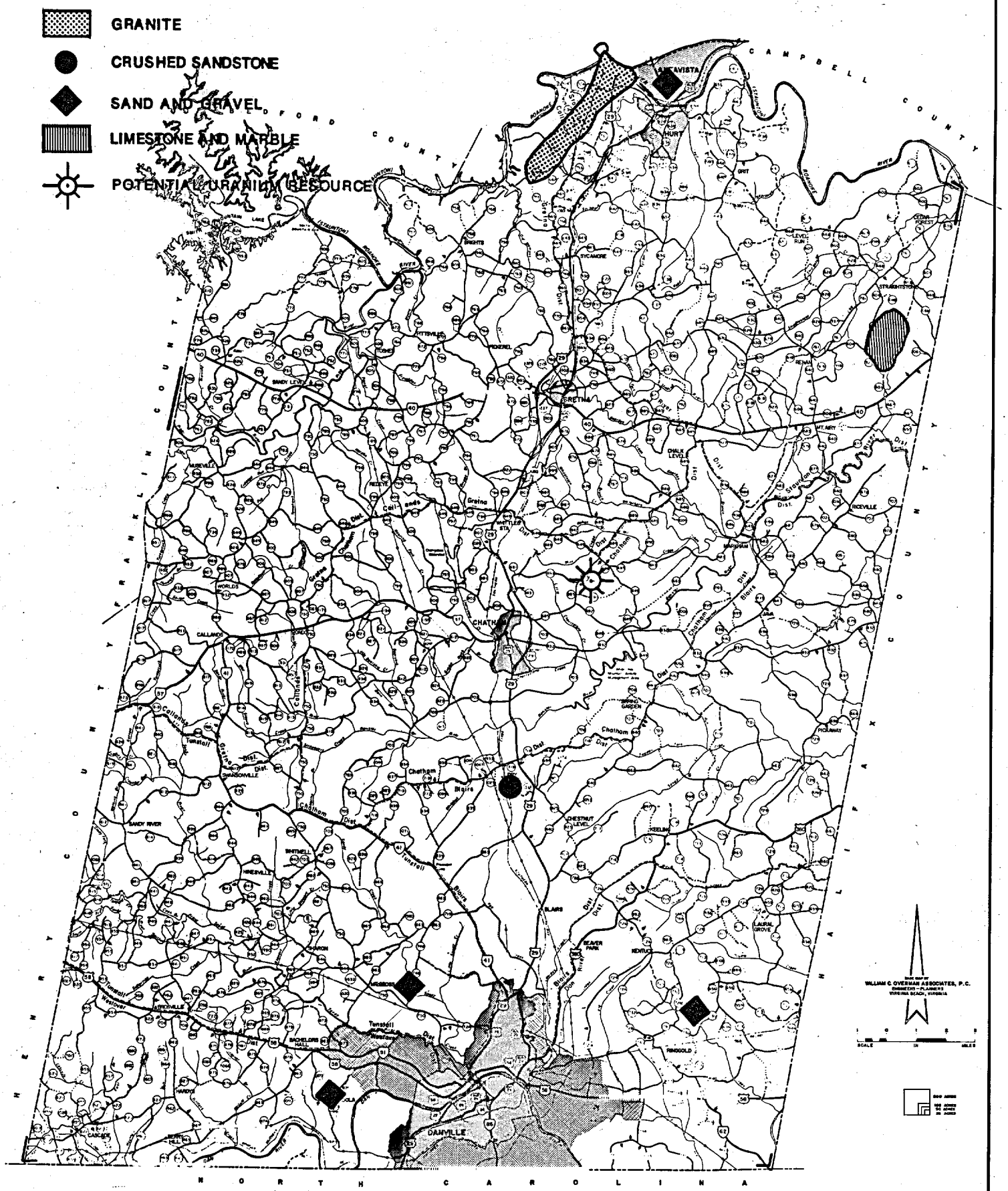
Station	Date	Three-Month Geometric Mean
Danville, N. Main & Seminole	9/83	36
N. Main & Seminole	3/82	35
N. Main & Seminole	6/82	36
N. Main & Seminole	9/78	34 (8/83)
Pittsylvania - New Station	9/83	37 (9/83)
Henry County (Stanleytown)	9/83	44
Franklin County (Rocky Mount)	9/83	40
Lynchburg (Regulatory Laboratory	9/83	40
Martinsville (Municipal Building)	9/83	49
Roanoke (Municipal Building)	9/83	60

Source: Virginia Ambient Air Quality Data Report, 1983.



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

FLOODPLAIN LOCATIONS



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

MINERAL RESOURCES LOCATION

Test results on sulfur dioxides are only available for industrialized areas. Consequently, there are no reported results for the County. However, levels in the City of Danville are within standard guidelines, so it may be assumed levels in the County are also.

AGRICULTURE

The County is the largest county in land area in the state and is one of the top agricultural counties. Over 50 percent of the County's land area is considered to be used for active farming. The County still leads the state in the production of tobacco which is the County's leading money crop, despite an overall depressed tobacco industry.

The number of tobacco farms has declined in recent years, from 2,386 in 1976 to 1,395 in 1984. Much of this decline can be attributed to recent Federal Government approaches to restrict the supply of tobacco such as through the tobacco allotment program which made it less viable for some farmers to continue operating due to limits placed on the area's primary money crop. Accordingly, the County should continue land use value taxation programs to assist the farming community.

The diversification of the County's agricultural sector has been the major impact of recent federal legislation. Overall, the County's agriculture outlook is good and should continue to play an important role in the economic future of the County. Principal secondary usages are livestock production, and dairy products. Truck farming is also popular due to the County's proximity to urban centers. Corn and wheat continue to be grown extensively and soybean production has steadily increased during the past decade. In recognition that the County's agri-business development needs more diversity in the future, broccoli, peppers, and other truck crops have been introduced.

Though the number of farms decreased from 1978 to 1982, the acreage per farm increased substantially. This indicates probable purchasing by some of the larger farmowners of the small farms of owners leaving the agricultural sector. The number of full and part time farm owners who operated farms declined from 1978 to 1982, as did the number of farm tenants.

Farms that had sales volumes over $20,000 declined by 29 farms from 1978 to 1982. The number with sales volumes under $5,000 rose by 163 farms.

However, the overall County value of products sold did increase. Sales rose by 13.9 percent, from 44.1 million to 50.3 million. Increases among field crops and dairy products were particularly responsible for the County's excellent performance in this period. Table No. 6 in this section presents general agricultural data from 1978 through 1982 for the County.

TABLE NO. 6

PITTSYLVANIA COUNTY
SELECTED DATA ON AGRICULTURE
1978-1982

	Year 1978	Year 1982
Land in Farms - Acres	330,285	332,202
Percent of County Area in Farms	51.0%	51.3%
Number of Farms	2,126	2,025
Average Size of Farms - Acres	155	164
Cropland - Acres	130,686	136,832
Pastureland - Acres	17,107	15,176
Woodland on Farms - Acres	156,367	158,441
Principal Sources of Farm Income[1]		
Field Crops	$36,746,000	$40,760,000
Livestock	--	5,121,000
Dairy Products	2,598,000	4,147,000
Forest Products	--	--
Poultry and Poultry Products	--	--
Horticultural Specialties (Nursery, Greenhouse)	215,000	291,000
Vegetables, Fruits, and Nuts	94,000	230,000
Value of All Farm Products Sold	$44,146,000	$50,262,000
Value of Land and Buildings		
Average per Farm	$130,391	$190,175
Average per Acre	$611	$772
Number of Farm Operators		
Full Owners	417	327
Part Owners	466	414
Tenants	215	144
Number of Commercial Farms by Annual Sales Volume[1]		
Under $5,000	611	824
$5,000 to $19,999	826	591
$20,000 and Over	639	610

Source: 1982 Census of Agriculture
Notes: [1]Data for farms with annual sales of $2,500 and over.
D - Data withheld to avoid disclosing information for individual farms.

Of particular importance to agribusiness is the ongoing County Soil Study. A detailed knowledge of soil capability and adaptability is essential for profitable crop management. Farmers used the information in soil surveys to produce agricultural products. Such knowledge is also essential in determining the best use of land for non-farm purposes. The urban and industrial user of land has learned that he can obtain even greater benefits from the same surveys.

FOREST RESOURCES

Of the 656,378 acres of land in Pittsylvania County, 400,638 acres, or 61 percent of the total land area, are covered in commercial forests.

The ownership of commercial forest land is largely private. The forest industry controls 52,334 acres of commercial forest, while 280,574 acres are owned by farmers and 65,257 acres are held by a multitude of individual private owners. The County's major type of forest cover is Oak-Hickory, while Loblolly-Shortleaf Pine and Elm-Ash-Cottonwood rank second and third, respectively. Since approximately 41 percent of the forest land is in pole size or seedling and sapling size stands, there is a good potential for an expanding forest industry in the County, if proper forest management practices are adhered to.

Pittsylvania County's forest industry is an important part of the local economy. The annual sawtimber cut in 1985 was 77,540 thousand board feet. The annual growth is exceeding saw timber cut for both pine and hardwood. In 1985, the sawtimber growth exceeded cut by 495,957 thousand board feet.

Soil conservation practices are extremely important in Pittsylvania County because the area is characterized by a highly erodible soil structure and an extensive surface drainage system upon the removal of the present ground cover. The substantial timberlands make a major contribution in minimizing losses of soil and water resources. Thus, forest management practices should be adhered to by all forest land owners.

TABLE NO. 7

PITTSYLVANIA COUNTY FORESTRY DATA

Forest Types	Acres
Loblolly-Shortleaf Pine	102,520
Oak-Gum-Cypress	3,812
Oak-Pine	19,062
Oak-Hickory	252,367
Elm, Ash, Cottonwood	22,877
Total	400,638

Stand Size Classes	Acres
Pole Sized Timber	167,693
Seedlings and Saplings	73,122
Sawtimber	142,971
Non-Stocked	16,852
Total	400,638

Pole Size Timber-- Live trees of commercial species which are at least 5.0 inches in diameter at breast height, but smaller than sawtimber size.

Seedlings -- Live trees of commercial species which are less than 1.0 inches in diameter at breast height that are expected to survive according to regional standards.

Saplings -- Live trees of commercial species which are 1.0 to 5.0 inches in diameter at breast height that are expected to survive according to regional standards.

Sawtimber -- Live trees of commercial species which are 9.0 inches and larger in diameter at breast height for softwoods and 11.0 inches and larger in diameter for hardwoods and containing at least one 12-foot saw log.

Category and Measure	Inventory	Annual Growth	Annual Harvest (Cut)
SAWTIMBER (thousand board feet)			
Pine	421,611	173,501	18,155
Hardwood	504,415	216,673	28,156
TOTAL	1,424,278	573,497	77,540

Source: 1985 Forest Resource Data, Virginia Division of Forestry.

POPULATION

Pittsylvania County has grown by 12.5 percent between 1970 and 1980, and this growth is not unlike many counties in the Commonwealth. Most of the growth consists of suburban development in areas surrounding transportation corridors and where utilities and other services are available. The majority of the development has occurred around the towns of Hurt, Chatham and Gretna as well as the area surrounding the City of Danville, which is the area Danville seeks for annexation. Should the annexation proposed by the City of Danville be granted, the County's heaviest concentration of population will be lost. This annexation includes Westover, Bradley Road, Glenwood, the land between Danville's southern border and North Carolina and accounts for approximately 15 percent of the County's total population.

In an assessment of the impact of Danville's annexation of County lands; loss of existing and potential industrial development and the weakening of both the Service Authority and the County's financial position will combine to have a profound detrimental effect on the County. Areas to be annexed comprise approximately 28.24 square miles of county land, an estimated 9,890 persons, 1,652 public school students in average daily membership and $232.4 million in local property tax assessables.

HISTORICAL POPULATION TRENDS

Table No. 1 shows the population changes from 1950 to 1980.

TABLE NO. 1

PITTSYLVANIA COUNTY POPULATION CHANGES
1950-1980

	1950	1960	1970	1980	Percent Change 1950-1960	Percent Change 1960-1970	Percent Change 1970-1980
County	66,096	58,296	58,789	66,147	-11.8	0.8	12.5
Chatham	1,456	1,822	1,801	1,390	25.1	-1.2	-22.8
Gretna	803	900	986	1,255	12.1	9.6	27.3
Hurt	---	---	1,434	1,481	---	---	3.3
Glenwood	1,913	1,857	1,295	2,276	-2.9	-30.3	75.8
Westover	---	---	---	3,051	---	---	---

Source: 1980 U. S. Census

The table indicates significant fluctuation in the County's population over the thirty year period, including the 12.5 percent increase from 1970 to 1980. The data indicates that from 1950 to 1960 there was a decline in population. Much of the decline can be attributed to the City of Danville's annexation of County lands that took place during the period. From 1960 to 1980 the County's population increased 13.5 percent. Therefore, it took the County twenty years to recover the 11.8 percent population loss to the City of Danville in 1951.

The data indicates that some towns, Gretna and Hurt in the north part of the County, have done very well in respect to population growth. Chatham, the County seat, has consistently lost population over the last two decades. The census has in recent decennial periods measured the population of two Census Designated Places (CDP's), Westover and Glenwood. Glenwood has shown extraordinary growth between 1970 and 1980; Westover was only enumerated as a CDP in 1980, but subdivision development should support an increasing population growth in the area through the next census.

In Virginia, counties and independent cities are separate geopolitical areas. During the decade from 1970 to 1980 growth rates for counties grew at a noticeably faster rate than cities. Table No. 2 shows that the rural counties of the West Piedmont Planning District gained population while the cities lost population.

Metropolitan Statistical Areas, or MSA's, are groups of counties and cities designated by the Office of Management and Budget. Of the six total MSA's in Virginia, the Danville MSA grew the least.

TABLE NO. 2

POPULATION GROWTH RATES

Locality	1970-1980 Average Annual Rate of Change
Pittsylvania County	1.2
Franklin County	2.4
Patrick County	1.4
Henry County	1.3
Danville City	-0.2
Martinsville City	-0.8
Charlottesville SMSA	2.4
Richmond SMSA	1.4
Lynchburg SMSA	1.3
Roanoke SMSA	1.0
Norfolk-Virgina Beach-Portsmouth SMSA	0.9
Danville SMSA	0.6

Source: "Virginia Population Projections 2000", Department of Planning and Budget, Commonwealth of Virginia.

GENERAL CHARACTERISTICS

Although it is important to know the total population, it is useful to know what demographic changes have occurred among the age groupings. The following table shows the characteristics of the population of Pittsylvania County by age and sex.

The pre-school age group changes have implications as to the current needs for day care, pediatric clinic care, and future needs for elementary school space. The school age grouping changes have an impact on the current need for school space, young adult recreation, need for future job placement and resident labor force size, and other factors. The large age bracket 15-59 years old is set to show the changes taking place in current labor force, needs for adult recreation, and relative size of the consumer demand market in the County. The pre-retirement group 60 to 64 years old is set forth to show the potential size of demand for services for the elderly in the near term future. Finally, the 65 years old and older bracket is set to show the current demand level for senior services of all types. These types include social, medical, and recreational services.

TABLE NO. 3

PRE-SCHOOL POPULATION, UNDER 5 YEARS,
BY RACE, SEX
1970-1980

	All Races			White			Black		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
1970	4,946	2,508	2,438	2,721	1,390	1,331	2,225	1,118	1,107
1980	4,423	2,252	2,171	2,844	1,454	1,390	1,567	789	778
Percent Change	-10.6	-10.2	-11.0	4.5	4.6	4.4	-29.6	-29.4	-29.7

SCHOOL AGE POPULATION, 5 YEARS TO 14 YEARS OLD
BY RACE, SEX
1970-1980

	All Races			White			Black		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
1970	12,811	6,464	6,347	7,258	3,686	3,572	5,552	2,777	2,775
1980	10,600	5,493	5,107	6,562	3,436	3,126	4,025	2,049	1,976
Percent Change	-17.3	-15.0	-19.5	-9.6	-6.8	-12.5	-27.5	-26.2	-28.8

HIGH SCHOOL-WORKING AGE, 15 YEARS TO 59 YEARS OLD
BY RACE, SEX
1970-1980

	All Races			White			Black		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
1970	33,643	16,576	17,076	23,230	11,470	11,760	10,398	5,097	5,301
1980	40,892	20,130	20,130	28,730	14,254	14,476	12,086	5,847	6,239
Percent Change	21.5	21.4	21.6	23.7	24.3	23.1	16.2	14.7	17.7

PRE-RETIREMENT AGE, 60 YEARS TO 64 YEARS OLD,
BY RACE, SEX
1970-1980

	All Races			White			Black		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
1970	2,330	1,123	1,207	1,817	878	939	511	244	267
1980	3,094	1,399	1,695	2,358	1,072	1,286	732	326	406
Percent Change	32.8	24.6	40.4	29.8	22.1	37.0	43.2	33.6	52.1

RETIRED-ELDERLY, 65 YEARS OLD AND OVER,
BY RACE, SEX
1970-1980

	All Races			White			Black		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
1970	5,059	2,284	2,775	3,917	1,751	2,166	1,137	530	607
1980	7,138	3,145	3,993	5,558	2,409	3,149	1,578	736	842
Percent Change	41.1	37.7	43.9	41.9	37.6	45.4	38.8	38.9	38.7

Source: 1980 U. S. Census

The pre-school population of the county declined by 10.6 percent, with large declines in the black population and only small increases for the white population. Since the data was for 1980, it is expected that effects are already being noticed in elementary school enrollments.

The school age population declined by 17.3 percent. Both black and white groups declined although blacks declined at a higher rate. The data should be consistent with noticeable declines in classroom enrollments in certain schools in the county and utilization of youth recreation programs.

The high school through working age group increased by 21.5 percent. This group contains the "baby-boom" generation and grew as a result of this population bulge and parallels the national trends in population changes. The growth in this group will be responsible for a continuing demand for jobs, utility services, recreation services, and services from the retail-commercial sector for some decades to come.

The pre-retirement and retired-elderly groups grew at 32.8 and 41.1 percent, respectively. Their growth should be a predictor of increasing needs for senior services, medical services, and special transportation services now and in the future. It is also recognized that the 15 to 59 year old group is quite large and significant portions of it, as of 1980, will be moving into the pre-retirement and retired age groups in the next two decades.

The declines and growth in the various age groups above have certain implications for planning the county's future. Specific areas of concern are: capital facility improvements and expansions, social services, public services, recreational programs, infrastructure management, and other utility-type services. Based on the census data, the age group trends indicate that there will potentially be a continuing demand for the following services for the next several decades, if the trends continue:

-- sewer, water and refuse collection services as new households formed seek new housing;

-- recreational activities and their facilities for adults, with particular emphasis on elderly and retired persons;

-- senior services to aid the elderly population;

-- job training and placement services for the large adult population of the county--and potentially for a portion of the pre-retirement and retired age groups depending on labor market demands and the group's willingness to take jobs offered.

There are certain areas of services and their facilities that may experience a leveling off in demand over the next few years, these are:

-- school programs and new facilities for children and youth;

-- day care services, assuming the existing demand levels are being met and that the county is not in a "catch up" position where it is still trying to meet currently unmet demands;

- recreational services for youth and children--with the same caveat as noted above for day care.

The previously mentioned assessments must be considered based on trends that do not include large scale in-migration or out-migration of families. Currently, the trend for the county's overall population is one in which the population is growing older, like the nation as a whole. This means reducing demand levels for some types of services and capital facilities while increasing demand levels for other types of services and facilities. There also may be expected to be some shifts in service demands geographically around the county.

RACIAL CHARACTERISTICS

The racial character of the County's population is displayed on Table No. 4 below.

TABLE NO. 4

RACIAL CHARACTERISTICS
1970-1980

	1970	1980	Percent Change	Percent of 1970 Total	Percent of 1980 Total
Total	58,789	66,147	12.5	---	---
White	38,943	46,052	18.3	66.2	69.6
Black	19,823	19,988	0.8	33.7	30.2
Indians	12	25	108.3	0.02	0.04
Asians	11	82	645.5	0.02	0.1

Source: 1980 U.S. Census

The white population growth at 18.3 percent was most responsible for the 12.5 percent total increase in population. The white population moved from a 66.2 percent share of the population in 1970 to 69.6 percent share of the total population in 1980. The black population grew very little increasing only 0.8 percent from 1970 to 1980. The black group's share of the population actually fell from 33.7 percent to 30.2 percent. Other minorities grew substantially in terms of percentage, although, in actual numbers their growth was relatively small compared to the black and white population. American Indians and others of similar racial character grew by 108.3 percent while Asians and others of similar racial character grew by 645.5 percent. In total, Indians and Asians account for less than 0.2 percent of the County population.

HOUSEHOLD CHARACTERISTICS

There were 22,147 households in Pittsylvania County in 1980, and this represents an increase of 33.6 percent from 1970. Table No. 5 includes the numbers of persons in household, group quarters, and in non-family households.

TABLE NO. 5

PERSONS IN HOUSEHOLDS
1970-1980

	1970	1980	Percent Change 1970-1980	Numerical Change
Persons in Household	58,789	66,147	12.5	7,358
Family Households	56,464	62,020	9.8	5,556
Male Head of Household	13,241	15,909	20.1	2,668
Female Head of Household	1,486	2,565	72.6	1,079
Spouse of Head of Household	12,674	15,379	21.3	2,705
Children of Head of Household	23,956	22,974	-4.1	-982
Other Relatives of Head of Household	4,539	4,356	-4.0	-183
Non-relatives	568	837	47.4	269
Non-Family Households				
Householder, Male	711	1,534	115.8	823
Householder, Female	1,144	2,207	92.9	1,063
Persons in Group Quarters	470	386	-17.9	-84.0
Persons in Households	3.55	2.99	-15.8	0.56
Number of Householders	16,582	22,147	33.6	5,565

Source: 1980 U.S. Census

The table shows that while the population of the County grew only 12.5 percent, the 33.6 percent growth in the number of households actually caused a decline in the population per household from 3.55 persons to 2.99 persons; a 15.8 percent decline. The number of households is increasing at a faster rate than the population because the trend is toward smaller average household sizes. The trend is expected to continue and can be attributed to (1) a declining birthrate, (2) increases in the number of single person households, and (3) a higher rate of independent household formations among the elderly. These attributes will have implications on the future plans for certain services and facilities in the County.

FAMILIES

Family statistics from the census of 1970 and 1980 are given on Table No. 6, Family Types. A family, in the census definition, consists of a householder and one or more additional persons living in the same household who are related to the householder by birth, marriage, or adoption. The table also indicates married couple families and families headed by a female, with no husband present. The category of families headed by a male, no wife present, occurs much less frequently and was not included as a specific tabulation in the census reports.

The table of family data indicates the relative numbers and percent growth in the most prevalent types of families. It is pertinent to the county's future growth in population and in certain demands for services that the numbers and growth in children be noted.

TABLE NO. 6

FAMILY TYPES
BY PRESENCE OF OWN CHILDREN
1970-1980

	1970	1980	Percent Change 1970-1980
Total Number of Families	14,885	18,474	24.1
With Own Children Under 18 Years	8,167	9,174	12.3
With Own Children Under 6 Years	3,626	3,672	1.3
Married Couple Families	13,043	15,655	20.0
With Own Children Under 18 Years	7,432	7,814	5.1
With Own Children Under 6 Years	3,477	3,214	-7.6
Female Householder, No Husband Present	1,486	2,190	47.4
With Own Children Under 18 Years	660	1,144	73.3
With Own Children Under 6 Years	214	376	75.7
Persons Per Family	3.75	3.20	-14.7

Source: 1980 U. S. Census

The number of families of all types increased 24.1 percent over the ten-year period from 1970 to 1980. The number of married couple families also increased. Most dramatic was the increase in families headed by females with no husband present. This latter situation mirrors the high rates of divorce and separations in the county and elsewhere around the nation.

Children under 6 years of age in married couple families actually declined and children under 18 years of age in these families had a moderate increase. Children under 6 years old and under 18 years old in the female-headed families increased greatly on a percentage basis.

Overall, children under 18 years of age grew at about the rate of population increase for the county, 12.3 percent versus 12.5 percent. However, children under 6 years of age grew at only 1.3 percent for all families. It can be assumed that the trend of leveling out for the numbers of young children could continue unless substantial in-migration of young families to the county occurs. This trend should already be felt in school enrollments.

CHANGES IN MARITAL STATUS

The observable trends in marital status are important to planning because they can affect the long term natural increase in population levels for the county. For example, a large number of divorces and separations combined with a large population of singles (never married) could signal a lower birth rate for a period of time and affect future population levels. Also, increasing numbers of widows usually signals an aging population and a negative potential for future population increases. Table No. 7 shows the changes in the marital status for the county's population, 1970 to 1980.

The statistics indicate that the number of married persons increased substantially. In actual numbers they were more than double the number of persons separated and divorced. Assuming that these married persons elect to have children and a substantial portion of the single marry during the 1980 to 1990 decade and also have children, it can be expected that the 1990 census should show a substantial population increase attributable to natural increase. This can in turn create some moderate increased demands for services oriented toward children that leveled off in the 1980's.

The percentage increase in separated and divorced persons was quite high at 86.8 percent and 158.0 percent, respectively. The effects on future population cannot be known since it cannot be accurately predicted as to how many of these persons will remarry and have children. Relative to the county's total population over 14 years old, separated and divorced persons only accounted for 7.1 percent in 1980. The most obvious impact separated and divorced persons have on the county is on the housing market.

The percentage increase of widowed persons from 1970 to 1980 was substantial and may be expected to increase as the baby boom generation gets older. Obviously, the largest increase in the group was among females since males tend to die at an earlier age leaving a greater percentage of females in the widowed category.

TABLE NO. 7

MARITAL STATUS, FOR
PERSONS 14 YEARS OLD AND OVER
1970-1980

	Single	Married	Married, Now Separated	Divorced	Widows
1970	10,725	27,717	882	760	3,146
1980	11,842	31,825	1,648	1,961	3,848
Percent Change	10.4	14.8	86.8	158.0	22.3
Number Change	1,117	4,108	766	1,201	702

MARITAL STATUS, BY SEX
PERSONS 14 YEARS OLD AND OVER
1970-1980

	Single		Married		Now Separated		Divorced		Widows	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
1970	5,901	4,824	13,776	13,941	398	484	368	392	595	2,551
1980	6,465	5,377	15,904	15,921	781	867	881	1,080	643	3,205
Percent Change	9.6	11.5	15.4	14.2	96.2	79.1	139.4	175.5	8.1	25.6

Source: 1980 U. S. Census

INCOME CHARACTERISTICS

Table No. 8 shows that the county's population has made considerable progress in terms of family income. The number of families in the lower income brackets have decreased by over 45 percent while numbers of families in higher brackets, $15,000-$24,999 and $25,000-$49,999, have increased dramatically by 674 percent and 2,834 percent, respectively.

The median family incomes increased 139.5 percent compared to 121.7 percent for the Virginia statewide median family income. It should be recognized, however, that in 1970 the county's median family income was only 74 percent of the state's median family income. Thus, the county needed a larger increase to catch up to the state level of median family income. After the 139.5 percent increase, the county's median family income stood at 79.9 percent of the comparable state figure. Thus, the county will need another large increase in family incomes throughout the 1980's in order to approach the statewide median family income standard by the 1990 census.

On a more positive side, the number of families and persons in the county with incomes below the poverty level fell from 1970 to 1980. Families below the poverty level dropped by 25.7 percent and persons below the poverty level dropped by 32.5 percent. This is important since it should mean that the welfare of county families and persons is improving and that more persons are in a position to consume more of the various local commercial goods and services offered which is good for the local economy. More people should also be in a better position to share in the costs of services provided through government and other sources.

The black population made strides in income improvements over the 1970 to 1980 period. On a percentage basis, the black population moved into the higher income brackets at a rate as high or higher than the white population. In addition, the percentage reduction in families and persons below the poverty level was higher for blacks than for whites. Median family income statistics show that black incomes were lower than the comparable county figures in both 1970 and 1980. Black median family income was 73.3 percent of the county-wide figure in 1970, but improved to 80.1 percent in 1980. The county's black median family income was 85.4 percent of state black median family income in 1970. By 1980, the income figure was 96.9 percent; indicating that blacks in the county made more income progress than blacks across the Commonwealth in general.

TABLE NO. 8

CHANGES IN FAMILY INCOMES
1970-1980

	All Races			White			Black		
	1970	1980	Percent Change	1970	1980	Percent Change	1970	1980	Percent Change
Number of Families	14,885	18,474	24.1	11,112	13,844	24.6	3,773	4,609	22.2
Number of Families With Income:									
Less than $ 5,000	5,086	1,590	-68.7	3,156	981	-68.9	1,930	609	-68.4
$ 5,000 - $ 9,999	6,072	3,236	-46.7	4,726	2,242	-52.6	1,346	994	-26.2
$10,000 - $14,999	2,800	3,617	29.2	2,396	2,571	7.3	404	1,046	158.9
$15,000 - $24,999	799	6,182	673.7	719	4,863	576.4	80	1,309	573.8
$25,000 - $49,999	117	3,433	2,834.2	104	2,887	2,676.0	13	539	4,046.2
$50,000 and Above	11	416	3,681.8	11	300	2,627.3	0	112	11,100.0
Median Income	$6,695	$16,033	139.5	na	$16,890	---	$4,905	$12,841	161.8
Median Income (Virginia)	$9,049	$20,065	121.7	$9,767	$21,429	119.4	$5,742	$13,252	130.8
Number of Families With Income Below the Poverty Level:	2,968	2,204	-25.7	1,495	1,194	-20.1	1,473	1,010	-31.4
Number of Persons With Income Below the Poverty Level:	14,679	9,908	-32.5	5,919	4,845	-18.1	8,760	5,038	-42.5
Per Capita Income	$1,963	$5,643	187.5	na	$6,352	---	$1,143	$3,997	249.7

Source: 1980 U. S. Census

ECONOMY

A review of economic changes is useful in understanding the factors that have and will influence land use and general development in the County. Factors, such as population trends, land development pressures, the availability of funding for community facilities, and the state of the housing market are all heavily influenced by the structure and health of the local economy.

RIGHT TO WORK

Virginia is one of twenty states governed by "Right-to-Work" statutes. This law prohibits a closed shop where employers must hire only members of the contracting union, and the union shop where all employees must be members of the union as a condition of employment. In addition, the Virginia statutes prohibit the use of force, violence or intimidation to attempt to induce any employer to refrain from seeking employment. The Virginia "Right-to-Work" law continues to play an important part in shaping employment practices in Pittsylvania County.

LABOR FORCE AND UNEMPLOYMENT DATA

Employment statistics are used to indicate the strength of the economy. Total employment includes nonagricultural wage and salary workers, self-employed and unpaid family workers, domestics, agricultural workers, and workers on strike. Table No. 1 shows the strengths of the local economy with respect to total employment, and provides a breakdown of 1985 and 1982 information about the County and offers a comparison with data gathered some ten years earlier.

TABLE NO. 1

EMPLOYMENT DATA
PITTSYLVANIA COUNTY, VIRGINIA

	1977	1982	July 1985
Population	65,300	66,100	66,600
Labor Force	27,650	33,334	33,225
Labor Force as a Percentage of Total Population	42%	50%	50%
Percent of Labor Force Unemployed	6.8%	11.8%	10.3%
Number of Persons Unemployed	1,892	3,935	3,444
Employment by Place of Residence	25,758	29,399	29,781
Employment by Place of Work	12,631	13,895	13,952
Basic Employment by Place of Work	7,285	7,629	8,088
Non-basic Employment by Place of Work	759	1,269	808
Ratio of Basic to Non-Basic Employment	9.59	6.01	10.01

Source: Virginia Employment Commission

Unemployment data includes the years from 1974 to July of 1985. Table No. 2 shows the average annual unemployment rate and compares it to Danville and Virginia.

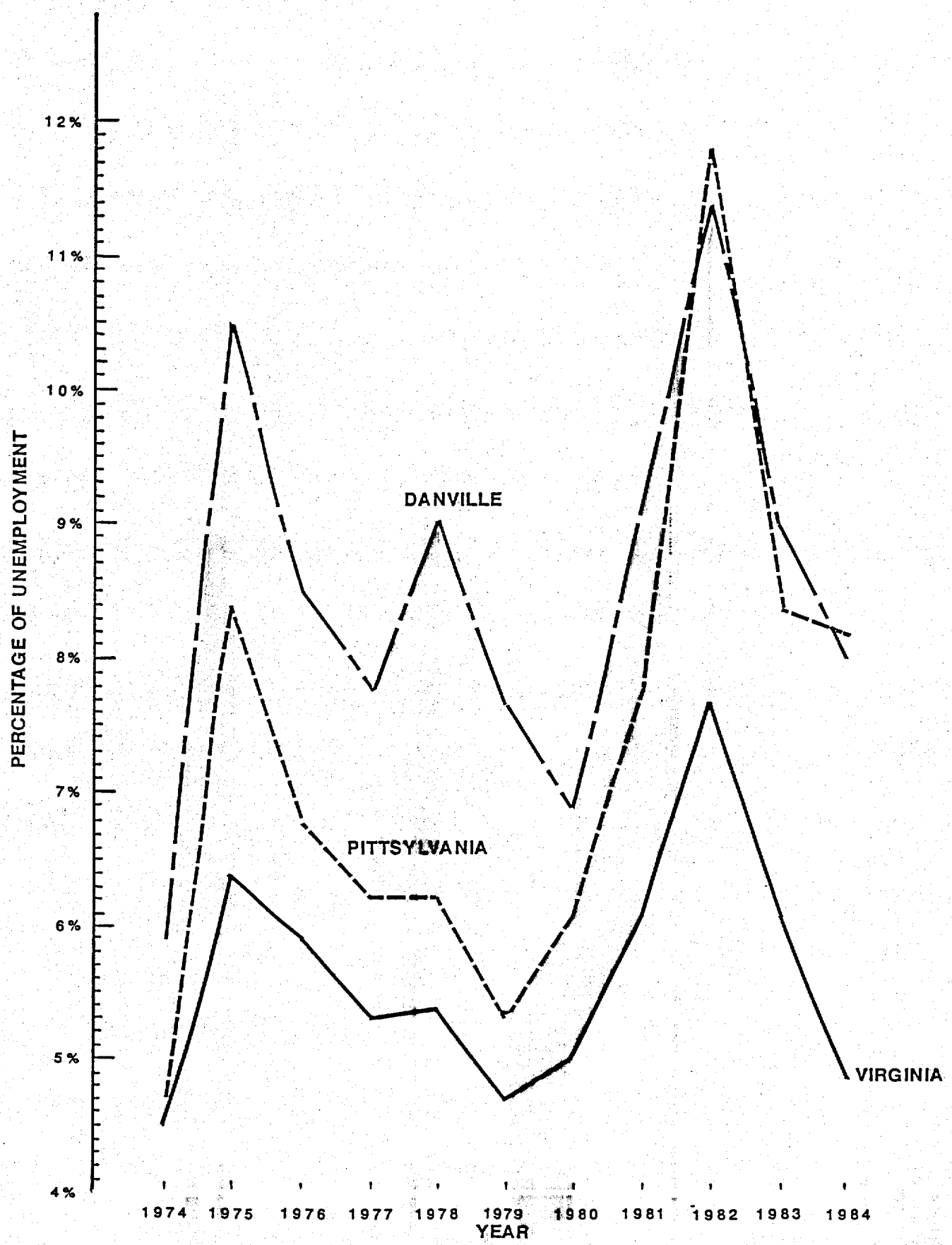
TABLE NO. 2

AVERAGE ANNUAL UNEMPLOYMENT RATE

	Pittsylvania County	Danville	Virginia
1974	4.7	5.9	4.5
1975	8.4	10.5	6.4
1976	6.8	8.5	5.9
1977	6.2	7.8	5.3
1978	6.2	9.0	5.4
1980	6.1	6.9	5.0
1981	7.8	9.2	6.1
1982	11.8	11.4	7.7
1983	8.4	9.0	6.1
1984	7.9	8.0	4.9
1985 (through July)	10.3	9.1	5.3

Source: Virginia Employment Commmission

GRAPH
UNEMPLOYMENT RATES
PITTSYLVANIA COUNTY AND DANVILLE



SOURCE: VIRGINIA EMPLOYMENT COMMISSION

This unemployment data shows that in every period the County and the state moved in the same direction. It can also be said that unemployment in the County is consistently higher than the state average.

ECONOMIC BASE ANALYSIS

There are two categories of economic activity within an economic system: basic and supporting. The basic sector consists of industries which sell most of their goods and services outside of the area, while the supporting sector consists of industries which market the bulk of their goods and services within the area. The basic sector generates income from outside the area and provides the principal stimulus for future economic growth. The economic activities that comprise the basic sector include manufacturing and agriculture because most manufactured and agricultural products are exported beyond the area.

From 1977 to 1982, a decline in the ratio of basic to non-basic employment indicates the advent of a slowing down in the manufacturing and agricultural sectors. The ratio increased from 1982 to 1985, indicating growth in the industrial sector of the economy.

The County is also an exporter, or supplier, of labor to the metropolitan area economy since the number of employed residents is greater than the number of employed workers in the County. For example, there were 29,276 residents employed and only 13, 952 worked in the County in July of 1985.

POVERTY LEVELS

The Bureau of the Census tests the family income against an annually adjusted poverty threshold set for the nation. The 1979 figure for the threshold used in the 1980 census was $7,412. The threshold is annually adjusted for cost of living using the Consumer Price Index (CPI). However, no attempt is made to account for regional, state, or local variations in the cost of living.

TABLE NO. 3

POPULATION BELOW POVERTY LEVEL
NUMBER OF PERSONS/FAMILIES

	PERSONS		FAMILIES	
	1970	1980	1970	1980
Pittsylvania County	14,679	9,908	2,968	2,204
Danville	7,206	6,156	1,456	1,258
Virginia	690,615	611,310	143,005	128,974

Source: 1980 U. S. Census

In 1970, the County had 14,679 persons and 2,968 families that were below the poverty level used in the census. By 1980, there were 9,908 persons and 2,204 families below the poverty level. This indicates that the number of persons and families below the poverty level declined by 32.5 percent and 25.7 percent, respectively. The percentage reduction in persons and families below the poverty level across Virginia and in the City of Danville was much less over the same period.

TABLE NO. 4

POPULATION BELOW POVERTY LEVEL
PERCENTAGE OF TOTAL PERSONS/FAMILIES

	PERSONS		FAMILIES	
	1970	1980	1970	1980
Pittsylvania County	25.2	15.1	19.9	11.9
Danville	16.0	13.8	11.8	9.9
Virginia	14.9	11.4	12.3	9.2

Source: 1980 U. S. Census

Table No. 4 shows the percentage of families and persons in the County, Danville, and the State that fell below the poverty level. The figures are derived by taking the number of persons and families below the poverty level

as a percentage of the area's total. The County had a substantial portion of both persons and families that were below the poverty level in 1970 in comparison to Danville and the State. By 1980, the gap narrowed between the County percent of population below the poverty level and that of Danville and the State. Fifteen percent of the County population below the poverty level is an obvious reason for concern and hard work toward economic development. The progress made between 1970 and 1980 should provide encouragement toward future County economic development.

TABLE NO. 5

EMPLOYMENT BY OCCUPATION
1980

(Persons 16 Years of Age and Over)

	Pittsylvania County		Campbell County		State
	Number	Percent	Number	Percent	Percent
Manager & Professional	3,031	10.2	3,486	16.6	24.8
Technical, Sales & Administrative	5,900	19.9	5,626	26.8	30.0
Service Occupations	2,886	9.7	1,927	9.2	12.2
Farming, Foresty & Fishing	1,722	5.8	591	2.8	2.4
Precision Production & Crafts	4,283	14.6	3,400	16.3	12.9
Operations, Fabricators & Laborers	11,790	39.8	5,930	28.3	17.7
TOTAL	29,612		20,960		

Source: 1980 U. S. Census

A list of jobs in the County, by occupation, is presented in Table No. 5. In 1980, there were 29,612 persons employed in the County. Almost 40 percent of these people were in the fabrication, operations and laborer occupations.

A comparison of employment with Campbell County reveals that the County is more dependent on manufacturing as a source of employment than Campbell

County and the State. The potential labor supply should seem to support industrial expansion in the County. An examination of Table No. 6 reveals the degree of economic interdependence between the urban areas and the County. The ability of a town or county to attract and hold workers is an indication of its economic stability and growth potential.

TABLE NO. 6

ESTIMATED POTENTIAL LABOR SUPPLY[3]
MARCH 1986

Locale	Total	Outside Labor Force	Unemployed	Annual New Entrants	Total Population of Area[2]
Chatham	4,970	200	3,370	1,400	123,600[1]
Male	2,320		1,510	810	
Female	2,650		1,860	590	
Gretna	2,750	170	1,920	660	64,400
Male	1,250		870	380	
Female	1,500		1,050	280	
Hurt	3,490	370	2,110	1,010	85,300
Male	1,540		950	590	
Female	1,950		1,160	420	

1 Does not include North Carolina
2 1984 Estimate
3 Includes 20 mile radius

Source: Virginia Division of Industrial Development; March, 1986.

The definitions of terms used in Table 6 are as follows:

Outside Labor Force -- The number of women between the ages of 25 and 44 who are not currently in the labor force but could be drawn into it provided the right job opportunity existed. Women ages 18 to 21 are included in Annual New Entrants. Those 22 and 24 years old are generally not considered as potential, because of family obligations.

Unemployed -- All persons 16 years of ago or older who are currently available for work and actively seeking a job, providing they are not persons

"with a job but not at work" (e.g. on strike, ill, on vacation, etc.). Also included are persons waiting to start a new job, within 30 days, or awaiting recall from layoff.

Annual New Entrants -- The total number of young men ages 18 to 25 and women ages 18 to 21 who will enter the labor force during the next 12 months and seek employment.

EDUCATIONAL CHARACTERISTICS

The County School System provides an education that prepares the young people of the County to become productive members of society. Job preparedness through education takes place through the mastery of basic skills in reading, writing, math, social studies, and other disciplines. The educational program is designed to instill values that enrich life. This philosophy is a guide to improve the total educational program. From 1970 to 1980, the median years of school completed increased 17 percent, from a median of 8.6 to a median of 10.1. This increase in the median is evident throughout the state and indicates that more students are continuing their education at the college level.

TABLE NO. 7

MEDIAN YEARS OF SCHOOL COMPLETED
(Persons 25 Years of Age & Over)

	1970	1980	Percent Change
Pittsylvania County	8.6	10.1	17
Henry County	9.9	10.9	10
Franklin County	8.5	11.2	32
Bedford County	9.0	12.0	33
Campbell County	10.8	12.0	10
Halifax County	8.7	10.2	17
Virginia	11.7	12.4	6

Source: U. S. Census of Population; 1970 and 1980.

INDUSTRY

Employment statistics are used in this section to indicate the strength of the county economy in certain areas. Table No. 8 shows the strengths of the local ecohomy in respect to manufacturing industries. It is important to note that the 14,204 persons with manufacturing employment in 1980 represented 48 percent of the labor force in the County. Statewide, the percentage of persons in the labor force involved in manufacturing is only 19 percent.

Table No. 9 shows that the major employment areas by product class are textiles; furniture, lumber, and wood products; printing, publishing, and allied products; metals and fabricated metal products. Other non-durable goods and other durable goods are also major categories. Over 68 percent of the manufacturing labor force is involved in the textile and the furniture, lumber and wood products manufacturing areas. The City of Danville has a similar concentration. The concentration of workers in a few areas would indicate that the County employment base may be sensitive to upsets caused by recession and, in particular, to foreign competition in the manufacture of textile products.

The manufacturing employment sectors with the greatest growth rates from 1970 to 1980 were: food and kindred products at 111 percent; machinery at 121 percent; chemicals and allied products at 85 percent. These areas were among the smallest in 1970 employment. A trend toward some diversification in employment, for county workers, may be established based on the census statistics. The percentage of persons employed in textiles and wood products related industries did decline from 1970 to 1980. This may also tend to confirm a move toward more diversification which may be more helpful to the county labor economy in the future. Every category of employment in non-durable and durable goods manufacturing areas increased its share of manufacturing employment except the two categories mentioned and two additional categories; electrical machinery and transportation equipment.

TABLE NO. 8

MANUFACTURING EMPLOYMENT
1970-1980

	PITTSYLVANIA COUNTY				
	1970	1970 Percent of Total	1980	1970 Percent of Total	Percent Change
Total Manufacturing Employment	10,958	100.0	14,204	100.0	29.6
Non-Durable Goods	7,566	69.0	9,777	68.8	29.2
Food Kindred Products	138	1.3	292	2.7	111.6
Textile Mill Finished Products	5,882	53.7	7,190	50.6	22.2
Printing, Publishing, Allied Products	291	2.7	389	3.5	33.7
Chemicals, Allied Products	107	1.0	198	1.4	85.0
Other, Non-Durable Goods	1,148	10.5	1,708	15.6	48.8
Durable Goods	3,392	31.0	4,427	31.2	30.5
Furniture, Lumber, Wood Products	1,967	18.0	2,517	17.7	28.0
Metals, Fabricated Metals	329	3.0	514	3.6	56.2
Machinery, except electrical	87	0.8	193	1.4	121.8
Electrical, Machinery, Equipment Supplies	394	3.6	291	2.0	-26.1
Transportation Equipment	240	2.2	280	2.0	16.7
Other Durable Goods	375	3.4	632	4.4	68.5

Source: 1970 and 1980 U.S. Census

TABLE NO. 9

MAJOR EMPLOYMENT AREAS BY PRODUCT CLASS
PITTSYLVANIA COUNTY, DANVILLE
CAMPBELL COUNTY AND LYNCHBURG
HALIFAX COUNTY AND HENRY COUNTY

Pittsylvania County

Sic Code	Type of Industry	Number of firms	Approximate Employment
21	Tobacco Manufacturing	1	450
22	Textile Mill Products	5	2,750
23	Apparel	1	200
24	Lumber & Wood Products	1	75
25	Furniture & Fixtures	1	75
26	Paper & Allied Products	1	200
27	Printing & Publishing	1	200
28	Chemical & Allied Products	1	75
32	Stone, Clay, Glass & Concrete	1	200
33	Primary Metals	1	200
		14	4,425

Danville

Sic Code	Type of Industry	Number of firms	Approximate Employment
20	Food & Kindred Products	1	75
21	Tobacco Manufacturing	2	1,400
22	Textile Mill Products	1	1,200
23	Apparel	3	1,075
24	Lumber & Wood Products	2	275
27	Printing & Publishing	1	200
30	Rubber & Plastics	1	1,200
32	Stone, Clay, Glass & Concrete	4	1,525
36	Electrical Machinery	1	450
		16	7,400

Campbell County

Sic Code	Type of Industry	Number of firms	Approximate Employment
22	Textile Mill Products	2	1,400
23	Apparel	2	275
27	Printing & Publishing	1	75
28	Chemical & Allied Products	3	1,475
29	Petroleum & Related Products	1	450
32	Stone, Clay, Glass & Concrete	1	75
33	Primary Metals	1	1,200
34	Fabricated Metals	1	75
36	Electrical Machinery	1	450
37	Transportation Equipment	1	450
		14	5,925

Lynchburg

Sic Code	Type of Industry	Number of firms	Approximate Employment
20	Food & Kindred Products	4	1,175
23	Apparel	8	2,225
24	Lumber & Wood Products	4	1,050
26	Paper & Allied Products	2	650
27	Printing & Publishing	3	1,075
28	Chemicals & Allied Products	2	900
30	Rubber & Plastics	5	500
31	Leather Products	1	1,200
34	Fabricated Metals	4	1,175
35	Machinery	6	825
36	Electrical Machinery	6	3,450
		46	15,475

Halifax County

Sic Code	Type of Industry	Number of firms	Approximate Employment
22	Textile Mill Products	2	1,500
24	Lumber & Wood Products	2	300
30	Rubber & Plastics	1	250
36	Electrical Products	2	1,100
		7	3,150

Henry County

Sic Code	Type of Industry	Number of firms	Approximate Employment
22	Textile Mill Products	3	5,800
23	Apparel	2	1,300
24	Lumber & Wood Products	4	950
25	Furniture & Fixtures	3	5,200
26	Paper & Allied Products	1	75
27	Printing & Publishing	1	75
30	Rubber & Plastics	2	550
35	Machinery	1	600
36	Electrical Products	1	100
		18	14,650

Source: Industrial Directory, 1986-1987

LOCATION OF INDUSTRY

The County's industry is generally centered at four points. This does not include industry locations within the City of Danville where many county residents work. The primary industry locations are: Chatham; Gretna; Hurt, including the town areas and surrounding areas nearby; and the industrial sites and industrial parks that lie near Danville at the south end of the County.

There are approximately 110 firms employing over 22,000 people in the Pittsylvania-Danville area. One of the state's leading manufacturing and service centers, this industrial base now includes manufacturers and processors producing a range of products from truck and airplane tires to power tools, laboratory glass and jogging suits. The 1985 tobacco market sold 4,773,984 pounds with an average price of $152.11 per 100 pounds through nine local warehouses.

A list of firms in the County is presented on Table No. 10.

TABLE NO. 10

FIRMS IN PITTSYLVANIA COUNTY-DANVILLE AREA
(20 or more employees)

Name (Location)	Approximate Number of Employees	Industrial Classification
APAC-Virginia, Inc. (Danville)	176	Road Construction
Bassett-Walker, Inc. (Chatham)	550	Garments
Brockway, Inc. (Ringgold)	300	Glass
Burlington Industries, Inc. (Hurt)	920	Fabrics
Burlington Industries Dist. Center (Hurt)	80	Textile Distrib.
Blair Construction Co., Inc. (Gretna)	30	Commercial Bldg.
Caravelle Industries, Inc. (Chatham)	20	Car Washes
Chatham Knitting Mills, Inc. (Chatham)	42	Jackets
Chatham Oil Company (Chatham)	20	Distributor
Cloverdale Lumber Company (Sutherlin)	40	Lumber
Craddock-Terry (Gretna)	199	Shoes
Disston (Danville)	400	Saws & Garden Tools
Dry Fork Milling Co., Inc. (Dry Fork)	20	Dog Food
Eastern Door and Panel (Chatham)	20	Plywood/Paneling
Engineering Design and Sales, Inc. (Danv.)	60	Electronic Suppl.
Ennis Business Forms, Inc. (Chatham)	240	Business Forms
Freeman Chemical Corp. (Chatham)	20	Polyester Resins
First Piedmont Corp. (Chatham)	25	Waste Disposal
Roy N. Ford Company, Inc. (Blairs)	40-50	Road Construction
Gibson Lumber Company (Gretna)	22	Lumber
Hampco Apparel, Inc. (Chatham)	110	Bathrobes
Haymes Brothers, Inc. (Chatham)	40-50	Construction
M. Kendall Lumber Co., Inc. (Blairs)	22	Lumber
Dan River Chemical (Ringgold)	87	Ind. Chemical
Mecklenburg Electric (Gretna)	24	Utility
Pannill Knitting Co., Inc. (Gretna)	486	Jackets
Peoples Mutual Telephone Co. (Gretna)	20	Utility
Piedmont Land & Timber Corp. (Chatham)	20	Pulp & Pulp Prod.
Princeton Homes (Danville)	40	Modular Homes
Saunders Lumber Co., Inc. (Whittles)	20	Lumber
Southside Manufacturing Corp. (Blairs)	65	Furniture
Star Paper Tube (Blairs)	126	Textile Cores
Thompson Ready-Mix, Inc. (Danville)	32	Concrete
Times Fiber Communications (Chatham)	260	Cable
Virginia Solite Co. (Cascade)	33	Aggregate Matls.
Vulcan Materials Co. (Chatham)	25	Crushed Stone
Whittle Plywood Corp. (Chatham)	70	Plywood
Womack Publishing Company (Chatham)	31	Newspaper
Transcontinental Gas Pipeline Corp.	22	Processor

Source: Pittsylvania County Chamber of Commerce, May, 1986.

The major employers are manufacturers of glass, textiles, apparel, and wood and lumber products.

TABLE NO. 10-A

FIRMS IN PITTSYLVANIA COUNTY - DANVILLE AREA
SUBJECT TO ANNEXATION
(20 or more employees)

Name (Location)	Approximate Number of Employees	Industrial Classification
Commodore Corp., Southern (Danville)	150	Mobile Homes
Corning Glass Works (Danville)	380	Specialty Glass
Dibrell Brothers (Danville)	250-700	Tobacco Processors
Goodyear Tire & Rubber Co. (Danville)	2,250	Truck Tire/Aircraft
Lockley Manufacturing Co. (Danville)	25	Missile Parts
Lebanon Chemical Corp. (Smith Douglas)	36	Fertilizer
Lorillard (Danville)	150-600	Tobacco Processing
Multi-Ply Corp. (Danville)	40	Modular Homes
Piedmont Precision Machine (Danville)	34	Metal Products
Sellers Brothers	28-45	Road Building
Southern Processors (Danville)	450	Tobacco Processing
U. S. Gypsum Co. (Danville)	300	Wood Fiber Hardboard

COMMUTER PATTERNS

The number of employed residents in the County is significantly greater than the number of jobs in the County. Because of this fact, information on the number of persons working outside the County and where these people are working is important to understanding the local economy.

Table No. 11 indicates that the majority of those commuting to areas outside the County are working in the City of Danville.

TABLE NO. 11

COMMUTER PATTERNS

	Number of Employees	Percent of Total
Worked in Pittsylvania County	9,465	32.2
Worked in Danville	11,256	38.4
Worked in Virginia -- Outside Danville and Pittsylvania County	4,812	16.4
Worked Outside Virginia	604	2.1
Not Reported	3,203	10.9

Source: 1980 U. S. Census

Table No. 11 points out that a significant number of miles per day are spent in commuting to work. The majority of people worked in Danville. The people who worked in Virginia outside the Danville SMSA principally traveled to Campbell County, Henry County, and Martinsville. The remaining workers traveled to North Carolina for their place of employment.

COMMERCIAL AND RETAIL ENTERPRISE

Retail sales on an annual basis are a key measure of the commercial sector. Table No. 12 shows retail sales by taxable sales. The County's sales have historically been about 30 to 35 percent of the comparable figures for the City of Danville.

TABLE NO. 12

TRENDS IN RETAIL SALES
($000)

	1980	1981	1982	1983	1984
Pittsylvania County	$76,093	$81,809	$80,083	$ 80,354	$ 92,225
Danville	$244,534	$258,392	$263,033	$281,459	$317,405

Source: Tayloe Murphy Institute, 1986

TABLE NO. 13

RETAIL INDEX OF CHANGE

	1980	1981	1982	1983	1984
Pittsylvania County	-	7.5	5.3	5.6	21.2
Danville	-	5.6	7.5	15.1	29.8
Virginia	-	7.8	13.0	26.8	47.8

Source: Tayloe Murphy Institute, 1986.

Table No. 13 presents index of retail sales in the County, Danville, and Virginia. From 1981 to 1983, the County was particularly weak in that its retail sales declined. However, in 1984, there was a large increase from 1983 but retail sales still lag behind Danville's and the State's average.

As with industrial activity, the County's economic condition and trends can also be measured from the prospective of employment of residents in the retail sector.

TABLE NO. 14

PERSONS EMPLOYED IN RETAIL SALES

	Employment	Percent of Workforce	Employment	Percent of Workforce	1970-1980 Percent of Change
Pittsylvania County	2,202	9.9	3,627	12.2	64.7
Danville	3,024	15.1	3,163	15.6	4.6
Virginia	251,029	14.2	351,227	15.0	39.9

Source: 1980 U. S. Census

The percentage of county workers that were employed in the retail sector grew by almost 65 percent from 1970 to 1980, greatly exceeding the growth in the City of Danville, and the state. In 1970, 9.9 percent of the work force of the County made up the retail sector. By 1980 the figure had risen to over 12 percent, while the City of Danville and the State showed very little growth. In recent years, considerable commercial development has been

occurring along U. S. Route 58 and Route 29 corridors. This has created many new jobs for County residents.

Retail establishments which deal predominantly and directly with the local residential population include business and administrative enterprises. These establishments have local clients and because of this; site selection is assumed to be powerfully constrained by problems of access to local residents. Employment levels are assumed to be closely tied to local growth of population. The retail sector is divided into three category types. These types include:

'Neighborhood' - This category consists of food, drug, gasoline dealers, convenience service establishments and elementary schools.

'Local' - This category consists of a wider range of retail businesses. Such businesses are repair and professional services in towns, municipal administration and churches.

'Metropolitan' - This category consists predominantly of financial institutions, large department stores, public lodgings, and business services.

FINANCES

The examination of financial conditions in Pittsylvania County will lead to conclusions about (1) its ability to raise taxes with regard to its relative wealth; (2) its local tax effort; (3) its reliance on individual local revenue sources; and (4) its expenditures by local government function. These conclusions will point out the strengths and weaknesses in the County's current financial condition and indicate future policy directions that will enable the County to strengthen its condition.

TAX RATES

Local tax levies and transfers from the state and federal governments are the County's three major revenue sources. Table No. 1 contains tax rates for the County for the years 1982 to 1985. This table compares taxes on properties for the County. Since 1982, the tax rate in the County has remained relatively low as compared with the median for counties in the Commonwealth for 1985.

TABLE NO. 1

TAX RATES PER HUNDRED DOLLARS OF ASSESSED VALUE

	1982	1983	1984	1985	Median for Counties in Commonwealth
A. Real Estate					
True Values	$0.315	$0.33	$0.35	$0.35	$0.57
Land Use Values	$0.315	$0.33	$0.35	$0.35	$0.57
B. Mobile Homes	$0.315	$0.33	$0.35	$0.35	$0.57
C. Personel Property					
Tangible	$4.25	$4.25	$4.25	$4.25	$7.95
Machinery and Tools	$3.00	$3.00	$3.00	$3.00	$6.70
Merchants Capital	$2.75	$2.75	$2.75	$2.75	$5.25
D. Public Service Corporations					
Real Estate	$0.315	$0.33	$0.35	$0.35	$0.57
Personal Property	$4.25	$4.25	$4.25	$4.25	$7.95

Source: County of Pittsylvania Annexation Proceedings, Volume III Financial Exhibits

The tax rate for the County is relatively low. Real estate is taxed at a rate of $0.35 per hundred dollars of assessed value, based on an estimate of 100 percent of fair market value in the County. Machinery and tools taxes in the county are calculated by taking 10 percent of the original cost of machinery and tools and then applying the $3.00 per $100.00 of Assessed Value tax rate against the assessed value. The effective tax rate for Pittsylvania County is $0.30; rates for nearby counties are: Campbell County, $0.315; Halifax County, $0.39; and Henry County, $0.924. If a manufacturing company is located within the corporate limits of a town, it is subject to both town and county levies. Table No. 2 contains local taxes for the 1984-85 tax year, assessment ratios and the value used for tax purposes for real estate, machinery and tools, and automobiles and trucks.

TABLE NO. 2

LOCAL TAXES
1984-85 TAX YEAR

REAL ESTATE

	Nominal Tax Rate/$100	Assessment Ratio	Effective Tax Rate/$100
Pittsylvania County	$0.35	100%	$0.35
Town of Chatham	.24	100%	.24
Town of Gretna	.15	100%	.14
Town of Hurt	.18	100%	.18

MACHINERY AND TOOLS

	Value Used for Tax Purposes	Nominal Tax Rate/$100	Assessment Ratio	Effective Tax Rate/$100
Pittsylvania County	Original Cost	$3.00	10%	$0.30
Town of Chatham	Original Cost	2.80	10%	.28
Town of Gretna	Original Cost	1.00	10%	.10
Town of Hurt	Original Cost	1.00	10%	.10

AUTOMOBILES AND TRUCKS

	Value Used for Tax Purposes	Nominal Tax Rate/$100	Assessment Ratio	Effective Tax Rate/$100
Pittsylvania County	Market Value	$4.25	30%	$1.275
Town of Chatham	Market Value	2.80	28%	.784
Town of Gretna	Market Value	1.00	30%	.30
Town of Hurt	Market Value	1.00	30%	.30

In Virginia, counties and cities are separate taxing entities. A manufacturing company pays either county or city tax, depending upon its location. However, if it is located within the corporate limits of a town, it is subject to both town and county levies.

Source: Local Tax Rates, Tax Year 1985, Virginia Department of Taxation.

As shown on Table No. 3, the County's Merchants Capital Rate is slightly lower than the rate for Campbell County. Henry and Halifax Counties do not have any assessment in this area. It is also important to note that towns (Chatham, Gretna and Hurt) impose a business license tax as do the cities in the area (Danville, Lynchburg and Martinsville).

TABLE NO. 3

MERCHANTS CAPITAL RATES

Locality	Effective Tax Rate/$100
Pittsylvania County	$2.75
Campbell County	3.15
Henry County	-
Halifax County	-

Source: Local Tax Rates, Tax Year 1985, Virginia Department of Taxation.

Presently, the County charges all businesses with a Merchant's Capital (Inventory) tax. County consumers would benefit more from a business license tax instead. The Planning Commission believes that a study of a possible imposition of a business license tax should be conducted. This would be a more equitable way of assessing businesses and might help reduce the dependence on the real estate taxes on small home and farm owners. This tax might produce additional County revenue and could be used as a tool to discourage undesirable types of operations.

ASSESSMENT RATES

The real estate assessment/sales ratio is utilized to provide an estimate of the total true (market) value of real estate for the County, determine average effective true tax rates, distribution of aid for elementary-secondary education, and, finally, measure the level of uniformity in the assessment of real property.

The basic sales data is derived from the recordation tax receipts the County Clerk files with the Virginia Department of Taxation. The following is a list of six property classifications:

1. Single-family residential (urban)
2. Single-family residential (suburban)
3. Multi-family residential
4. Commercial/Industrial
5. Agricultural/Undeveloped 20-100 Acres
6. Agricultural/Undeveloped over 100 Acres

The most important use of this study is to determine the uniformity of assessment levels in the County. Clearly, if real property owners are not assessed in a uniform manner their tax bills will not be uniform relative to the value of property. In other words, the property tax would be inequitable. The greater the spread in the assessment ratios for individual real property owners, the greater the inequity in the County. Table No. 4 contains the comparative results for the property classifications.

TABLE NO. 4

ASSESSMENT/SALES
1979-1983

	1979	1980	1981	1982	1983
Single Family Residential (Urban)					
No. Sales	50	25	16	66	89
Median	14.2%	13.8%	14.4%	100%	98.8%
Coefficient of Dispersion	19.0%	40.3%	37.9%	16.9%	11.5%
Regression Index	1.29	1.33	1.37	1.12	1.05
Single Family Residential (Suburban)					
No. Sales	559	432	307	303	379
Median	12.3%	12.0%	11.4%	96.3%	86.1%
Coefficient of Dispersion	28.6%	27.0%	30.1%	16.2%	15.7%
Regression Index	1.25	1.13	1.26	1.11	1.03
Multi-Family Residential					
No. Sales	1	2	0	2	2
Median	*	*	*	*	*
Coefficient of Dispersion	*	*	*	*	*
Regression Index	0.8	0.8	0.99	0.99	0.98
Commercial/Industrial					
No. Sales	11	8	9	27	16
Median	22.3%	21.3%	12.9%	87.7%	76.7%
Coefficient of Dispersion	16.5%	33.2%	63.6%	13.9%	23.8%
Regression Index	1.23	1.2	1.31	0.98	0.97
Agricultural/Undeveloped (20-100 Acres)					
No. Sales	50	23	23	37	44
Median	7.3%	6.6%	7.0%	83.3%	87.4%
Coefficient of Dispersion	37.0%	35.3%	45.9%	21.4%	20.2%
Regression Index	1.17	1.22	1.26	1.10	1.04
Agricultural/Undeveloped (Over 100 Acres)					
No. Sales	21	14	7	15	11
Median	7.4%	8.0%	7.3%	82.3%	90.5%
Coefficient of Dispersion	41.8%	19.9%	28.9%	13.6%	23.2%
Regression Index	1.31	1.13	1.07	1.00	1.03

*Data based on previous fiscal year.

Source: Yearly Virginia Assessment/Sales Ratio Study

The coefficient of dispersion (also known as the index of inequality) and the regression index (price related differential) are statistical measures to indicate uniformity of assessment. A coefficient of dispersion of 10 percent or less indicates a good distribution of assessment. The exceptionally high coefficients of dispersion for the County could possibly be attributed to the great diversity in the characteristics and values of agricultural and residential properties as compared to commercial and industrial properties.

Another measure used to show the uniformity of assessment is the regression index. This statistical measure gauges the relationships between the ratios of high priced and low priced properties to determine if the value of the property has any influence on the assessment ratio. A value of 1.00 indicates a relationship that is uniform between assessed values and selling prices of properties with different prices. An index above 1.00 indicates less expensive sites have a higher assessment/sales ratio than more expensive sites; therefore, the assessments are regressive. In other words, less expensive sites are assessed at a higher ratio of fair market value than are more expensive sites. This regressive tax means that the owner of the less expensive property pays a greater tax in relation to value than would the owner of a more expensive one. Many tax experts believe that an index between .95 and 1.05 is reasonable. Therefore, the earlier inequity appears to constitute a reasonable regression index.

REVENUES

Locally generated revenues accounted for almost 29 percent of the County's total income in 1985, while state transfers accounted for 61 percent of the total. Federal transfer accounted for the remaining 10 percent (see Table No. 5).

TABLE NO. 5

MAJOR REVENUE SOURCES

	Pittsylvania County	Total Counties
Local Revenue		
Amount	$10,386,022	$1,464,605,721
Per Capita	$157.13	$431.96
Percent of Total	28.69	58.52
From the Commonwealth		
Amount	$22,232,976	$ 824,760,707
Per Capita	$336.35	$243.25
Percent of Total	61.42	32.95
From the Federal Government		
Amount	$3,580,994	$ 213,442,511
Per Capita	$54.17	$62.96
Percent	9.89	100.00
Total Revenues		
Amount	$36,199,992	$2,502,808.939
Per Capita	$547.65	$738.17
Percent	100.00	100.00

Source: Financial Exhibits, County of Pittsylvania Annexation Proceedings, 1985.

In comparison to other counties in the Commonwealth, Pittsylvania County's dependence on each of these revenues is somewhat atypical. Locally generated revenues constituted nearly 60 percent of total income in the Commonwealth. This was nearly 50 percent greater than Pittsylvania County's reliance on local revenues. It is because of the high reliance on local revenue sources that transfers from the state and federal governments in the average county were lower than Pittsylvania County. (Actually, on a per capita basis the average county received eighty-four dollars less than Pittsylvania County from these transfers.)

Bond revenue is also a source of income for the County. On November 5, 1985 County citizens passed a $2.5 Million Bond Issue. This General Obligation Bond will establish a revolving industrial development fund separate from all other funds in the County. The Board of Supervisors defined the details of establishing and carrying out the operation and administration of the

industrial development fund, which is a fifteen year long term debt for the County.

The industrial development fund is to be operated at a special fund of the County as a capital improvements fund. This is directed under the state statute of the Code of Virginia as amended, 1950. The industrial development fund would remain independent of the general revenues, and would gain interest in an independent account. All funds and proceeds in this fund would cycle based on the requirements of the Board of Supervisors for economic development projects.

The industrial development fund shall be a revolving fund which may contain the original proceeds and future earnings developed from the sale and the profits and proceeds of such industrial sites, utilities, or buildings on the sites purchased with the original $2.5 million bond issue. This revolving fund is a requirement of resolution on the bond issue by the Board of Supervisors and it shall exist as long as the bonds are outstanding, no less than the life of the bond which is fifteen years. The Board of Supervisors may then expand this revolving fund into other funds.

Table No. 6 contains a general breakdown of the $2.5 million general obligation bond. The table establishes the actual administrative and legal cost required to close the sale of the actual bonds; netting to the County approximately $2,403,000. This table also shows a general breakdown of the areas of expenditures proposed concerning the purchase of the sites, the speculation building, the actual improvements to the site concerning clearing, grading, general improvements, the utilities to the sites, and the general administrative, legal, technical, engineering, and surveying fees that may be required to insure that those sites meet the certification requirements of the State of Virginia.

TABLE NO. 6

PROPOSED USE OF BOND REVENUE
PITTSYLVANIA COUNTY, VIRGINIA

ADMINISTRATIVE FEES		
Purchase Agreement 2%	$ 50,000.00	
Paying Agent Fees (Annual)	2,000.00	
Legal Fee Bond Council	35,000.00	
Administrative Fee	10,000.00	
Net to County		$2,403,000.00
TOTAL FUNDS TO BE SPENT IN 3 YEARS		
Land and Options	606,510.00	
Water and Sewer	550,000.00	
Planning, Clearing, Grading and Preparation	731,490.00	
Shell Building (80,000 Sq.Ft.)	660,000.00	
		$2,548,000.00
QUARTERLY EXPENDITURE OF FUNDS		
January - February - March 1986	471,510.00	
April - May - June 1986	200,000.00	
July - August - September 1986	659,000.00	
October - November - December	790,000.00	
January - February - March 1987	150,000.00	
April - May - June 1987	200,000.00	
July - August - September 1987	86,490.00	
		$2,548,000.00

Source: Administration of Industrial Revenue Fund, Pittsylvania County Administrator.

Several measures of relative wealth, or fiscal ability, have been devised with one being recognized as a more accurate indicator than others. This measure has been used by the Joint Legislative Audit and Review Commission (JLARC) in a recent report on state aid to localities. The measure compares fiscal ability between localities by calculating the statewide average tax rate for the most important local taxes and applying that rate to the resources available in each locality. For example, the average real property tax rate in the state is multiplied by the true value of real estate in each locality to determine how much revenue could be generated in that jurisdiction with the

average rate. All revenues are then added together and divided by the population in the jurisdiction. The result indicates the amount of revenue a locality could generate per person if all tax rates in the state were equally applied (see Table No. 7).

TABLE NO. 7

MEASURES OF REVENUE CAPACITY AND TAX EFFORT
1977-1983

	Pittsylvania County	Danville	Median in Commonwealth
Revenue Capacity			
1977	$226.63	$290.13	$338.99
1983	352.59	427.45	498.35
Change	125.96	137.33	159.36
Total Tax Effort			
1977	0.38	0.72	0.68
1983	0.36	1.01	0.75
Change	-0.02	+0.29	+0.07
Stress Index 1983	30.50	39.25	31.56

High Stress 38.85-48.00 Above Average 31.56-38.85
Below Average 24-27-31.56 Low Stress 13-24.27

Source: "State Mandates on Local Governments and Local Financial Resources" JLARC, House Document No. 4, Richmond, 1986.

Revenue capacity determines what ability a locality has to support local services. The median revenue capacity in the Commonwealth was $338.99 in 1977 and in 1983 was $498.35. In comparison, Pittsylvania County's revenue capacity was $226.63 in 1977 and $352.59 in 1983. Growth in the County was $125.96 between those years.

The total tax effort is a measure that compares the amount each locality taxed itself in light of its ability to raise taxes. It was determined by simply dividing each locality's per capita revenue capacity by its locally generated revenues per capita.

The median tax effort in the Commonwealth was $0.68 in 1977 and $0.75 in 1981. The amount of increase between those years was $0.07. Pittsylvania County's effort was $0.38 in 1977 and $0.36 in 1981, a decrease of $0.02.

EXPENDITURES

TABLE NO. 8

PITTSYLVANIA COUNTY
OPERATIONAL EXPENDITURES BY FUNCTION
1984

	Amount	Per Capita	Percent of State Average
General Administration	591,685	8.92	24.11
Judicial Administration	487,440	7.35	74.47
Public Safety	1,667,785	25.16	30.79
Public Works	785,458	11.85	32.38
Health and Welfare	1,701,058	25.66	52.80
Education	26,748,270	403.44	77.31
Parks, Recreation, Cultural	278,352	4.20	18.70
Community Development	251,231	3.79	26.69

Source: Comparative Report on Local Governments - Revenues and Expenditures in Virginia 1984.

Operational expenditures by government function are shown on Table No. 8. Education by far consumes the largest portion of operating expenditures made by the County. Health and welfare, and public safety receive the second and third largest amount of funding, respectively.

The final column is percent of state average, which compares the County's per capita expenditures to the per capita expenditures made by all counties in the Commonwealth. For each of the expenditure functions, the County lags behind the state average.

CONCLUSION

The financial integrity of the County is vitally important to the Commonwealth. Over the last nine years the County has experienced increasing financial stress. This fiscal burden will impact the County's ability to provide services to meet residents' needs, spur and influence economic development, and improve the quality of life for all citizens. This analysis

focuses on: (1) revenue capacity, which measures the County's ability to support public services; and (2) tax effort which measures the extent to which the County is tapping its financial resources.

The County's revenue capacities were significantly lower than the statewide median. This implies that the County taxes itself much less than the average county in the Commonwealth. However, this conclusion is suspect without measuring the County's relative ability to pay taxes. High levels of unemployment and poverty leave the County's citizens less able to pay taxes. Recognizing this fact, County government has kept real property taxes low. Therefore, if the County continues its trend of low revenue capacities it must diversify its tax base to decrease its dependence on real property taxes so that it can provide services to direct growth where best suited.

A key option available to the County to increase revenues is to increase the County's tax effort. Tax effort refers to the degree to which the County taxes its tax base. If the County taxed itself at the median state rate, its ability to generate revenues would be approximately 129 percent of what it is now.

The County's expenditures for services, with the exception of education, are lower than the state average. The discrepancy between County expenditures and the state average is due to the County's low revenue capacity and tax effort.

HOUSING

Housing development and availability is a function of the private sector. However, the impact of housing opportunities is largely a function of the local government. The County government can ensure that services such as utilities, education, health and welfare, fire and police protection are available through land use controls and taxation. For these reasons it is necessary to know what kind of housing changes took place from 1970 to 1980. Table No. 1 is a summary of housing changes over the period 1970-1980 for the County-Danville area.

HOUSING INVENTORY

The County's total housing units increased 34.9 percent over the period from 1970 to 1980. Meanwhile, housing stock in Danville rose only 13 percent. At the same time, the County's population grew 12.5 percent while the City's population stagnated. The major contribution to the County increase came from the 49.8 percent increase in owner-occupied type units. Rental units were relatively unchanged with a small decline of 1.0 percent.

As the population of the County increased so did the number of housing units; creating an overall decline in the number of persons per occupied unit from 3.55 to 2.99. The decline for owner units was 3.3 to 2.69, and renter units was 4.0 to 2.46.

The general trend for the County is for smaller families or households to occupy the existing housing stock. Secondly, the preference is for single family detached housing, either conventional or using mobile homes. The vacancy rate is less than 1.0 percent. Rental units are apparently not so popular with a vacancy rate over 6.0 percent; and to a large extent there was not an increase in units built.

TABLE NO. 1

HOUSING INVENTORY SUMMARY OF HOUSING CHANGES
1970 - 1980

	Pittsylvania County			Danville		
	1970	1980	Percent Change	1970	1980	Percent Change
Total Housing Units	17,975	24,255	34.9	16,291	18,405	13.0
Occupied Units	16,595	22,147	33.6	15,464	17,511	13.2
Vacant Units	1,378	1,625	17.9	826	890	7.7
Vacancy Rate	7.7	6.7	--	5.1	4.8	--
Owner-Occupied Units	11,278	16,896	49.8	9,489	10,902	
Vacant Units for Sale	86	136	58.1	129	167	29.5
Vacancy Rate	0.8	0.8	--	1.3	1.5	--
Renter Occupied Units	5,317	5,251	-1.0	5,976	6,609	10.6
Vacant Units for Rent	289	369	27.7	437	461	5.5
Vacancy Rate	5.4	6.6	--	7.0	6.5	--
Other Vacant	1,003	591	-41.1	248	262	5.6
Population in Occupied Housing Units	58,789	66,147	12.5	45,111	44,570	-1.2
Persons Per Occupied Units, Median	3.55	2.99	--	2.9	2.24	--
Owner, Median	3.3	2.69	--	3.0	2.34	--
Renter, Median	4.0	2.46	--	2.8	2.00	--
Persons in Owner-Occupied Units	37,217	50,344	35.8	28,467	28,867	1.4
Persons in Renter-Occupied Units	21,216	15,432	-27.3	16,732	15,703	-6.1

Source: 1980 U. S. Census

The vacancy rate for all types of housing units in the County was 7.7 percent by 1980. The vacancy rate for owner-type units was very low at 0.8 percent in 1970 and 1980. Rental type units had a vacancy rate of 5.4 percent in 1970, rising to 6.6 percent by 1980. Rental units may include: apartments, mobile homes, duplexes, and single-family homes; owner type units are typically single-family homes and mobile homes. County trends substantiate local preference for a single-family detached home; 81.6 percent of the housing stock is single-family units; 12.9 percent of the housing stock is in mobile homes. Multi-family units account for only 5.5 percent of housing stock.

DISTRIBUTION OF HOUSING BY COST

Table No. 2 addresses the distribution of housing by ranges of value placed on homes by their owners. It is important to note the percentages of units in the various value ranges. While the table is for occupied housing and thus housing theoretically not available to prospective homeowners, it does aid in describing the housing market by delineating percentage of total homes in various value ranges.

TABLE NO. 2

HOUSING UNITS
VALUE BY OWNER
1980

Value Range	Pittsylvania County Units	Pittsylvania County Percent of Total	Danville Units	Danville Percent of Total
Less than $15,000	2,013	18.5	1,532	15.9
$15,000 - $19,000	1,064	9.8	1,153	12.0
$20,000 - $29,999	2,531	23.2	2,022	21.0
$30,000 - $39,999	2,223	20.4	1,906	19.8
$40,000 - $49,999	1,476	13.5	1,397	14.5
$50,000 - $59,999	712	6.5	636	6.6
$60,000 - $79,999	651	6.0	637	6.6
$80,000 - $99,999	159	1.5	186	1.9
$100,000 - $149,999	57	0.5	126	1.3
$150,000 - $199,999	5	0.1	21	0.2
$200,000 and above	7	0.1	11	0.1
	10,898	100.0	9,627	100.0

Median House Value - $29,100

Source: 1980 U. S. Census

The percentage of homes in the County below $40,000 in value is 71.9 percent; from $40,000 to $80,000 the percentage is 26.0 percent; from $80,000 and above, the percentage is 2.0 percent. The percentage of homes in Danville below $40,000 in value is 71.9 percent; from $40,000 to $80,000 the percentage is 27.7 percent; from $80,000 and above is 3.5 percent. Using the noted price ranges, the County and City housing markets are quite similar in house value ranges. The County has a slight advantage in that the absolute number of homes is larger in the County than the City.

HOUSING CONSTRUCTION COSTS

Housing construction costs are increasing throughout Virginia. There are many reasons for the increase. Houses are being built larger, have more amenities, and contain improved heating and cooling systems. In addition to changes in the physical characteristics, other factors add to the cost of

homes. These include increases in building permit and site plan review fees imposed by local governments, and fees charged for utility hook-ups. All of these factors add to the cost of a new house.

TABLE NO. 3

AVERAGE NEW SINGLE FAMILY
HOUSING CONSTRUCTION COST

	1981	1982	1983[1]
Pittsylvania County	$35,720	$33,820	$44,350
Danville	40,400	71,670[2]	44,280
Campbell County	49,060	52,580	51,940
Lynchburg	43,610	48,040	67,620
Henry County	41,410	43,860	43,630
Halifax County	32,400	31,990	33,300
Bedford County	46,070	48,190	50,550
State	$40,720	$44,310	$46,900

1 Includes first three quarters only.
2 Only 15 homes

Source: Taylor Murphy Institute, University of Virginia; Charlottesville.

Table No. 3 shows housing construction costs of an average new single-family home from 1981 to 1983. In 1985, 182 single family homes were sold with an average sale price of $52,040 in the Danville area.

DISTRIBUTION OF RENTAL UNITS BY RENT PAID

The 1980 census includes homes, apartments, and mobile homes that are for rent in the rental housing unit category. Respondents to the census were asked their rent paid and tabulations made to show the number of units in various rental ranges. Table No. 4 is a summary of rental units in specified rental ranges.

TABLE NO. 4

OCCUPIED RENTAL HOUSING UNITS
RENT PAID
1980

Monthly Rent	Pittsylvania County Units	Pittsylvania County Percent Total	Danville Units	Danville Percent Total
Less than $100	1,722	46.2	3,308	45.8
$100 - $149	747	20.1	2,053	28.4
$150 - $199	324	8.7	928	12.9
$200 - $249	208	5.6	366	5.1
$250 - $299	57	1.5	119	1.6
$300 - $399	19	0.5	55	0.8
$400 and above	6	0.2	8	0.1
No Cash Rent	641	17.2	382	5.1
TOTAL OCCUPIED RENTAL UNITS	3,724	100.0	7,219	100.0

Median Rent - $83

Source: 1980 U. S. Census

Most rental units were being rented for less than $200 per month; 75 percent in the County and 87.1 percent in Danville. The County and City had 2,793 units and 6,289 units, respectively, in the below $200 range. Both the City and County have between 6 percent and 8 percent of rental units in the $200 to $300 rental range. The remainder of the units are in the $300 and above rental range or have no cash rent.

AGE OF HOUSING

Table No. 5 indicates the number of dwelling units that were constructed in the various periods shown; percentage values are included for quick reference.

TABLE NO. 5

AGE OF HOUSING

	PITTSYLVANIA COUNTY		DANVILLE	
Period	Units	Percent	Units	Percent
1970 - 1980	7,685	32.3	2,877	15.6
1960 - 1969	4,607	19.3	3,659	19.9
1950 - 1959	3,798	15.9	3,732	20.3
1940 - 1949	2,931	12.3	2,474	13.4
1939 or before	4,803	20.2	5,561	30.8
TOTAL	23,823	100.0	18,403	100.0

Source: 1980 U.S. Census

The comparison between the City and County indicates that the County has been the preferred place to live, and where most new housing has been constructed. Units constructed in the County from 1970 to 1980 are more than double the numbers in the City. Pre-1939 homes accounted for 20.2 percent of the total units in the County as compared to 30.8 percent in the City. For the most part, new residential growth seems to take place in the County rather than the City which tends to cause the age of housing to be reduced in the County on a percentage basis.

HOUSING CONDITIONS

Condition of housing is an important factor in housing programs. In the comprehensive plan the housing condition data is useful in delineating the degree and area location of housing deficiencies that may need to be addressed in the future. The following sections and tables cover the housing conditions from the perspective of the county as a whole and as divided into census tracts. Two types of housing conditions are focused upon: (1) plumbing and (2) degree of crowding.

AVAILABILITY OF PLUMBING FACILITIES

The availability of plumbing facilities in homes is frequently used to examine the condition of an area's housing inventory. The statistics developed from the census determine the numbers of homes lacking complete plumbing for exclusive use by the household. The census standard assumes a unit with hot and cold piped water, a flush toilet, and a bath tub or shower inside the unit is for the exclusive use of the units' occupants. Table No. 6 shows a general comparison of the county bathroom statistics to Danville statistics. Table No. 7 shows (1) the number of units in each census tract lacking one or more plumbing facilities and (2) the percent of year-round occupied and vacant units in each census tract that lacks one or more plumbing facilities.

TABLE NO. 6

1980 CENSUS
BATHROOMS PER UNIT

	Pittsylvania County		Danville	
	Dwelling Units	Percent of Total Dwelling Units	Dwelling Units	Percent of Total Dwelling Units
No Bathroom or Only a Half Bath	3,466	14.5	408	2.2
One Complete Bathroom	14,087	59.2	12,037	65.4
One Complete Bathroom, Plus Half Bath	2,584	10.8	2,246	12.2
Two or More Complete Bathrooms	3,686	15.5	3,712	20.2

Source: 1980 U. S. Census

TABLE NO. 7

PITTSYLVANIA COUNTY

HOUSING CONDITIONS
DWELLING UNITS LACKING ONE
OR MORE PLUMBING FACILITIES

	1970		1980	
Census Tract	Units Lacking One or More Plumbing Facilities	Percent of Total Units in Tract	Units Lacking One or More Plumbing Facilities	Percent of Total Units in Tract
101	520	45.7	319	22.8
102	283	22.9	305	17.7
103	505	53.3	369	31.1
104	556	54.8	282	23.6
105	465	29.9	327	18.1
106	272	26.1	155	13.4
107	363	60.8	233	32.2
108	650	44.7	312	15.1
109	257	41.9	138	18.3
110	442	34.4	216	11.8
111	233	41.5	95	12.8
112	261	14.6	121	5.2
113	309	27.8	145	7.5
114	315	20.7	335	14.1
115	254	37.3	114	11.8
County Totals	5,685	34.3	3,466	14.5

Source: 1980 U. S. Census

The County has more units without a bathroom than Danville; 14.5 percent versus 2.2 percent. 12.9 percent of units had no bathroom or only a half bath in rural areas across the Commonwealth in 1980. Substantial numbers of county units are in areas classified as rural and, thus, the county statistics should not be considered inordinately high. In addition, while the housing stock for the county is generally newer than that of the city, the county does have a significant number of older homes left and most are in rural areas of the county. These older rural homes were more likely to have had outdoor plumbing facilities than similarly-aged units in the city where indoor, complete bathrooms have been available for many decades.

Table No. 7 compares the county's units lacking plumbing facilities by census tracts for two census years, 1970 and 1980. By 1980, the percentage of units lacking standard plumbing had decreased by 39 percent. Deficiencies in plumbing of over 20 percent of total units in a tract are found in only four tracts: 101, 103, 104, and 107. All these tracts are in the most rural areas of the county. The improvements in the county are attributable to a number of factors. From 1970 to 1980 a large number of new, better-equipped housing units were put in place. Some out-moded housing has been removed from the housing inventory. Modernization of homes by home owners has taken place in lieu of entering the market for new, fully-equipped homes.

CROWDING FACTOR

Another measure often used for assessing housing conditions within an area is the crowding factor. This factor considers the number of units with 1.0 persons per room or less and 1.01 or more persons per room. Normally, an occupied housing unit that has 1.01 persons per room or more is considered to be a crowded unit for census purposes.

Tables No. 8 and 9 are presented relative to crowding characteristics. Table No. 8 shows absolute numbers of units per census tract in 1970 and 1980 according to degree of crowding. Table No. 9 relates the percentage of total units in census tracts that have various degrees of crowding measured for both 1970 and 1980. Together, the tables show the magnitude of crowded conditions across the County for two time periods.

TABLE NO. 8

PITTSYLVANIA COUNTY

HOUSING CONDITIONS
COMPARISON OF PERSONS PER ROOM

Census Tracts	Occupied Units 1970	Occupied Units 1980	1.0 or less Persons Per Room 1970	%	1.0 or less Persons Per Room 1980	%	1.01 or more Persons Per Room 1970	%	1.01 or more Persons Per Room 1980	%
101	1,138	1,397	904	79	1,287	92	234	21	110	8
102	1,235	1,725	1,065	86	1,652	96	170	14	73	4
103	947	1,186	712	75	1,088	92	235	25	98	8
104	1,015	1,195	756	74	1,103	85	259	26	92	15
105	1,607	1,805	1,377	86	1,690	94	230	14	115	6
106	1,043	1,161	913	88	1,107	95	130	12	54	5
107	597	724	356	60	632	87	241	40	92	13
108	1,454	2,067	1,016	70	1,900	92	438	305	167	8
109	614	754	457	74	707	94	158	26	47	6
110	1,286	1,834	998	78	1,751	95	288	22	83	5
111	561	740	413	74	679	92	148	26	64	8
112	1,786	2,298	1,590	89	2,236	97	196	11	67	3
113	1,112	1,922	868	78	1,839	96	244	22	83	4
114	1,519	2,373	1,214	80	2,245	95	305	20	128	5
115	681	966	548	80	921	95	133	20	45	5
County Total	16,595	22,147	13,187	79	20,837	94	3,409	21	1,318	6

Source: 1980 U. S. Census

TABLE NO. 9

PITTSYLVANIA COUNTY

HOUSING CONDITIONS
UNITS WITH 1.01 OR MORE PERSONS
PER ROOM AS A PERCENTAGE
OF TOTAL OCCUPIED UNITS IN CENSUS TRACTS

Census Tracts	1970	1980	Change in Percentage Points
101	21	8	13
102	14	4	10
103	25	8	17
104	26	15	18
105	14	6	8
106	12	5	7
107	40	13	27
108	30	8	22
109	26	6	20
110	22	5	17
111	26	8	18
112	11	3	8
113	22	4	18
114	20	5	15
115	20	5	15
County Total	21	6	15

Source: 1980 U. S. Census

Tables No. 8 and 9 indicate substantial reduction in numbers of crowded units in the county and the percentage of total units that are crowded in census tract areas. County-wide, the number of crowded units fell by 2,095 units from 1970 to 1980. Every census tract showed improved conditions wherein numbers of crowded units fell. The percentage of units with crowded conditions fell from 20.5 percent to 5.9 percent between 1970 and 1980; a drop of 14.6 percent. Again, the improvements, as measured by percentage of crowded units, was widespread across rural and the more urban census tracts.

There were contributing factors to the improved conditions regarding crowding. New units were built in most, if not all, of the tracts which tends toward a reduction in percentage of crowded units.

HOUSING TYPES

Data on building permits approved in Pittsylvania County was acquired from Tayloe Murphy Institute documents for the years 1973 to first half of 1985. The data is useful in showing general trends in housing distribution in the County for a long period of time and through differing periods of economic conditions.

TABLE NO. 10

PITTSYLVANIA COUNTY RESIDENTIAL BUILDING PERMITS
BY TYPE OF UNITS

Year	Single Family	Two Family	Multi-Family	Mobile Homes	Total
1971	178	4	21	0	203
1972	363	2	193	0	558
1973	479	6	24	95	604
1974	407	4	194	758	1,363
1975	473	0	38	493	1,004
1976	454	2	24	531	1,011
1977	464	4	16	521	1,005
1978	454	0	11	565	1,030
1979	396	0	8	501	905
1980	263	2	31	506	802
1981	188	4	16	458	666
1982	147	2	34	510	693
1983	184	6	52	505	747
1984	240	0	36	557	833
1985*	120	0	13	260	393
TOTALS	4,810	36	711	6,260	11,817
Percentages	41%	0.3%	6.4%	52.3%	100.0%

* Through second quarter 1985

Source: 1980 U.S. Census
Tayloe Murphy Institute, University of Virginia, Charlottesville.

The data reflects to a degree: (1) the County housing market's response to the perceived housing needs or wants in the area, and (2) the County housing market's response to what type of housing can practically be built in the County considering income levels and other factors. The statistics

indicate that rental units, typically multi-family apartment units, are not growing. In 1970, occupied rental units were 32 percent of the total occupied units by 1980, rental units had fallen to 23.7 percent of the total occupied units. The building permit data shows little activity in rental unit (multi-family) construction. The owner type (single-family) detached homes and manufactured homes have been most active over the past decade. Most strength in recent years has been in the manufactured home market.

Table No. 11 compares the total housing units authorized in the County with neighboring counties, cities, and Virginia.

TABLE NO. 11

TOTAL HOUSING UNITS AUTHORIZED

	1981	1982	1983	1984	1985
Pittsylvania County	666	693	747	833	393
Danville	213	53	66	87	38
Campbell County	645	92	550	632	438
Lynchburg	131	53	290	292	294
Henry County	398	56	565	671	373
Halifax County	261	0	293	345	195
Bedford County	260	81	333	297	0
TOTAL	2,574	503	2,981	3,157	1,731
VIRGINA	37,572	38,411			

Source: Tayloe Murphy Institute, University of Virginia, Charlottesville.

Patterns of development and land use directly influence the demand for transportation systems. As communities grow, the demand for transportation influences land use as well - the more efficient and extensive the transportation system, the more likely urban growth and expansion are to occur other factors being equal.

The County's location in the central Piedmont of Southside Virginia provides the County with an optimum transportation situation for both businesses and individual travelers. The state's major port city of Norfolk and the resort city of Virginia Beach are less than a five hour drive east on U. S. Route 58 while the coal rich, scenic mountain areas of the state's western counties are a lesser distance in the opposite direction. The state capitol of Richmond can be reached in less than three hours and Washington, D.C. is less than five hours from Chatham, the County seat. Raleigh-Durham, Winston-Salem, and Greensboro, the major metropolitan areas of north-central North Carolina, can be reached in approximately one hour.

The Pittsylvania County Board of Supervisors has adopted a Six Year Secondary Road Improvement Program pursuant to State statutory requirements (33.1-70.01 Code of Virginia). The Board holds public meetings semi-annually with Virginia Department of Highways and Transportation Engineers, and these meetings are well attended by County residents.

The County Board has also appointed a Road Viewers Board whose members actually observe those roads which developers seek to have brought into the State system in order to achieve compliance with state standards. At this time there are no plans to accept any roads.

HIGHWAYS

The Virginia Department of Highways and Transportation is responsible for planning, construction, and improvements of the primary and secondary highways serving the County. While the final decision for all programs for construction and maintenance are the responsibility of the Highway Department, considerble emphasis is placed on recommendations of County officials.

The County's highway system is comprised of primary and secondary roads. According to 1984 data from the Virginia Department of Highways and Transportation, Pittsylvania County contains approximately 1,664.75 miles of roadway. Primary roads comprise 182.83 miles and secondary roads account for 1,481.92 miles of roads in the County. The Map of Major Highways shows those highways serving the County.

PRIMARY ROADS

Primary highways are either divided highways or two- and three-lane, undivided highways which allow uncontrolled access. Primary highways are hard surfaced, designed for both "through" and local traffic. The following primary highways are located in Pittsylvania County:

U. S. Highway 29 consists of a four lane, divided highway running south from Hurt to Danville. U. S. 29's approximate length in the County is 49 miles.

U. S. Highway 58 consists of a four lane, divided highway running east from South Boston through Danville to Martinsville. U. S. 58's approximate length in the County is 29.4 miles.

U. S. Highway 360 consists of a four lane, undivided highway running northeast-southwest from Halifax to Danville. U. S. 360's approximate length in the County is 21 miles.

Bypass 265 will consist of a multi-lane, divided highway with controlled access around the City of Danville on the east. Presently Route 265's length in the County is 3.58 miles.

Virginia Route 86 consists of a two-lane, paved highway running north-south from Danville to Chapel Hill, North Carolina. Route 86's length in the County is 1.13 miles.

Virginia Route 51 consists of a four-lane, paved highway running parallel to U. S. Highway 58 outside the City of Danville. Route 51's length is 4.56 miles.

Virginia Route 41 consists of a two-lane, paved highway running northwest-southeast from Danville to Virginia Route 57. Route 41's length is approximately 20 miles.

Virginia Route 57 consists of a two-lane, paved highway running east-west from Chatham to Martinsville. Route 57's length is 16.72 miles.

Virginia Route 40 consists of a two-lane, paved highway running east-west from U. S. Route 501 through Gretna to Rocky Mount. Route 40's approximate length in the County is 30 miles.

TRANSPORTATION

SECONDARY ROADS

Secondary roads are usually two-lane roadways with widths up to 22 feet. These roads comprise a total of 1,481.92 miles or 90 percent of the County's transportation system. These roads provide the greatest access within the County. Therefore, it is essential to maintain their surfaces.

Secondary roads may be hard surface (asphalt, cement), all weather cement (unpaved gravel), light surface or unsurfaced (light application of gravel).

RAIL TRANSPORTATION

Pittsylvania County has the best rail access within the West Piedmont Planning District. The main line of the Southern Railway, Washington-Atlanta Division, runs through the center of the County, serving various towns and the City of Danville. This route provides direct connections with New York, New Orleans, Detroit, and Maine. In addition, the Southern Railroad, Danville Division, connects Southside Virginia with Richmond and its rail lines. Overnight freight service to the ports at Hampton Roads is supplied by the Norfolk, Franklin and Danville Railway, a subsidiary of the Norfolk and Western Railway. The final Danville rail link is supplied by the Carolina and Northwestern Railway which operates between Danville and Leaksville, North Carolina, connecting with the Norfolk and Western Railway at Fieldale, forty-seven miles west of Danville.

AIR TRANSPORTATION

Located within the County, three miles outside the City of Danville, is the Danville Municipal Airport. It is a Class 4 facility with two 5000 foot runways and one 7000 foot runway, fog and night-landing lights, hangar buildings, FAA communications and weather service. "Piedmont Airlines" commuter service will be providing flights to Charlotte and Washington in the future. Flight instruction and charter service are available at the facility.

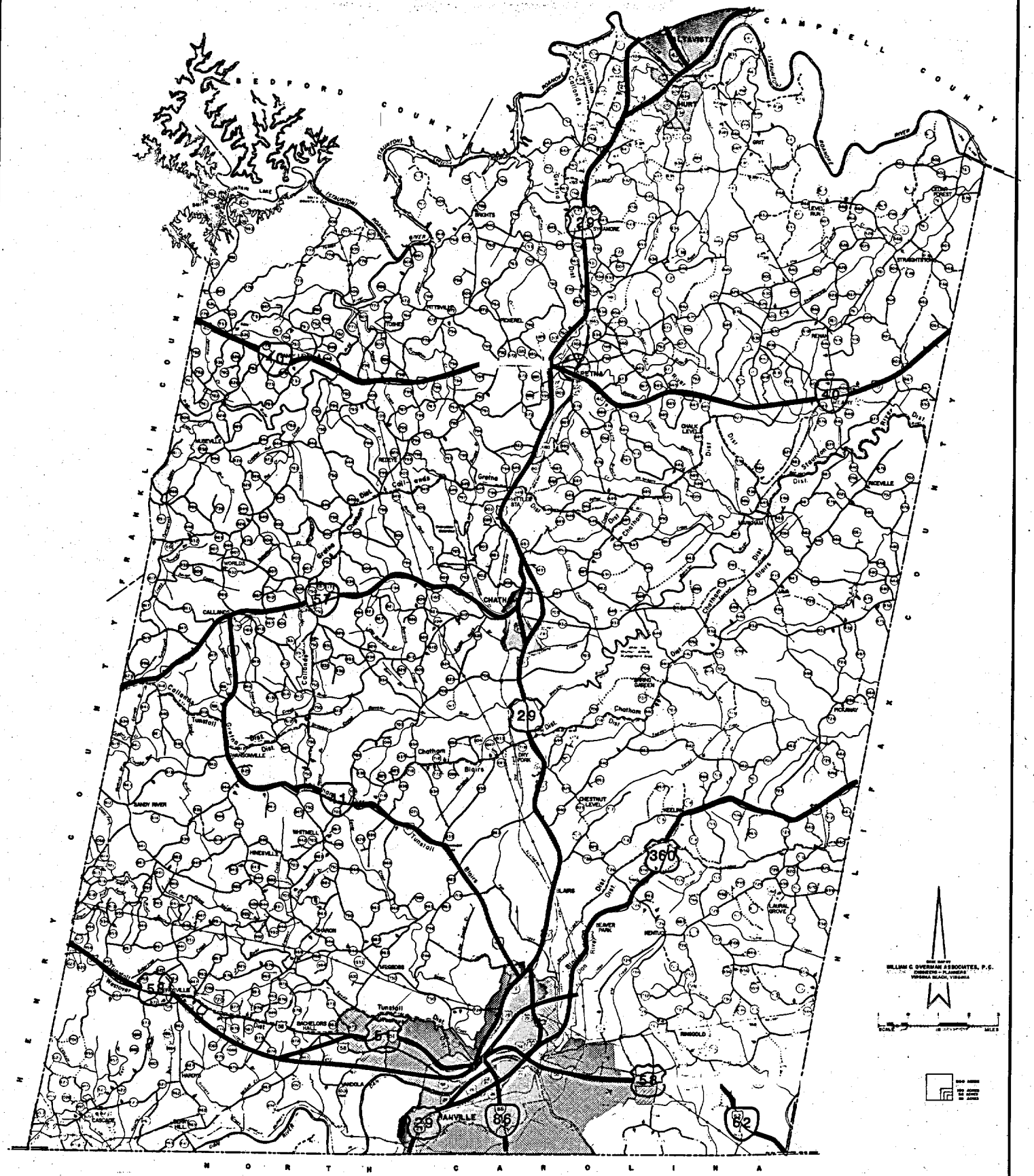
The nearest commercial airport is the Greensboro Regional Airport (75 miles from Chatham) where seven airlines offer approximately 71 flights daily.

OTHER TRANSPORTATION MODES

Bus service is provided by two interstate carriers, Greyhound and Trailways Bus Lines. Destinations throughout the nation can be reached from Gretna and Chatham. The two bus carriers are supplemented by several charter bus lines that provide interstate and intrastate service.

Motor freight service is provided to and from Chatham, Gretna and the City of Danville. Motor freight carriers operating within the County handle truck load quantities and some offer truck service to points in the County. Motor freight carriers with service to points in the County include:

Regional Transport, Inc.
Riverside Transportation Co., Inc.
Williams Transport Co., Inc.
Carolina Freight Carriers Corp.
Consolidated Freightways
Deerwood Transportation
Expressway, Inc.
General Motor Lines
Georgia Highway Express
Hatcher Trucking
Old Dominion Transportation Co.
Overnight Trucking
Pilot Freight Co.
Roadway Express
Smith's Transfer Corp.
Standard Trucking Co.
Thurston Motor Lines, Inc.
Westover Cartage, Inc.
Wilson Trucking
Yellow Freight System, Inc.
J. Clint Fleming, Inc.
Roadway Express, Inc.
Safety Tank Lines, Inc.
United Parcel Service
Merchants Delivery Moving and Storage



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

MAJOR HIGHWAYS

UTILITIES

Utility systems are essential parts of modern society. Without telephone, electricity, natural gas, water supply, sewerage, and solid waste disposal, life and property could not be protected. The County Board of Supervisors have, through its efforts, provided a wide range of service to its citizens.

The Public Service Authority provides water and sewer service to citizens of the County. The Authority has an excellent staff, modern equipment, and is extremely capable of providing services to parts of the County when needs dictate extension of lines, and extension of such lines prove economically feasible.

This section is concerned with the provision of these services and utilities to the population. Utilities are expensive and their development must be coordinated with the building of roads, the distribution and density of population, and with existing and future land use in mind.

WATER

The quality and availability of water in the County will be an important factor in the future economic, demographic, and industrial growth. Four separate central water systems presently serve 15 percent of the County's population; the remaining 85 percent of the County's residents must rely on individual wells or small privately owned water systems. The general population density will not require or economically permit the development of water service to the entire County. Such service should be concentrated in the populated centers of the County, utilizing existing municipal systems as the nucleus from which to expand service into surrounding areas. Growth between these centers will not be sufficient to justify the merger of these systems into a truly comprehensive system. Therefore, development must be accomplished on an individual community basis through the County Service Authority.

The County Service Authority is responsible for providing water services to County residents in densely populated areas adjacent to each of the four systems. The four separate systems utilize wells as sources of supply and include: (1) Chatham, (2) Dan River, (3) Gretna, and (4) Hurt. (See Addendum No. 1)

The Town of Chatham obtains its raw water from Cherrystone Creek. Average daily use is 330,000 gallons, which is 45 percent of the treatment capacity of 720,000 gallons per day. Water is stored in two elevated tanks and one ground tank with storage capacity totaling 1.1 million gallons. The system serves the Town, the industrial park south of Town and areas west of Town along Route 57.

The City of Danville operates a water supply system serving a few adjacent areas of the County. Danville obtains its raw water from the Dan River. Average daily use is 8.5 million gallons, which is 56.6 percent of the treatment capacity of 15 million gallons per day. Storage capacity is 15 million gallons - 8 million in the Ballou Park reservoir and the remainder in 7 cone tanks and stand pipes within the city.

The Town of Gretna's water treatment plant receives its water from George's Creek, an extremely small stream and requires an impoundment augmentation. Approximately 160,000 gallons of water are used daily. The plant has a daily treatment capacity of 288,000 gallons and storage capacity of 50,000 gallons with additional storage provided by a 75,000 gallon overhead tank and a 220,000 gallon covered steel standpipe. To expand the capacity of the plant will require an increase in the impoundment storage. Further, planning for increased impoundment storage could give proper consideration to maintaining stream flows for wastewater assimilation.

The Town of Hurt's water system is tied into the Altavista water treatment plant's supply. The Town of Altavista operates a municipal water system using three sources of raw water. These sources are Reynolds Spring in Campbell County, with a flow of 225,000 gallons per day, McMinis Spring in Pittsylvania County west of Hurt with a flow of 275,000 gallons per day and a 1.5 million gallons per day treatment plant at the junction of Reed Creek and the Roanoke River in Pittsylvania County, just east of the Town of Hurt. Average daily use is 1.2 million gallons, which is 80 percent of the present treatment capacity of 1.5 million gallons per day.

SEWAGE TREATMENT

The present ongoing sewerage program is based on the 1968 "Comprehensive Water and Sewerage Plan." Many updated plans and feasibility studies have been subsequently developed as a result of the County's commitment to

providing sewer services in areas demonstrating need and financial feasibility.

A cooperative intergovernmental agreement supports the County's position with each service area so that needed services can best be provided. Population density and economic feasibility are criteria used to define an area for a centralized system. Population density takes into account the fact that once many people are living in an area, individual septic tanks conflict with water supplies and, therefore, there is a need to provide central sewer service. Economic feasibility considers not only the number of potential customers but also the additional factors as potential industrial customers, topographic limitations, and system economies of scale.

Table No. 1 is a list of facilities discharging effluent in the County, type of treatment, current usage and design flow for the year 1985.

(See Addendum No. 1) TABLE NO. 1

FACILITIES DISCHARGING IN PITTSYLVANIA COUNTY

	Facility	Treatment	Usage (MGD)	Flow (MGD)
1.	Chatham STP	Primary	0.1814	0.54
2.	Chatham Correctional Unit #15	Primary	0.0117	0.012
3.	Gretna, Town of	Primary	0.0157	0.153
4.	Chatham High School	Primary	0.0046	0.01
5.	Dan River High School	Primary	0.0058	0.0104
6.	Mt. Airy Elementary School	Primary	0.0015	0.005
7.	Union Hall Elementary School	Primary	0.0011	0.006
8.	Ridgecrest Subdivision STP	Primary	0.0240	0.0392
9.	Dan River Service Area	Primary	14.82	31.5

Source: State Water Control Board, 1985.

The Town of Chatham operates a 540,000 gallons per day primary treatment plant constructed in 1958. Effluent is discharged into the Cherrystone Creek south of the Town. Sewage is carried to the treatment plant through interceptor lines by gravity flow.

Danville began treating its collected wastewater in 1959. In 1970 its treatment facility was expanded to provide secondary treatment for 15 MGD (million gallons per day). In 1976 the new 24 MGD regional treatment plant was completed and presently the two treatment plants have a combined rated

capacity of 31.5 MGD. The City indicates the average flow is 15.55 MGD resulting in a reserve capacity of 15.95 MGD. The cooperative agreement with the County, which provided the funding for the regional plant, insures the County the right to utilize this reserve capacity as needed.

The Town of Gretna owns and operates a central sewage system for its residents. Primary treatment is provided using an oxidation stabilization pond or lagoon with effluent discharged into a tributary of George's Creek at the eastern edge of Town. Recently the town has received funding approval to upgrade this facility. (See Addendum No. 1)

Both the Town of Hurt and the Motley community presently use individual septic tanks. Klopman Mills operates a 4.0 MGD aerated lagoon for the treatment of its domestic and industrial wastes.

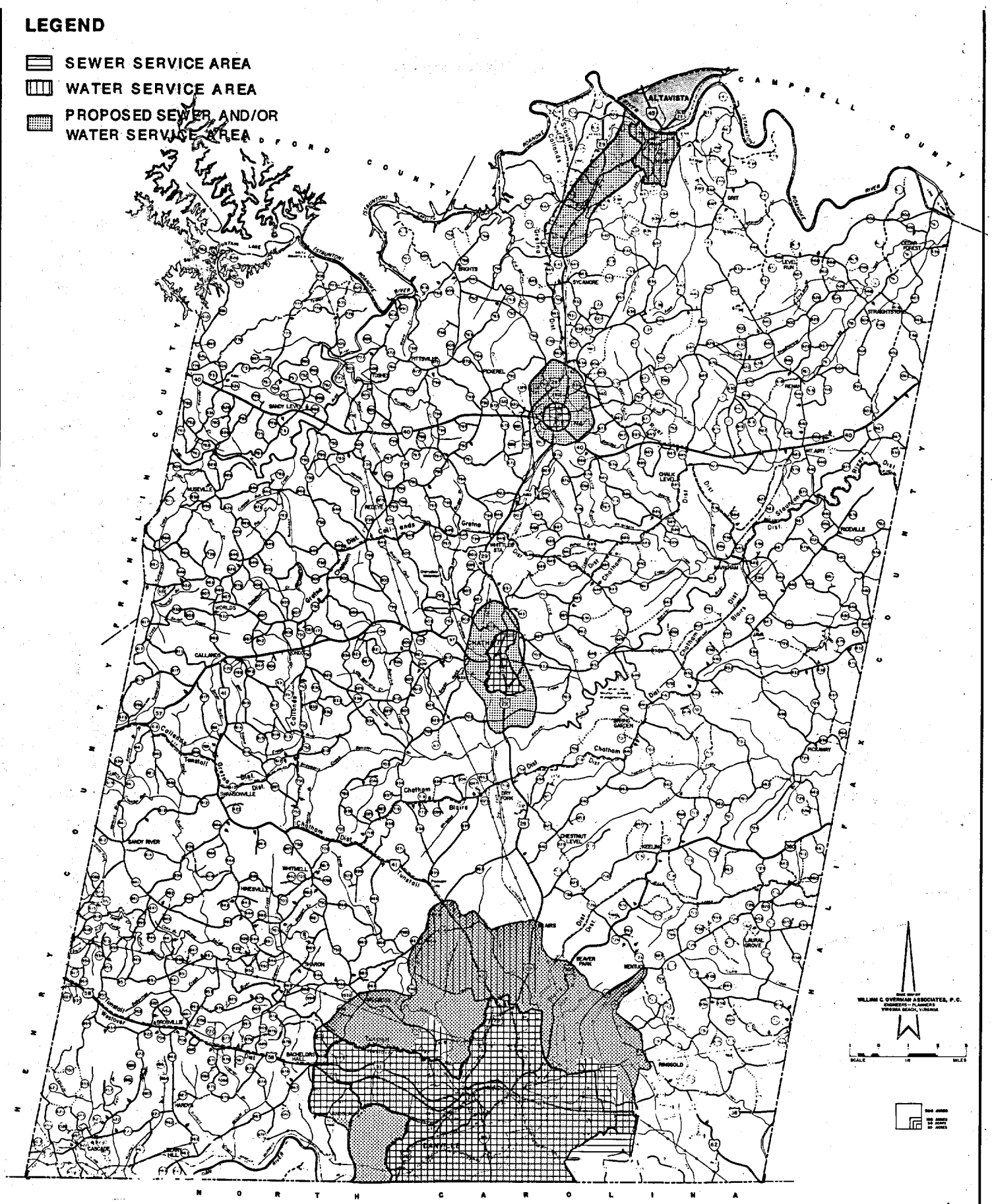
Across the Roanoke River from Hurt, the Town of Altavista operates a new 1.8 million gallon sewage treatment plant. The Town indicates the average flow is 0.9 MGD resulting in a reserve capacity of 0.9 MGD.

SOLID WASTE COLLECTION AND DISPOSAL

Solid waste collection is provided to residents and businesses in the County through its container, or green box system and private haulers. Currently, the County maintains approximately 50 containers located throughout the County and 2 mini-transfer compactor stations. In addition to these facilities, two private companies provide residential, curbside collection to the area and two companies provide collection services to the businesses in the area.

The County has installed, and has in operation, two mini-compaction transfer stations; one along Route 58 in the Westover Hills area and one along Route 41 at Mt. Hermon. Residents of the subdivisions around the Route 58 site initially expressed opposition to the location but after the transfer station had been in operation for a period of time, no problems had arisen. With the installation of the Route 58 compaction station the County has been able to eliminate approximately 60 green boxes in the Westover Hills area.

The County is presently adding four additional mini-compaction stations at sites around the County.



PITTSYLVANIA COUNTY, COMPREHENSIVE PLAN

WATER AND SEWER SERVICE AREAS

The County operates a landfill near the community of Dry Fork off State Route 836. In August of 1985, the landfill was inspected by the State Health Department and given an excellent rating with no problems reported. Based on current estimates, the landfill has a life expectency of one year. Recognizing the need to establish additional landfill space, the Board of Supervisors retained consultants in 1982 to provide a soils investigation study of 365 acres adjacent to the existing landfill, fulfilling a requirement of the State Health Department, preparatory to obtaining operational permits for new landfill sites. The report was presented to the Board of Supervisors in 1983 and negotiations are currently underway between the owners and the County for acquisition of the site. This additional acreage will extend the useful life of the County's landfill by approximately 55 years.

In addition to the landfill operated by the County, First Piedmont Corporation of Chatham operates a private landfill for the disposal of commercial and industrial wastes collected in the County and City. This landfill, located in the Mountain Hill section of the County, is 225 acres in size with approximately 190 acres remaining unused. Based on current estimates the site has a life span of at least 20 more years.

TELEPHONE, ELECTRICITY, AND NATURAL GAS

Two telephone companies cover major portions of the County; they are Peoples Mutual Telephone Company and the Chesapeake and Potomac Telephone Company. A third telephone company, Continental Telephone Corporation also operates in the County. The County has a centralized telephone system so that residents of all areas of the County can call all County offices without charge.

Electric power production for the County is handled by Appalachian Power Company, Danville Electric Department, Southeastern Power Administration-Kerr Dam, and Virginia Electric and Power Company. Two rural electric cooperatives operate in the County: Mecklenburg Electric Cooperative and Southside Electric Cooperative.

The County's potential supply of electricity would, for most practical purposes, be considered unlimited as a result of a newly completed substation by Appalachian Power (APCO). APCO completed its 765 KV line to Axton near the County line with tie-ins to the Danville area being planned in the near

future.

Natural gas is supplied by the Transcontinental Gas Pipe Line Corporation, and the Colonial Pipeline Company; the distributors are: the City of Danville, Citizen's Gas Company (Chatham and Gretna area), Virginia Pipeline Company (Hurt and Gretna area), Southwestern Virginia Gas Company (southwest county).

Danville Cablevision serves most of the County with 22 television channels including the Danville Metrovision station. Three television channels are well received in the County: ABC from Lynchburg and CBS and NBC stations from Roanoke.

COMMUNITY SERVICES AND FACILITIES

INVENTORY OF EXISTING CONDITIONS - COMMUNITY SERVICES AND FACILITIES

Public facilities and services are provided by the County on behalf of the public. A primary responsibility of each local government is to provide its citizens with educational, health, safety, recreational and cultural facilities adequate in number and sufficient in quality to meet the needs and desires of its citizens. In addition to the necessary and highly desirable facilities owned by the public, private enterprise may develop facilities for the benefit of part or all of the County.

While private companies do augment those public facilities operated for the benefit of the community, the greater part of the burden of meeting the needs of the people rests with the County and therefore, with the taxpayers themselves. Further, as development and changes occur, the demand for public facilities increases. The type and location of the facilities are related directly to the pattern of development.

The purpose of this section is to provide a general introduction to the facilities which now exist in the County, and how important they are for future development.

SCHOOLS

The educational facilities as shown on the Map of Schools of Pittsylvania County, public and private, offer quality programs which meet the needs of all County students. The Pittsylvania County School Division operates 26 schools of which 4 are high schools, 2 are junior high schools, and 20 are elementary schools. In addition, the County School Division operates a Vocational-Technical Education Center.

The Pittsylvania County School Board is unique in that it is comprised of 12 members which gives it the largest number of members of any board in the State. The school board includes one member from each of the seven magisterial districts, a representative from each of the three towns and two at large members. The size of the school board allows for diversity of representation, i.e., rural, town, urban, black, white, business executive, small business owner, housewife, farmer, and others.

The pupil-teacher ratio of 16.4 in Pittsylvania County is well below the 25 to one standards established by the state Standards of Quality. Lower pupil-teacher ratios do not necessarily mean smaller class size. The central office, itinerate teachers, school librarians, guidance personnel, etc., are included in these ratios.

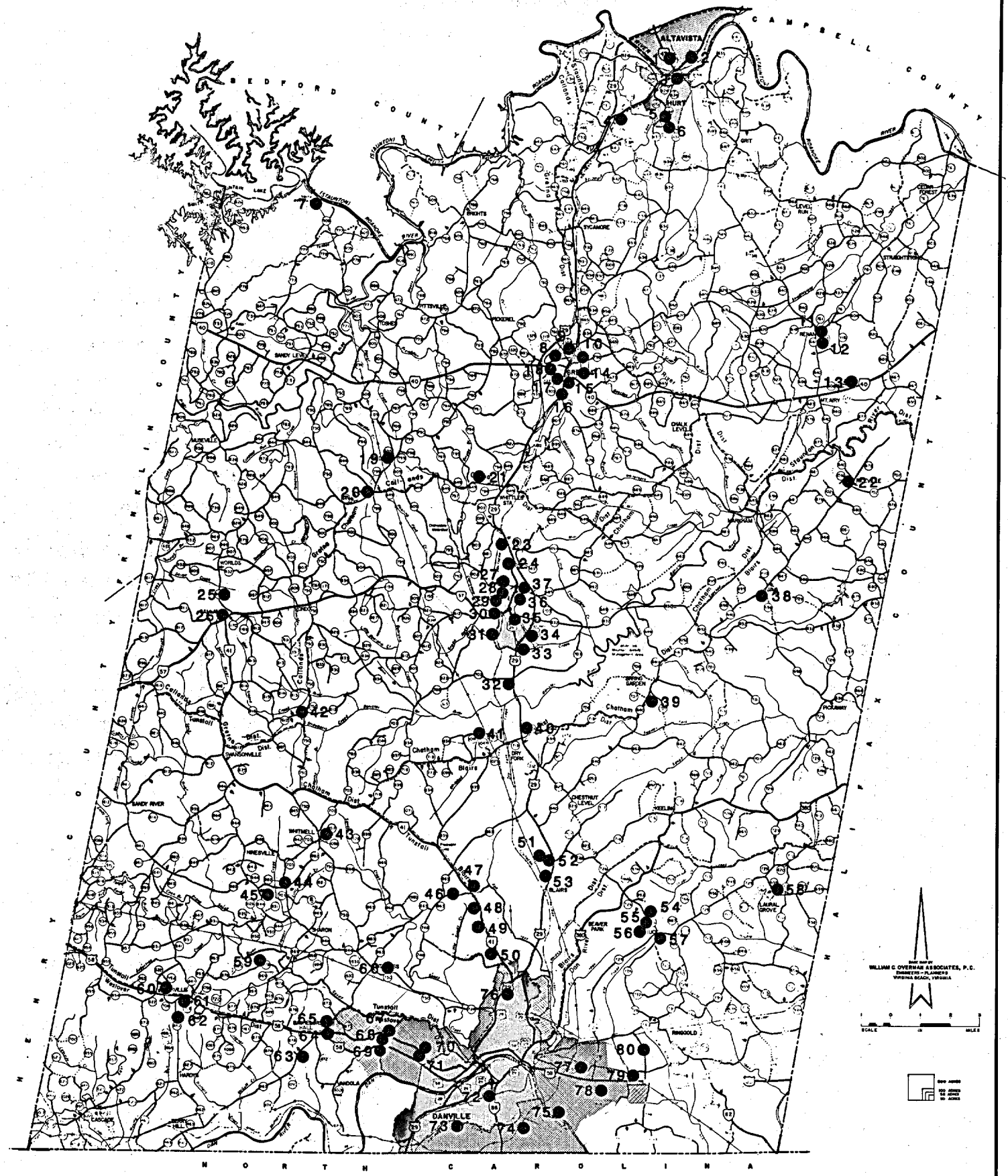
The County School Division presently educates approximately eleven thousand nine hundred and eighty two (11,982) students with a current budget of $29,687,781. Free transportation is available to all County students. The County owns, operates and maintains a fleet of approximately 120 school buses.

The Pittsylvania County Schools offer quality education programs which meet the needs of all County students. In this regard, the fact that County schools compare favorably with surrounding school divisions, including Danville, can be seen from an examination of state reports, accreditation reports and visiting committee reports for both State and regional agencies as well as the State Department of Education Administrative Review Reports.

Evidence of the quality of Pittsylvania County Schools can also be seen from the fact that Pittsylvania County was one of the first school divisions in its region of the State to have all of its schools meet the standards for accreditation by the Southern Association of Colleges and Schools.

The Pittsylvania County Schools follow a middle school concept in scheduling sixth and seventh grade students. The teachers are either certified by subject areas or are certified for these grades with expertise in certain subject areas. Students change classes and learn how to cope with the basic curriculum structure of the junior high school while under the supervision and guidance of the teacher and principal in the familiar small group setting.

Comprehensive programs are offered in the eighth and ninth grades in a junior high school setting. Elective classes are offered in vocational, fine arts, and academic subject areas. Agriculture Science and Mechanics, World of Construction and World of Manufacturing, General Business and Home Economics are among vocational offerings. Art, instrumental music, and vocal music are offered in the fine arts area. A broad range of academic subjects from English, math and science, including the foreign languages of French, Spanish, and Latin, are offered to meet the variety of needs of the students. Computer



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

MAJOR PUBLIC FACILITIES

MAP KEY

MAJOR PUBLIC FACILITIES

1) ALTAVISTA LIFE SAVING CREW
2) ALTAVISTA SHELTERED WORKSHOP
3) HURT ELEMENTARY SCHOOL
4) HURT WAYSIDE PARK
5) HURT VOLUNTEER FIRE DEPARTMENT
6) HURT POLICE DEPARTMENT
7) SMITH MOUNTAIN LAKE MARINE VOLUNTEER FIRE DEPARTMENT
8) GRETNA JUNIOR HIGH SCHOOL
9) GRETNA POLICE DEPARTMENT
10) GRETNA FIRE DEPARTMENT
11) RENAN ELEMENTARY SCHOOL
12) RENAN VOLUNTEER FIRE DEPARTMENT
13) MOUNT AIRY ELEMENTARY SCHOOL
14) GRETNA COMMUNITY CENTER
15) PITTSYLVANIA COUNTY LIBRARY - GRETNA BRANCH
16) GRETNA RESCUE SQUAD
17) GRETNA HIGH SCHOOL
18) GRETNA ELEMENTARY SCHOOL
19) CLIMAX VOLUNTEER FIRE DEPARTMENT
20) CLIMAX ELEMENTARY SCHOOL
21) CEDARS COUNTRY CLUB
22) RICEVILLE - JAVA #2 VOLUNTEER FIRE DEPARTMENT
23) VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION RESIDENT ENGINEERS OFFICE
24) CENTRAL ELEMENTARY SCHOOL
25) CALLANDS ELEMENTARY SCHOOL
26) CALLANDS VOLUNTEER FIRE DEPARTMENT
27) CHATHAM RESCUE SQUAD
28) CHATHAM COMMUNITY CENTER
29) CHATHAM VOLUNTEER FIRE DEPARTMENT
30) NATIONAL GUARD ARMORY
31) PITTSYLVANIA COUNTY SHERIFF'S DEPARTMENT
32) CHATHAM HIGH SCHOOL
33) PITTSYLVANIA COUNTY EDUCATION AND CULTURAL CENTER AND PLANETARIUM
34) PITTSYLVANIA COUNTY LIBRARY - MAIN BRANCH
35) PITTSYLVANIA COUNTY COURTHOUSE
36) CHATHAM ELEMENTARY SCHOOL
37) CHATHAM POLICE DEPARTMENT
38) RICEVILLE - JAVA #1 VOLUNTEER FIRE DEPARTMENT
39) SPRING GARDEN ELEMENTARY SCHOOL
40) PITTSYLVANIA COUNTY VOCATIONAL AND TECHNICAL SCHOOL
41) PITTSYLVANIA COUNTY LANDFILL & DOG POUND
42) UNION HALL ELEMENTARY SCHOOL
43) WHITMILL ELEMENTARY SCHOOL
44) TUNSTALL HIGH SCHOOL
45) TUNSTALL VOLUNTEER FIRE DEPARTMENT
46) TUSCARORA COUNTRY CLUB
47) MOUNT HERMON VOLUNTEER FIRE DEPARTMENT
48) SOLID WASTE COMPACTOR STATION
49) MOUNT HERMON ELEMENTARY SCHOOL
50) HUGHES MEMORIAL SCHOOL FOR CHILDREN
51) SOUTHSIDE ELEMENTARY SCHOOL
52) BLAIRS JUNIOR HIGH SCHOOL
53) BLAIRS VOLUNTEER FIRE DEPARTMENT
54) DAN RIVER ELEMENTARY SCHOOL
55) DAN RIVER HIGH SCHOOL
56) RINGGOLD #2 VOLUNTEER FIRE DEPARTMENT
57) KENTUCK ELEMENTARY SCHOOL
58) LAURAL GROVE VOLUNTEER FIRE DEPARTMENT
59) STONYMILL ELEMENTARY SCHOOL
60) BROSVILLE VOLUNTEER FIRE DEPARTMENT
61) BROSVILLE ELEMENTARY SCHOOL
62) BROSVILLE COMMUNITY CENTER
63) BACHELORS HALL VOLUNTEER FIRE DEPARTMENT
64) PITTSYLVANIA COUNTY SERVICE AUTHORITY OFFICE
65) PITTSYLVANIA COUNTY SERVICE AUTHORITY WATER STORAGE TANK
66) MOUNT CROSS VOLUNTEER FIRE DEPARTMENT
67) PITTSYLVANIA COUNTY LIBRARY - WESTOVER HILLS BRANCH
68) WESTOVER HILLS VOLUNTEER FIRE DEPARTMENT
69) SOLID WASTE COMPACTOR STATION
70) PITTSYLVANIA COUNTY SERVICE AUTHORITY WATER BOOSTER STATION
71) COATES ELEMENTARY SCHOOL
72) DANVILLE LIFE SAVING AND FIRST AID CREW
73) GLEN OAK COUNTRY CLUB
74) GOODYEAR GOLF COURSE
75) REGIONAL SEWAGE TREATMENT PLANT
76) VIRGINIA STATE POLICE
77) GLENWOOD ELEMENTARY SCHOOL
78) DANVILLE MUNICIPAL AIRPORT
79) RINGGOLD #1 VOLUNTEER FIRE DEPARTMENT
80) RINGGOLD GOLF CLUB

instruction is provided in each junior high school. A wide range of organized school activities and clubs, including interscholastic athletics, are sponsored to provide the students with opportunities to develop social and leadership skills.

In addition to the teaching faculty, the certified staff at each junior high school includes a principal, two assistant principals, two librarians, and three full-time guidance counselors.

The senior high schools of Pittsylvania County are large enough to provide programs to meet the needs of the student who plans to terminate his formal education with the high school diploma, while at the same time providing programs to meet various vocational education and academic needs of the remaining students. These various programs can be offered in a school with 800 - 1200 students while at the same time allowing the student to maintain his individual identity. The student has an opportunity to become a part of a school where he is personally known by teachers, administrative and guidance personnel.

In grades 9 - 12, the secondary schools of Pittsylvania County offer 14 different courses in the fine arts, 32 different courses in the home school in vocational education and 54 different classes in the academic area, including three offerings in computer science and four years of two foreign languages. In addition to the above courses which are offered in the home school, Pittsylvania County has one of the best equipped and best staffed vocational education-technical schools in the area with 28 different vocational offerings.

At the college level, two schools are operating to serve the area. Danville Community College meets the needs of citizens desiring junior college type programs as well as the need for vocational or technical courses. Averett College, located in Danville, offers four-year programs of study. Memorial Hospital School of Nursing in Danville offers a three year training program for Registered Nurses. The County is less than two hours travel time from the following major universities and colleges: the University of Virginia, Lynchburg College, University of North Carolina at Chapel Hill, North Carolina State University, Duke University, North Carolina A & T, North Carolina College, Winston Salem State University, and Wake Forest University.

Community and adult education has been an integral part of the Pittsylvania County School System since 1972 when a Mott Foundation Grant was received to assist in the establishment of this program. The program is staffed by a full-time director, two full-time coordinators and as many part-time personnel as are needed to conduct classes.

LIBRARY FACILITIES

The Pittsylvania County Public Library was established in 1940 with the main library facility located in Chatham. The Gretna branch library, established in 1965 and housed in a facility owned by the Pittsylvania County School Board, was taken into the County public library system in 1968. In June, 1981 a third location, in the Westover Hills area was opened. The Pittsylvania County public library system is operated by the Library Board of Trustees composed of ten County residents. The Library operates under the Virginia State Library Standards and has experienced substantial growth with the addition of 3,000 - 4,000 volumes per year.

The main County library in Chatham occupies 3,030 square feet and has seating for 16 adults and 14 children plus 3,360 linear feet of shelving. The Gretna branch occupies 1,000 square feet and contains 600 linear feet of shelving and seating capacity for 11 adults and 6 children. The Westover Hills branch library occupies 1,000 square feet and has a 7,800 volume shelf capacity and seating for 4 adults and 6 children. All County libraries have sufficient ground level parking. The Westover Hills library has a ground level entrance to facilitate use of the libraries by handicapped users.

The Chatham library utilizes a section of its children's department as a meeting room that can comfortably seat up to 30. For larger meetings and programs, the County library has access to the Agricultural building which can seat up to 75 adults, or the Cultural Center which has an auditorium seating up to 550 persons.

Pittsylvania County also operates a bookmobile which provides scheduled stops throughout the County. The bookmobile routes were first established in 1940 as a WPA project, and transferred to the County library system in 1945. The bookmobile operates its routes throughout the County three days per week. The bookmobile provides special services to handicapped and shut-in users through home delivery of volumes requested by telephone.

The Pittsylvania County library system has over 56,000 volumes. Each year certain outdated materials and volumes are discarded. The library system also contains 74 periodicals, 8 newspapers, 495 audio recordings, 202 filmstrips, 220 microfilms, and 64 framed, circulating art prints.

The Pittsylvania County public libraries are staffed by 10.5 full-time employee positions. These positions include two librarians, both of whom hold certificates from the Virginia Board for the Certification of Librarians. There is an additional three-hour per week night security position. To assist patrons in the use of non-print materials, the County Library has a microfilm reader, reader/printer, eight microfiche readers, three filmstrip projectors, one 16 mm movie projector, one opaque projector, tape recorder, two tape players, one lens to enlarge print for the visually handicapped, one video recorder, three photocopiers for public use, three cameras, and a circulating Texas Instruments Microcomputer. Apple Microcomputers are available for public use in the library.

The County library has an excellent genealogy collection and receives both visitors and mail requests from all over the United States.

The Pittsylvania County public library system has a circulation of approximately two volumes per capita per year. The County system is available to any County resident as well as the City residents who reside in the Westover area. County library registration has not been limited in duration, but is undergoing revision to renewing registration every three years. County library services are free to all users including City residents. City residents not in the Westover area may use the County library through inter-library loan with the City library.

The Pittsylvania County public library conducts a successful "mini-garten" program for children aged 2-1/2 to 5 years old. This program is held at various locations throughout the County including Westover Hills, Chatham, Gretna and Hurt. Approximately 210 children in groups of 10-18 children per group participate in this program. The program encourages the appreciation of books and enhances the picture-clue interpretation of the children as an aide to reading, as well as the development of group social skills. There is also a summer reading program for school-age children.

The library has made an assessment of its future library needs and has prepared, and partially funded, a five year plan for expansion of the public library system. This plan calls for the construction of an additional 30,000 square feet of library space distributed among four locations in the County, and an expansion of the headquarters library in Chatham.

HEALTH CARE FACILITIES AND SOCIAL SERVICES

Good health care facilities are necessary and require large expenditures. Facilities providing health care to residents include Danville Memorial and Lynchburg General Hospitals; Virginia Baptist Hospital in Lynchburg, and hospitals in Roanoke and Greensboro. The Danville Memorial Hospital contains a total of 500 beds, a maternity ward, a medical-surgical wing with 90 beds, an operating room, and offices.

The Danville-Pittsylvania County Health Department in Chatham operates clinics at Chatham, Glenwood, and Gretna in the County and in the City of Danville. The Sandy River Medical Health Center, a new neighborhood health facility, is being developed in the Anderson Heights community of the Tunstall District and will be staffed by several doctors and a staff.

The Pittsylvania County Health Department operates a full range of health care clinics and information services. A listing of the County's major non-profit organizations providing direct health-care related services may be obtained from the Auxiliary to the Danville-Pittsylvania Academy of Medicine. Long-term health care for invalids and elderly citizens is provided at the Roman Eagle Nursing Home and Camelot Hall in Danville. Major medical centers close to the county include: the hospital of the University of Virginia medical school, the Medical College of Virginia in Richmond, Baptist Hospital in Winston-Salem, and Duke Hospital in Durham.

The County Health Department is currently drafting a six year plan addressing future plans, programs, and needs.

The County operates a Department of Social Services in Chatham. The services offered through this agency are those designated by the State and Federal government in the areas of financial assistance and social services. These services include: a jobs program, emergency services and family crises intervention, meals program for the elderly, elderly recreation and

transportation assistance, and mental health and mental retardation services. Lack of office facilities and crowding of case workers and clients hinders the quality of service offered by this department.

POLICE AND FIRE PROTECTION

The Pittsylvania County Sheriff's Department provides law enforcement, crime prevention and detection functions throughout Pittsylvania County with a compliment of 30 field deputies, 21 correctional officers, 2 transportation officers and 2 cooks. Of these, 39 personnel are sworn law enforcement officers. In addition to the Sheriff's Department, there are 22 State Police officers who enforce traffic laws and provide some criminal investigative services in the County. In addition, troopers maintain the peace during labor disputes such as boycotts and strikes. Each of the three towns within the County employ law enforcement personnel, with the Town of Chatham having four officers, the Town of Gretna three officers, and two officers in the Town of Hurt.

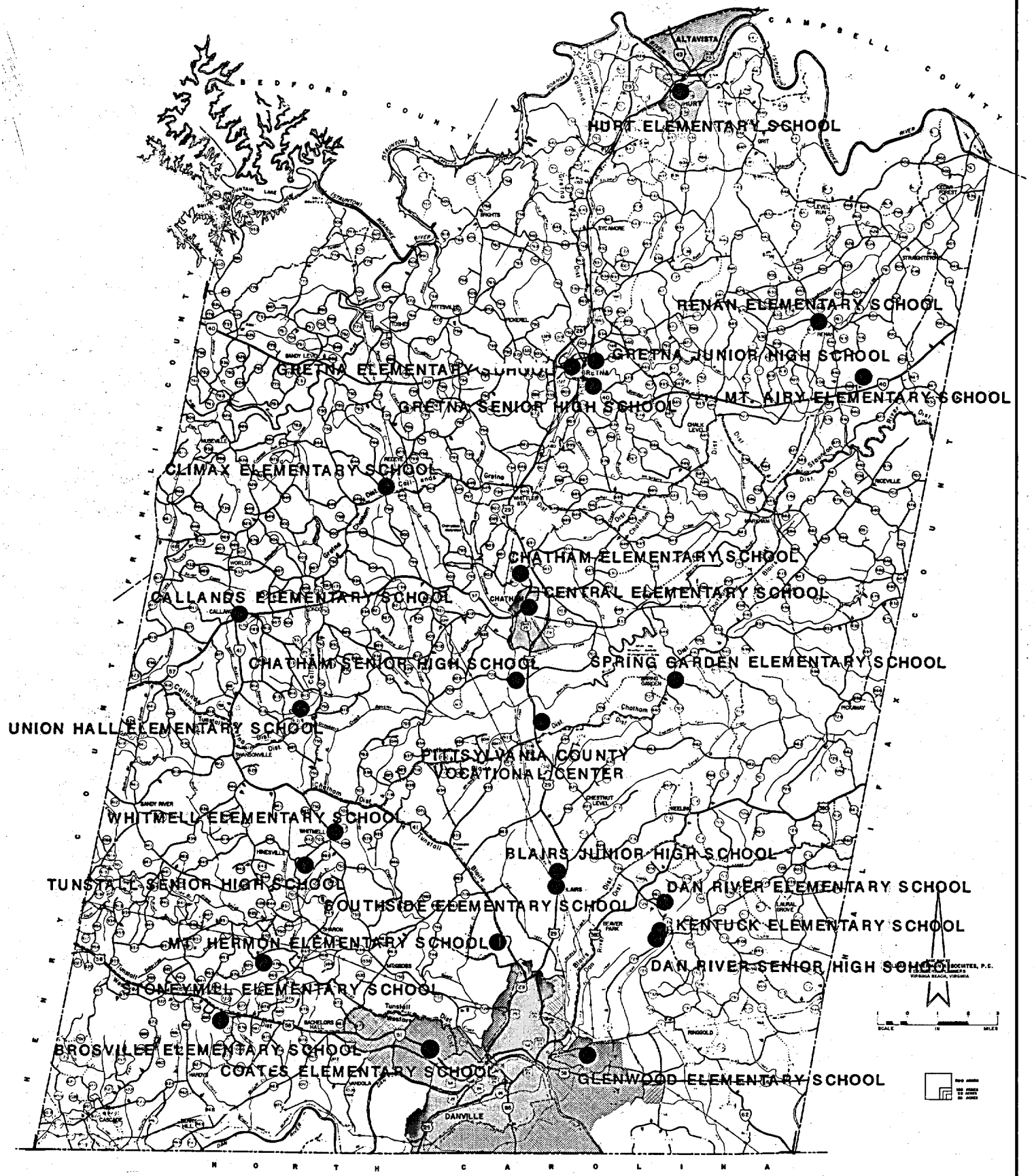
The law enforcement officers of the Sheriff's Department are well trained in all facets of crime detection and prevention with many having highly specialized training. Other law enforcement officers include a Game Warden, and Alcoholic Beverage Control Officer. Patrolling police cars are equipped with radios to aid communications and response times throughout the County.

Seventeen volunteer fire departments and the Smith Mountain Lake Marine Fire Department provide Pittsylvania County residents with fire protection. The Pittsylvania County Public Service Authority provides the necessary storage and pressures through installed hydrants for fire suppression. Dwellings located near Authority facilities are in most instances 400 feet, and not more than 500 feet, from a fire hydrant. In areas where service is not available, the volunteer units have portable water supplies in the form of tank trucks which are dispatched to all fires with pumper trucks. Volunteer units are dispatched via a system that is manned 24 hours per day. To aid communication and response time, the volunteer units are interconnected with the County Sheriff's Department. Calls for assistance made through a local number are then channeled to volunteers through the use of individual pagers and/or monitors.

Response time for volunteer units vary depending on the distance away from the station. As shown on the Fire Prevention and Protection Map, the County is divided into 16 service areas. Average response times for all service areas is 7 to 8 minutes. The average from any station to the edge of its service boundary is 7 miles with a 14 minute response time.

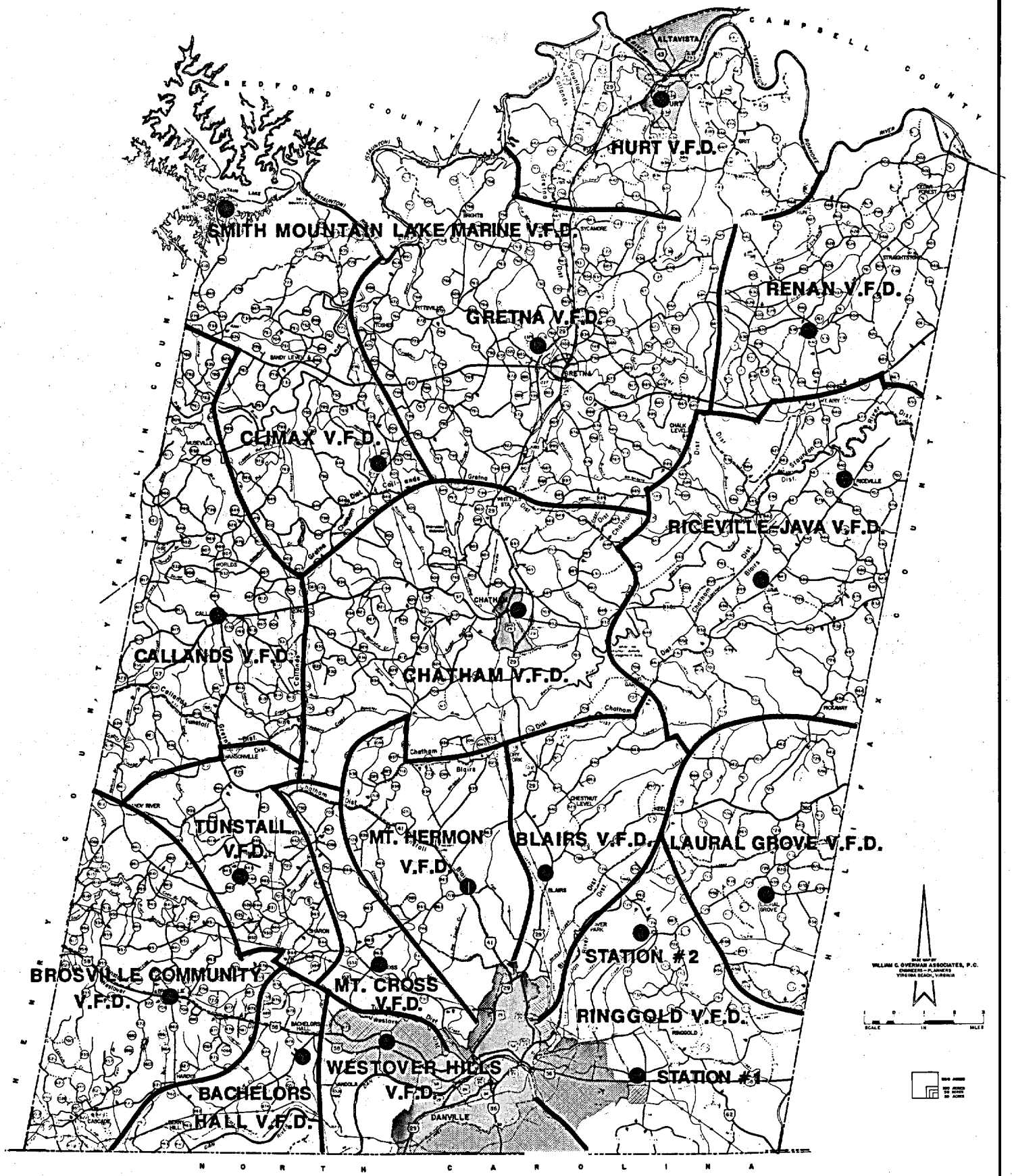
Activities of the volunteer fire companies are coordinated by the County Administrator who serves as the Pittsylvania County Emergency Services Coordinator. The volunteer fire companies own their own stations and equipment and are subsidized by the County in an amount up to $1,500 each year. This subsidy is called a reimbursable matching fund, wherein each volunteer fire company that raises $1,500 from its own fund raising efforts in one calendar year is reimbursed $1,500 from County funds. In addition, the County reimburses each volunteer fire company for the operating costs of its vehicles, fire stations and insurance costs. A list of volunteer fire companies, the number of volunteers who man each fire company, and each company's equipment follow:

NAME OF COMPANY	NO. OF PERSONNEL	EQUIPMENT
Bachelors Hall	12	1963 pumper, 500 gpm, 500 gallon capacity 1974 tanker, 1,250 gallon capacity and can pump at 350 gpm
Blairs	26	1977 pumper, 750 gallon capacity, pumps at 750 gpm 1962 tanker with 1,500 gallon capacity, pumps at 250 gpm 1968 4-wheel drive 1-1/2 ton brush jeep 1983 tanker, 1,200 gallon tank capacity, pumps at 450 gpm 1978 Utility truck
Brosville	27	1957 pumper, 500 gallon capacity/500 gpm 1960 tanker, 1,000 gallon capacity/2,000 gpm 1978, 1,000 gallon tanker
Callands	34	1948 pumper, 350 gallon capacity 1952 tanker, 1,800 gallon capacity 1967 tanker, 1,000 gallon capacity



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

SCHOOLS



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

FIRE PREVENTION AND PROTECTION

Chatham	20	Two 750 gpm pumpers 1,200 gallon tanker 250 gpm minipumper 250 gpm brush truck 75 foot ladder platform
Climax	22	250 gpm pumper/1,200 gallon capacity Tank truck with a 9 horsepower portable pump, 1,000 gallon capacity
Gretna	31	1977 pumper, 750 gpm/1,000 gallon tank 1981 tanker with portable pump and 1,500 gallon tank 1961 tanker, 500 gpm/1,000 gallon tank 1973 brush truck with portable pump and 200 gallon tank
Hurt	31	1968 pumper, 500 gallon tank/150 gpm 1972 tanker, 1,000 gallon tank/300 gpm 1982 truck to hold equipment and men 1977 tanker, 1,250 gallon tank/300 gpm 1979 tanker, 250 gallon tank/300 gpm
Laurel Grove	24	1 tanker
Mt. Cross	17	1977 Tanker truck, 1,250 gallon capacity, pumps at 350 gpm 1973 Pumper, 500 gallon capacity, pumps at 750 gpm
Mt. Hermon	38	1969 750 gpm pumper, 500 gallon capacity 1975 tanker, 1,250 gallon capacity, pumps at 350 gpm 1977 minipumper, 260 gallon capacity, 350 gpm
Riceville-Java	27	1969 pumper, 1,200 gallons 1974 pumper, 1,200 gallons 1952 brush truck, 300 gallons
Ringgold	55	1964 pumper tanker, 1,000 gallon capacity, pumps at 550 gpm 1977 pumper tanker, 800 gallon capacity pumps at 350 gpm 1983 Chevrolet, 750 gpm/750 gallon capacity 1979 4-wheel drive minipumper 1971 Chevrolet tanker, 1,000 gallon capacity, pumps at 350 gpm 1977 Utility truck
Smith Mountain Lake		Two marine fire boats

Tunstall	23	Pumper, 1,000 gpm/750 gallon capacity Tanker, 300 gpm/1,000 gallon capacity
Westover Hills	39	1957 pumper, 500 gpm/500 gallon tank 1961 tanker, 200 gpm/1,200 gallon tank 1975 4-wheel drive brush truck, 225 gpm/ 250 gallon tank 1978 tanker, 225 gpm/1,250 gallon tank 1969 utility truck

FIRE INSURANCE CLASSIFICATION

The State Insurance Services Office assigns a rate to determine fire protection insurance premiums for households in a community. The evaluation by the I.S.O. grades a community's fire system by taking into account the following criteria: (1) water supply, (2) fire department, (3) fire communications, and (4) fire safety control. The I.S.O. rating is based on a scale from 1 to 10 for comparison with other fire protection systems. A rating of 1 represents the best with 10 being the least effective. The scale represents an indication of a system's ability to defend against the major fire which may be expected in any given community. The I.S.O. rating for the County varies from 8 to 10, depending on the location.

Four volunteer rescue squads provide emergency first aid and lifesaving services to citizens of Pittsylvania County. These rescue squads are located in Gretna, Chatham, Danville and Altavista. The Altavista unit serves part of Campbell County as well as northern Pittsylvania County.

The Danville, Chatham and Gretna volunteer rescue squads are subsidized by Pittsylvania County to the extent of $4,000 per year, while the Altavista squad receives $2,000 per year.

The Danville Rescue Squad serves the City of Danville and is composed of volunteers who live in Pittsylvania County and the City of Danville. It has ten emergency vehicles, one of which was purchased by the County at a cost of $35,000 and donated to the rescue squad. The volunteers also raise money for operating costs from their own fund-raising activities.

Serving the central portion of the County are 35 members of the Chatham Rescue Squad. In addition to the equipment required by the State of Virginia, the unit operates three ambulances.

Providing rescue and first aid services to the northern section of the County is the Gretna Rescue Squad. This organization of 22 volunteers operates one crash truck, one utility truck and one ambulance in the performance of duties.

Lifeguard 10 in Danville responds to emergency calls in the County.

SHOPPING FACILITIES

Commercial development in the County is occurring on the periphery of towns, and the City of Danville. The greatest concentration of commercial development is along major routes of commerce such as: U. S. Route 58, U. S. Route 29, U. S. Route 360, and State Route 40. The amount and intensity of commercial development in outlying areas of the County is limited, and therefore, the major shopping and commercial center for the County is in and around the City of Danville. There are eight different shopping centers and a regional shopping center in and around the City of Danville. The Towns of Chatham, Gretna, and Hurt may be considered commercial shopping areas for the central and northern parts of the County.

A potential weakness in the local economy exists in the area of retail sales. The tabulated data on Table 12 in the Economics section shows that the County's sales have historically been 30 to 35 percent of the comparable figures for the City of Danville. The County is particularly weak in the area of retail services and in the area of large retail purchases for such things as apparel, automotive items, and furnishings. The County's retail market is stronger in the area of convenience and small retail purchases such as food. The low value of retail sales in the County indicates the traditional reliance of County residents on the retail establishments in the City of Danville.

TABLE NO. 1

1984 RETAIL SALES

	Danville		Pittsylvania County	
	Sales ($000)	Percent	Sales ($000)	Percent
Total Retail Sales	338,366	76	109,001	24
Food	81,499	72	31,060	28
Eating and Drinking Places	27,916	74	9,805	26
General Merchandise	34,731	87	5,189	13
Furniture, Appliances	14,359	84	2,761	16
Automotive	86,241	81	20,369	19
Drug	15,794	78	4,565	22

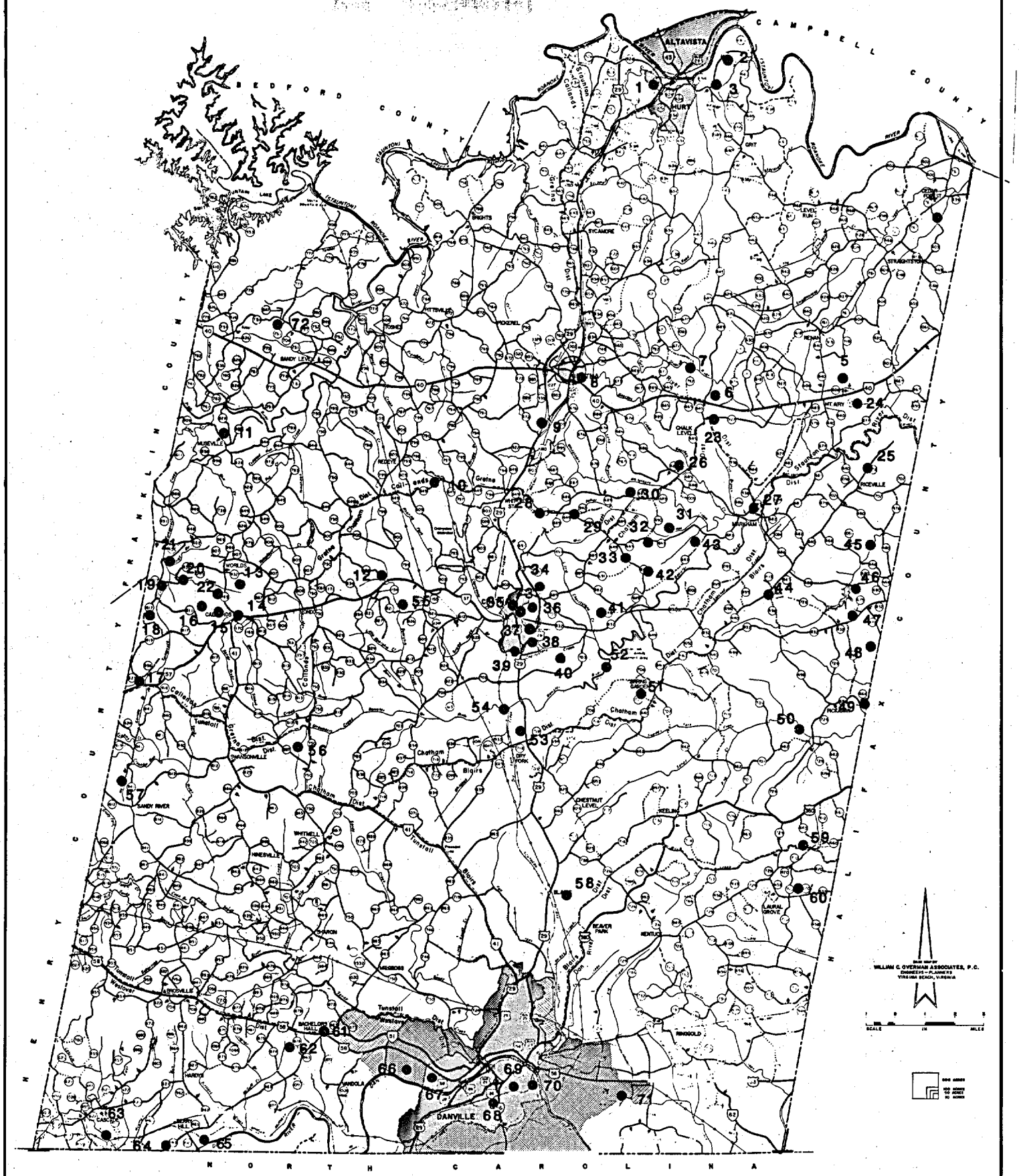
Source: 1985 Survey of Buying Power

HISTORIC AND CULTURAL FACILITIES

Pittsylvania County possesses a number of sites that are of historic and cultural significance as shown on the Historic and Cultural Features Map. The Virginia Historic Landmarks Commission has designated historic sites as areas to preserve and protect. Historic features such as Yates Tavern at Gretna and the Clerk's office at Callands have both historical and architectural significance to the community. Another historic landmark is the Pittsylvania County Courthouse and has just had a major restoration to its courtroom. The Pittsylvania Cultural Center in Chatham houses both a Planetarium and Science Museum.

Arts programs and facilities in Danville also serve the cultural pursuits of county residents. Averett College in Danville is one such facility providing arts and culture. The school's Averett Players provide many of the drama productions in the area. They regularly produce several plays each year. The Averett Singers provide entertainment for the Danville-Pittsylvania County area, performing on campus for local audiences throughout the year. Public events, including lectures and concerts, are well attended by enthusiastic residents.

When planning for future growth and development, it is imperative to recognize the unique qualities of both historic and cultural areas. Although



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

HISTORIC AND CULTURAL FEATURES

MAP KEY

PITTSYLVANIA COUNTY

HISTORIC AND CULTURAL FEATURES

NOTE: NUMBERS IN PARENTHESES ARE VIRGINIA HISTORIC LANDMARKS COMMISSION REFERENCE NUMBERS.

1. CLEMENT HILL (71-9)
2. WARDS TAVERN KITCHEN (71-72)
3. CHILES-COOK-GRAVES HOUSE (71-71)
4. JOHN FITZPATRICK HOUSE (71-70)
5. GRASTY HOUSE (71-17)
6. BROWN'S TAVERN (71-73)
7. RICHARD WHITEHEAD HOUSE (71-83)
8. JEREMIAH TALBOTT HOUSE (71-79)
9. YATES TAVERN (71-60)
10. PEGRAM HADEN HOUSE (71-61)
11. KERBY HOUSE (71-43)
12. KEESEE-GRUBB HOUSE (71-44)
13. MOSES HUBBARD HOUSE (71-45)
14. ARNN STORE (71-1)
15. FIRST PITTSYLVANIA COUNTY CLERK'S OFFICE (71-19)
16. MORMON HOUSE (71-24)
17. CABIN NEAR SWANSON'S MILL (71-84)
18. CLEMENT'S PLACE (71-85)
19. MOSES HUBBARD HOUSE (71-45)
20. SWANSON HOUSE (71-42)
21. CALLAND HOUSE (71-40)
22. OLD JAIL (71-21)
23. GRIFFITH DICKENSON HOUSE (71-47)
24. SHARSWOOD (71-33)
25. GLASS-FARSON HOUSE (71-48)
26. MUSTAIN-YOUNGER HOUSE (71-59)
27. WOMACK ROCK HOUSE (71-51)
28. THOMAS B. JONES HOUSE (71-55)
29. JONES HOUSE (71-22)
30. OLD HARGRAVES PLACE (71-18)
31. COLES HILL (71-10)
32. CHERBOURG COTTAGE (71-7)
33. PINEVILLE (71-32)
34. ELDON (71-15)
35. PITTSYLVANIA COUNTY CLERKS OFFICE (187-2)
36. HUGH WEIR HOUSE (187-5)
37. PITTSYLVANIA COUNTY COURTHOUSE (187-7)
38. BLUE COTTAGE (187-1)
39. MOREA (OUENCUS MANOR) (187-4)
40. BELLE GROVE (71.4)
41. LITTLE CHERRYSTONE (71-36)
42. CABELL-SHELTON HOUSE (71-80)
43. RACHEL JACKSON BIRTHPLACE
44. CANDY HOUSE (71-30)
45. ELKHORN (71-16)
46. ANDERSON DOUBLE HOUSE (71-49)
47. MANN-EASLEY KITCHEN (71-50)
48. PEYTONSBURG
49. WOODLAWN (71-37)
50. ROBERT CLOYTON HOUSE (71-66)
51. VADEN KITCHEN (71-58)
52. ROCK HOUSE (71-82)
53. OAKLAND (71-28)
54. MOUNTAIN VIEW (71-25)
55. GILES ROCK HOUSE (71-57)
56. SAMUEL HARRIS II (71-41)
57. MINTER POSSUM TROT (71-86)
58. BEAVERS TAVERN KITCHEN (71-3)
59. REAVES MILL
60. ANDERSON TAVERN (71-65)
61. BACHELOR'S HALL (71-2)
62. BENT OAKES (71-5)
63. MICHEAUX (71-23)
64. WINDSOR (71-35)
65. BERRY HILL (71-6)
66. DAN'S HILL (71-11)
67. HOUSE (108-7)
68. SITE OF DANVILLE TECHNICAL INSTITUTE (108-8)
69. CHURCH OF THE EPIPHANY (108-1)
70. HOUSE (108-2)
71. DIX-MOTLEY-THOMAS HOUSE (71-63)
72. GRAVES ROCK STILL HOUSE
73. PITTSYLVANIA COUNTY CULTURAL CENTER

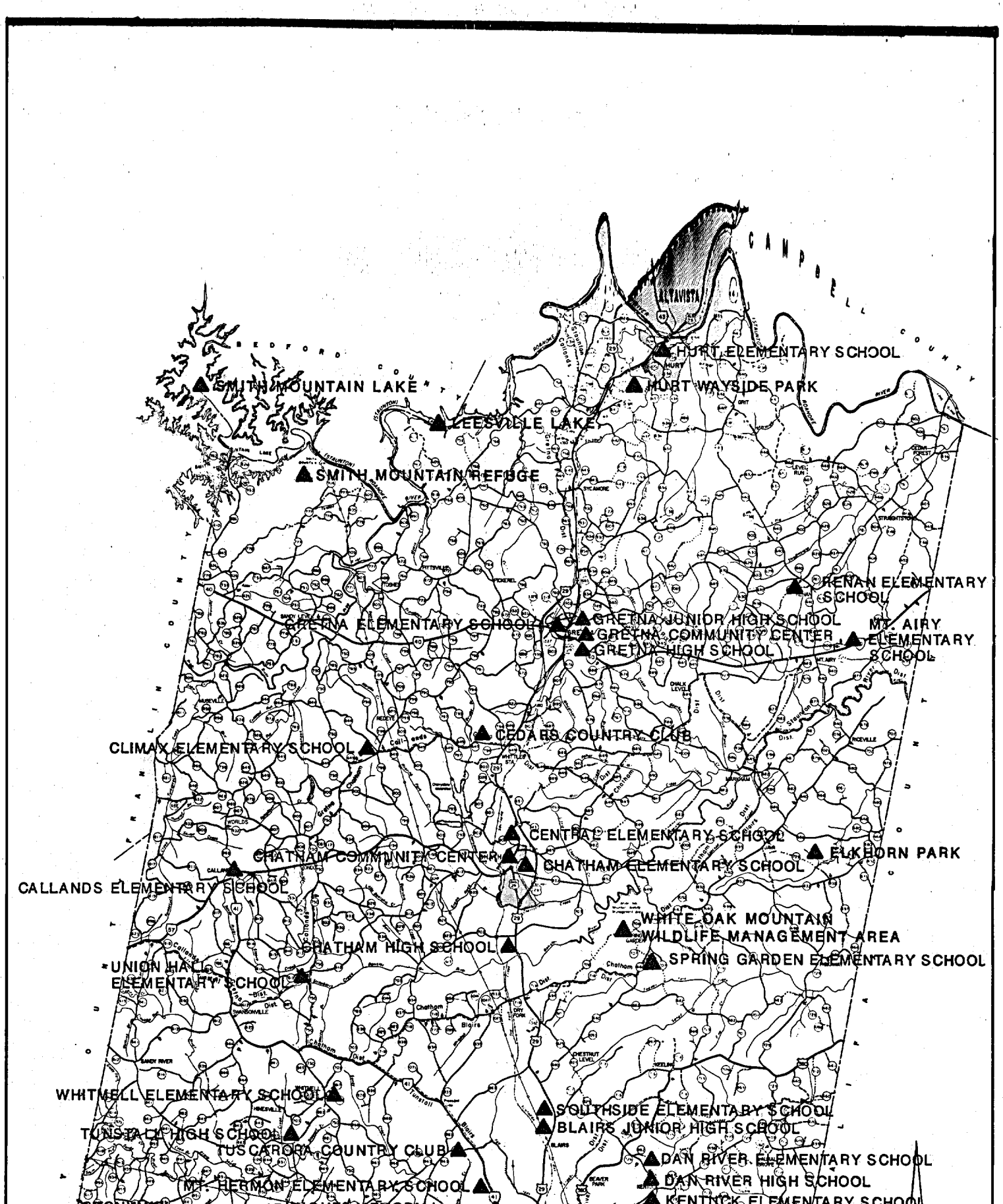
these areas do not necessarily preclude development, effort should be made to protect them from destruction or deterioration. The location of Historic and Cultural Features are illustrated on the adjacent map.

RECREATIONAL FACILITIES

The County is fortunate in that substantial portions of the beautiful Smith Mountain Lake (12,000 acres) and Leesville Lake (3,400 acres) recreation areas are located within the northwest area of the County. These unique, scenic areas provide a wealth of recreational activities including boating, swimming, fishing, canoeing, water skiing and camping. In addition to these facilities, the Appalachian Power Company owns property at Leesville Lake, near Smith Mountain Dam, which is open to the public for recreational activities. The 2,710-acre White Oak Mountain Wildlife Preserve and Smith Mountain Refuge are located in the County and maintained by the U. S. Department of Interior. Here, people can observe and enjoy wildlife in its natural habitat.

Pittsylvania County Wayside Park, a 53-acre tract, is located near the Town of Hurt. Elkhorn Park, an area developed by Dan River, Inc., is the County's largest private park, covering 604 acres. Several companies maintain private recreational facilities which are made available to their employees and their guests.

The County does not have a Recreation Department responsible to the citizens of the County for the development of opportunities for leisure pursuits and establishing guidelines for programs which meet the needs and interests of the County residents. However, the County does have a comprehensive summer recreation program sponsored and operated by the school board and school personnel. All types of athletic programs including softball, volleyball, soccer and basketball are included, as well as a number of other recreational programs. All of the County high schools and junior high schools, as well as the elementary schools are utilized for these summer programs. The gymnasiums in the County schools are open all day during the summer for recreational programs.


CAMPBELL COUNTY
BEDFORD COUNTY
FRANKLIN COUNTY
ALTAVISTA
HURT ELEMENTARY SCHOOL
HURT WAYSIDE PARK
SMITH MOUNTAIN LAKE
LEESVILLE LAKE
SMITH MOUNTAIN REFUGE
RENAN ELEMENTARY SCHOOL
GRETNA ELEMENTARY SCHOOL
GRETNA JUNIOR HIGH SCHOOL
GRETNA COMMUNITY CENTER
GRETNA HIGH SCHOOL
MT. AIRY ELEMENTARY SCHOOL
CEDARS COUNTRY CLUB
CLIMAX ELEMENTARY SCHOOL
CENTRAL ELEMENTARY SCHOOL
ELKHORN PARK
CHATHAM COMMUNITY CENTER
CHATHAM ELEMENTARY SCHOOL
CALLANDS ELEMENTARY SCHOOL
WHITE OAK MOUNTAIN WILDLIFE MANAGEMENT AREA
CHATHAM HIGH SCHOOL
SPRING GARDEN ELEMENTARY SCHOOL
UNION HALL ELEMENTARY SCHOOL
WHITMELL ELEMENTARY SCHOOL
SOUTHSIDE ELEMENTARY SCHOOL
BLAIRS JUNIOR HIGH SCHOOL
TUNSTALL HIGH SCHOOL
TUSCARORA COUNTRY CLUB
DAN RIVER ELEMENTARY SCHOOL
DAN RIVER HIGH SCHOOL
MT. HERMON ELEMENTARY SCHOOL
KENTUCK ELEMENTARY SCHOOL

ANNEXATION EFFECTS

Most of the development in the County has occurred around the City of Danville; the area Danville sought for annexation. A three judge panel ruled in mid-February that the areas of Glenwood, Westover and Bradley Road and the land between the City's southern boundary and North Carolina would be part of the City of Danville at midnight December 31, 1986. This annexation is subject to appeal.

The areas to be annexed comprise 28.24 square miles of territory, an estimated 9,890 persons, 1,652 public school students in average daily membership and $232.4 million in local property tax assessables. Percentage wise, the transfer from the County to the City are as follows: (1) 2.79 percent of the total area; (2) 14.89 percent of the total population; (3) 13.3 percent of the public school admissions; and (4) 19.0 percent of the assessed property values.

Public facilities in the area to be annexed include: (1) Coates Elementary School, (2) Glenwood Elementary School; and (3) the Westover Branch Library.

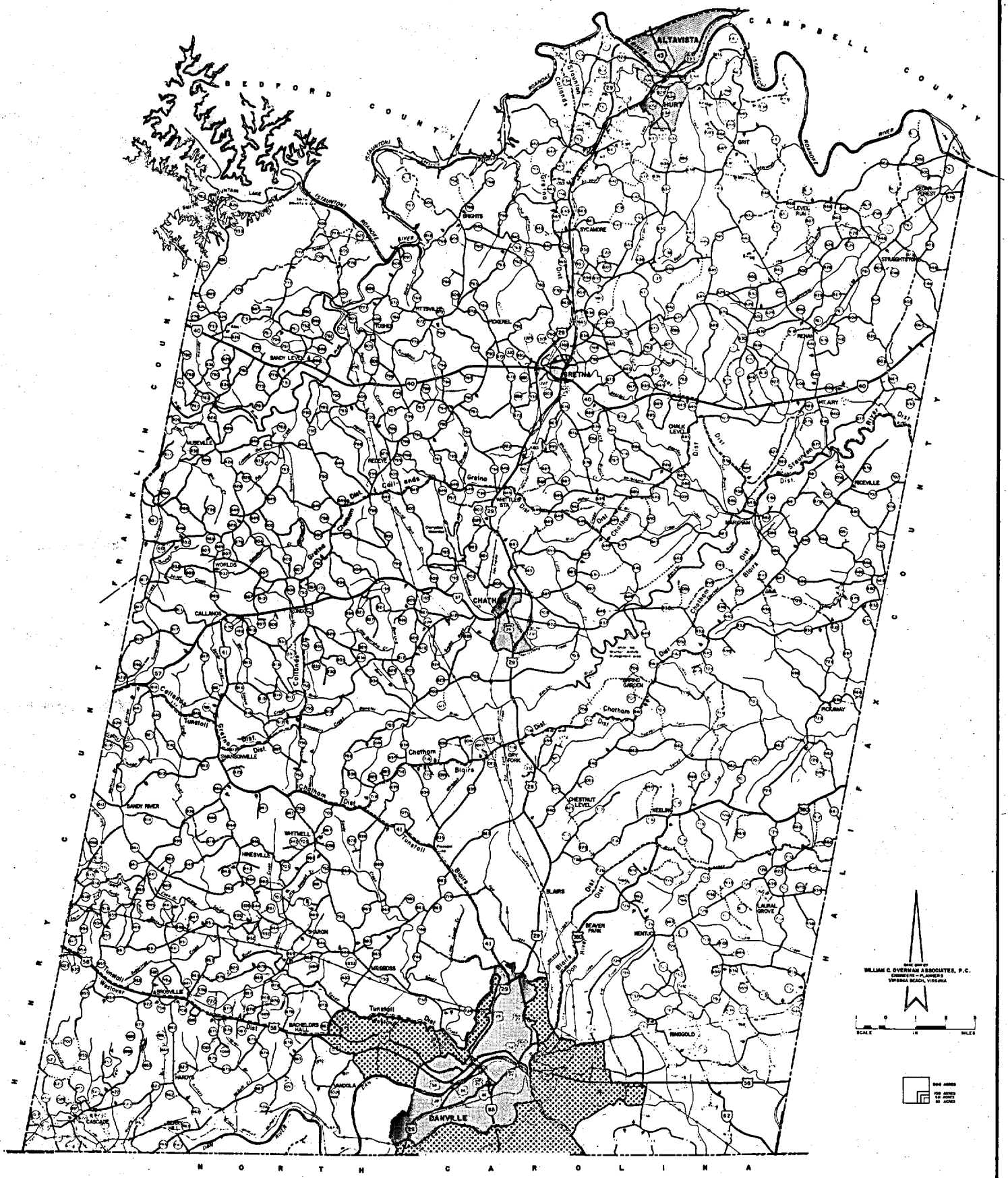
The industries that will be transferred from the County to the City include: (1) Corning Glass Works, (2) Southern Processors, (3) Dibrell Brothers, (4) P. Lorillard, (5) U. S. Gypsum and (6) Goodyear Tire and Rubber.

The transfer from the County to the City will have a long-term demographic and economic impact on the County. The County must accommodate for that change in an orderly and efficient manner.

Loss of existing and potential development and the weakening of both the Service Authority and the County's financial position will combine to have a profound detrimental impact on the remaining portion of the County.

A significant portion of the annexation area is either served with water and sewer facilities by the Pittsylvania County Service Authority or is covered by projects which are funded and planned for installation in the near future.

The following map shows the recommended area to be awarded to Danville by court order as being currently drawn.



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

FEBRUARY 1986 RECOMMENDED ANNEXATION AREA

SECTION VI
ESTIMATING FUTURE LAND USE AND SERVICE NEEDS

ESTIMATING FUTURE LAND USE AND SERVICE NEEDS

Two projection techniques have been used to estimate the land use needs of the County. The first, linear extrapolation, projected the County's population to the year 2005 by assuming that past population growth trends will continue into the future. The second technique, constant shares, projected 1984 employment according to national trends to calculate the future population.

The following section details both techniques and displays their results. The section also brings to light the basic assumptions and the strengths and weaknesses inherent in each technique. For instance, extrapolation assumes that past trends will continue into the future, while constant shares assumes that the existing proportions of employment in local industries will be in proportion to national employment levels.

Both assumptions may be invalid under certain conditions; however, there is no evidence to suggest that other assumptions may be more valid. In addition, the similarity of results calculated by each technique lends support to each basic premise. To explain why this is so, suppose employment decreases in the County because of firms taking advantage of cheaper labor elsewhere or of other processes which reduce labor requirements. Then, past population increases would probably not continue since residents would move out in search of new employment opportunities. Thus, past population trends may be inappropriate to use for projecting future land use needs.

A way to ascertain if such an assumption is valid would be to address employment directly. The constant shares technique does so by assuming that local growth will approximate anticipated national growth in selected industries. Again, such an assumption could render inaccurate results if local industry shifts do not remain in proportion to national levels. However, since one of the major determinants of plant location is an available and experienced labor supply, firms will move into, or expand, in the area at a rate that will not significantly exceed the already available workforce. Thus, constant shares estimates are supported by the historical population trends in the area.

As was alluded to above, the results of both techniques were remarkably similar, lending support to the relationship outlined above and the accuracy of each technique.

LINEAR EXTRAPOLATION

The first technique, linear extrapolation, projected the County's population to the year 2005 by assuming that past population growth trends will continue into the future. The technique projected the overall population of Pittsylvania County, and Danville by fitting a least squares regression line to census data dating back to 1930 (see Table 1 and Table 5). The resulting least squares line fit past data points extremely well, indicating that past rates of growth show that the County, Danville and the Danville SMSA are interdependent (see Figure 1).

To allocate projected 1990 through 2005 populations between the County and Danville, each locality's proportion to the overall population total was averaged over the past sixty years (see Table 2). Due to the effects of annexations awarded over the years, each average's standard deviation was somewhat large, further indicating the interdependence of the region.

Interdependency is the key factor in determining the existence and relative strength of communities of interest. The interdependency that created this community of interest concerns the City's role as a center of medical, cultural, professional, governmental, and non basic activities and trade for the MSA.

Least squares regression and standard deviation are statistical techniques used to project the future population. Least squares regression uses a series of data points to mathematically draw the best fitting line on a graph. The high standard deviation indicates that this projection is the most likely result.

The overall population of the County, and Danville, was projected rather than just the County's population in order to mitigate the effects of boundary constraints on population data. Growth has occurred in the Danville urban area, however, it has not been reflected in population data because growth has occurred outside the City's existing boundaries. If Danville was able to expand its boundaries to encompass new development, then population data would reflect this growth. To overcome this problem in the data, a method had to be devised to reflect actual population trends in Danville rather than trends conveyed by jurisdictional boundaries.

TABLE NO. 1

ACTUAL AND PROJECTED POPULATIONS FOR PITTSYLVANIA AND DANVILLE[1]

	1930	1940	1950	1960	1970	1980	1990	1995	2000	2005
Pittsylvania	61,424	61,697	66,096	58,296	58,789	66,147	66,592	66,913	67,235	67,556
Danville	22,247	32,749	35,066	46,577	46,391	44,642	51,245	53,487	55,565	57,894
Total	83,671	94,446	101,162	104,873	105,180	111,789	117,837	120,400	122,800	125,450

[1] U.S. Census Bureau, 1930-1980; Projections, 1990-2005

TABLE NO. 2

PROPORTIONS OF LOCAL POPULATION DURING THE PAST SIXTY YEARS

	1930	1940	1950	1960	1970	1980	1986	1987	Average Proportion	Standard Deviation
Pittsylvania	73.4	65.3	65.3	55.6	55.9	59.2	59.9	50.5	62.45	6.28
Danville	26.6	34.7	34.7	44.4	44.1	40.8	40.1	49.5	37.55	6.28

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Pittsylvania	61,424	61,697	66,096	58,296	58,789	66,147	66,592	66,913	67,235	67,556
Danville	22,247	32,749	35,066	46,577	46,391	44,642	51,245	53,487	55,565	57,894
Total	83,671	94,446	101,162	104,873	105,180	111,789	117,837	120,400	122,800	125,450

[1] U.S. Census Bureau, 1930-1980; Projections, 1990-2005

FIGURE 2
POPULATION TRENDS OVER BASE

DANVILLE BASE POPULATION	16,520
DANVILLE SMSA BASE POPULATION	63,414
PITTSYLVANIA COUNTY BASE POPULATION	46,894

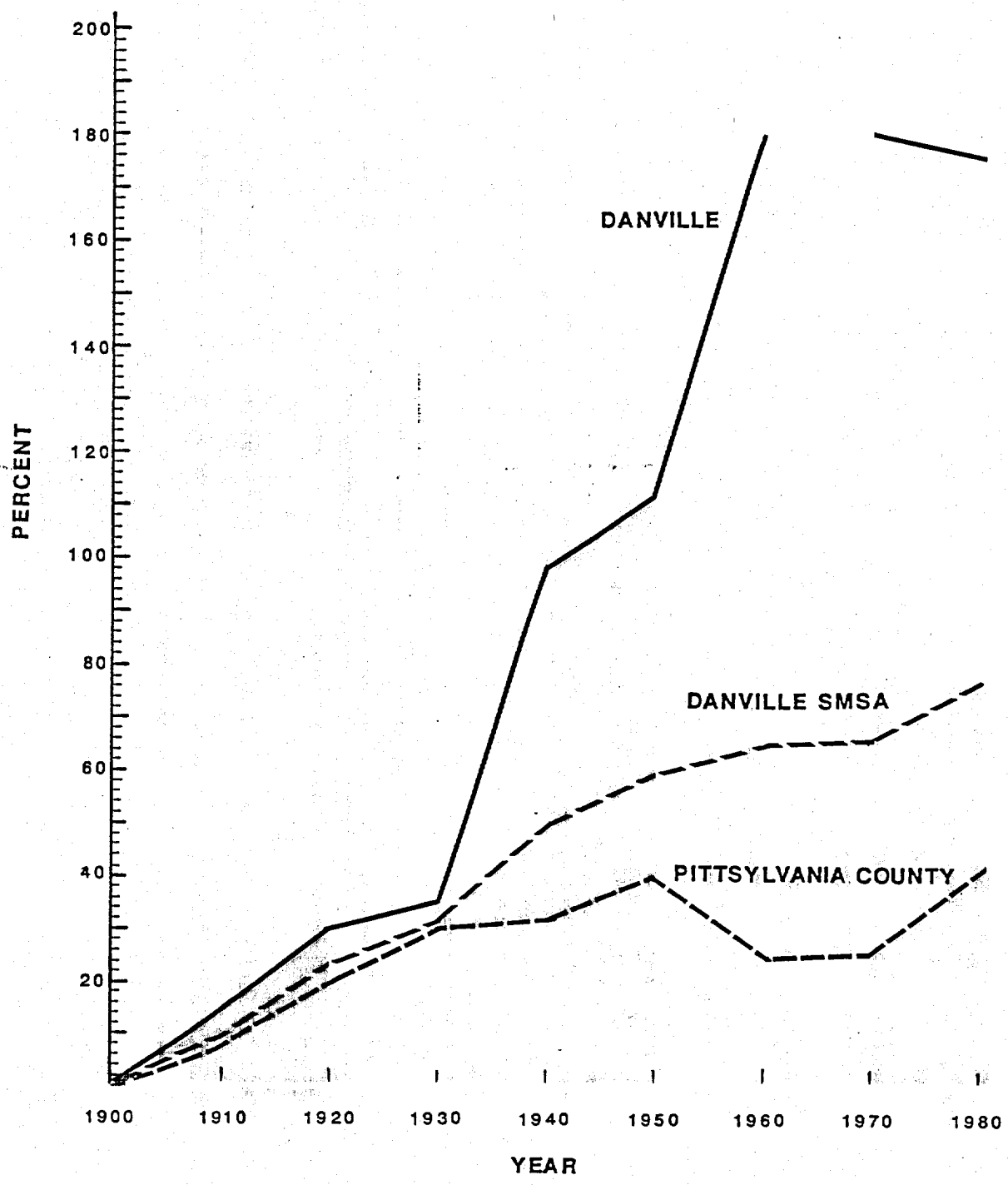
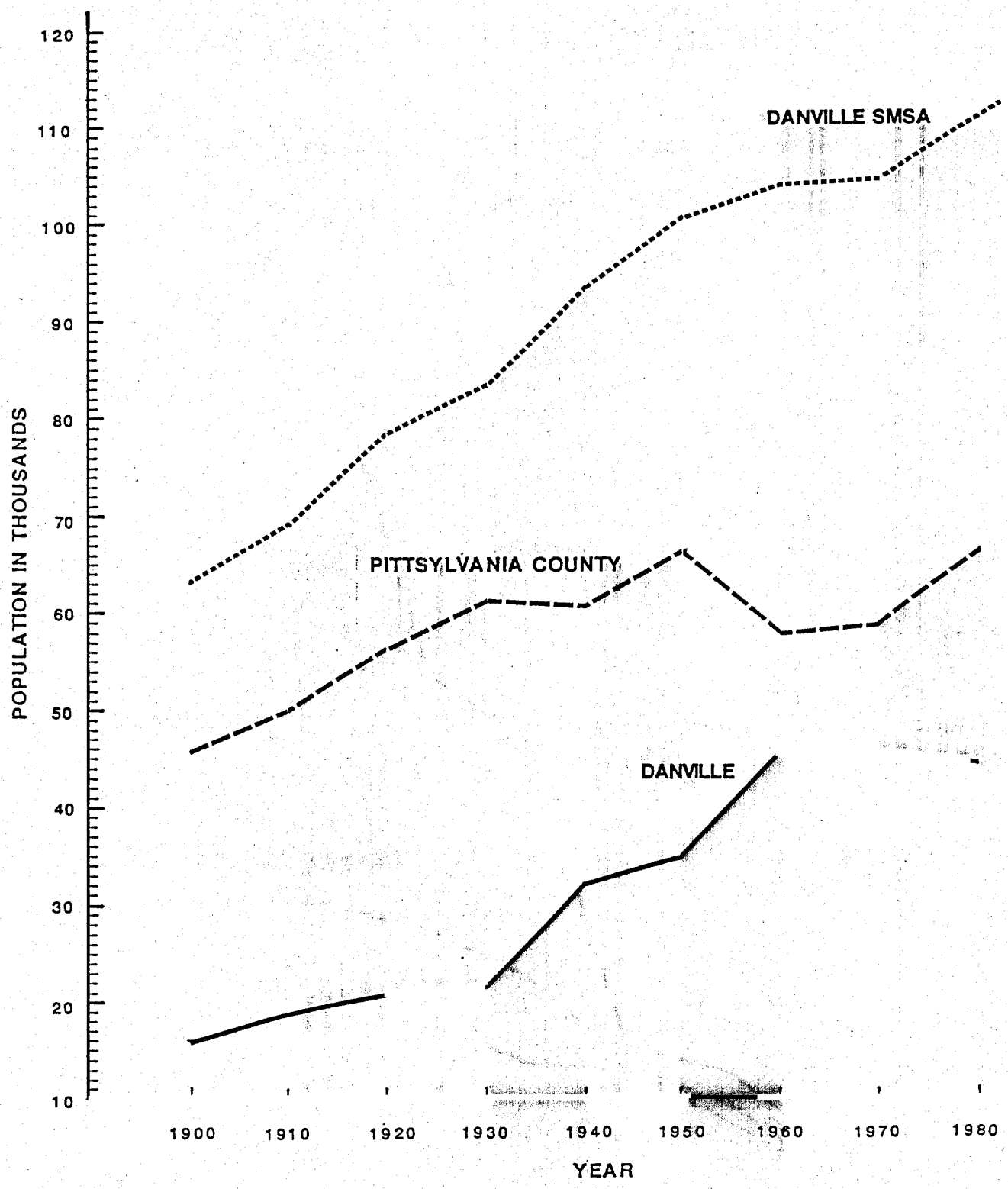


FIGURE 1

CENSUS COUNTS



SOURCE: TAYLOE MURPHY INSTITUTE, "INTERCENSAL ESTIMATES AND DECENNIAL CENSUS COUNTS FOR VIRGINIA LOCALITIES, 1790-1980".

The proportioning technique is such a method for it assumes that during the period between its 1932 and 1951 annexations through 1960 Danville had ample amount of vacant developable land in which to grow. By observing the City's rate of growth in proportion to the County's overall rate of growth during that period, one could determine a trend between development occurring to the County and development occurring to the City. As shown in Table No. 2, Danville grew at a rate that remained consistently proportioned to the overall population in the County. Since 1960 however, when the City was precluded from annexation (except for a few citizens petitions), its population leveled, not due to stagnation, but from the lack of available developable land (see Figure 2). Danville's lack of developable land may be due to its choice to develop at low density, single family homes on individual lots over much of the land that has been available to it, instead of multi family homes on tracts.

Strengths and Weaknesses of the Linear Extrapolation Technique

As evidenced from the above explanation of the extrapolation methodology, the technique is extremely simple. This simplicity enhances projection results for it reduces the effects of compounding errors, i.e., errors which compound due to misspecification at each step. Taking into account the effects of annexation, the technique's projections are similar in the County and in the City when combined into a single population figure.

The technique's use of past conditions to predict the future can be considered a drawback because of its lack of theoretical validity. For instance, casual factors, such as changes in the local economy, are not recognized by the technique's assumptions.

CONSTANT SHARES

The second technique, constant shares, projected future employment in selected local industries to remain in constant proportion to national employment in these same industries. Thus, future local employment levels in the County have been estimated by multiplying existing levels with the projected national rate of change (see Table 3).

TABLE NO. 3

EMPLOYMENT GROWTH BY SECTOR
1985 - 2005

Employment Sector	Projected Growth Rate
Services	2.9%
Finance, Insurance and Real Estate	2.6%
Wholesale, Retail Trade	1.9%
Durable Goods Manufacturing	1.2%
Transportation, Communication and Public Utilities	1.1%
Construction, Mining	1.0%
State and Local Government	0.7%
Non-durable Goods Manufacturing	0.4%

Source: U. S. Department of Labor

National projections used to estimate the County's future employment were calculated to the year 2005. Results of the constant shares projections with and without the 1986 annexation are shown on Table 4 and Table 5.

Since constant shares projected employment using national conditions, local economic conditions are not recognized, this is a major shortcoming of the methodology and is discussed in detail later on in the strengths and weaknesses of the technique.

As was explained in the preceding section, the extrapolation technique ignored the effect of location constraints due to political boundaries. Unfortunately, the employment data used in constant shares analysis did not date back far enough to enable trend analysis. Therefore, existing employment levels in the County had to be used as the basis for projection.

TABLE NO. 4

PITTSYLVANIA COUNTY 1984-2005

Employment Sector	County Employment 1984	Projected National Annual Growth Rate 1984-1985	Projected National Annual Growth Rate 1985-1990	1985	1987[a]	1990	1995	2000	2005
Agriculture	77	-	-	77	77	77	77	77	77
Construction	774	2.4%	0.8%	793	506	518	539	562	585
Wholesale Trade	236	1.8%	1.9%	240	139	147	162	178	195
Retail Trade	1,620	1.8%	1.9%	1,649	933	988	1,087	1,197	1,318
Finance, Insurance and Real Estate	134	2.1%	2.6%	137	84	90	104	118	134
Manufacturing	7,986	1.1%	0.9%	8,074	3,476	3,572	3,737	3,910	4,090
Durable	2,470	1.3%	1.2%	2,512	1,081	1,088	1,133	1,203	1,278
Nondurable	5,516	0.8%	0.4%	5,562	2,395	2,484	2,604	2,707	2,812
Transportation and Public Utilities	286	1.1%	1.1%	289	195	202	237	250	264
Mining[b]	-	1.1%	1.1%	-	-	270	330	390	450
Services	786	2.7%	2.1%	807	742	790	879	978	1,087
Government	1,960	0.9%	0.5%	1,978	1,921	1,952	2,004	2,057	2,112
Federal	107	-	-	107	100	100	100	100	100
Local	1,647	1.2%	0.7%	1,667	1,607	1,664	1,709	1,757	1,805
TOTAL	13,859	1.7%	1.5%	14,044	8,073	8,606	9,156	9,717	10,312

[a] 1986 annexation will transfer 6 construction firms, 11 manufacturing firms, 1 transportation firm, 23 wholesale firms, 65 retail firms, and 3 finance, insurance and real estate firms from the County to the City.

[b] Pending Marline Corporation's federal and state application approval for uranium extraction.

Note: Without annexation employment projections follow: 1990 - 14,606; 1995 - 15,593; 2000 - 16,648; 2005 - 17,774.

Source: Virginia Employment Commission, U. S. Department of Labor, and County of Pittsylvania Annexation Proceedings, 1985 Study Areas.

TABLE NO. 5

POPULATION PROJECTION COMPARISONS

Virginia Department of Planning and Budgeting[1]

	1985	1990	1995	2000	2005
Pittsylvania	66,600	68,797	-	70,553	-
Danville	44,400	43,281	-	42,401	-
Total	111,000	112,078	-	112,954	-

Extrapolation Technique[2]

	1985	1990	1995	2000	2005
Pittsylvania	58,370	66,592	66,913	67,235	67,556
Danville	55,943	51,245	53,487	55,565	57,894
Total	114,313	117,837	120,400	122,800	125,450

Constant Share Technique[3]

	1985	1990	1995	2000	2005
Pittsylvania	66,000	69,378	71,067	73,300	75,700
Danville	-	-	-	-	-
Total	-	-	-	-	-

1 Commonwealth of Virginia, Department of Planning and Budgeting, "Population Projections Update", March 1986

2 Extrapolation Projections. Note: Based on past annexation trends. Adjusted for annexation.

3 Constant Shares Projections. Note: Based on national employment trends.

Note: These findings indicate that the population increase will be approximately 9 000 over the period from 1985 - 2005.

Constant shares results incorporated an optimistic outlook for all sectors despite there being no such large scale employment in the County. Total employment is projected to increase by 28 percent from 1987 to 2005, employment in the manufacture of durable goods will increase by 18 percent and the greatest increase will come in insurance, finance and real estate at 59 percent increase. (This projection's theoretical validity is limited since local economic conditions are not recognized due to the assumption of constant proportion.) More than likely, much of the 59 percent increase in insurance, finance and real estate will probably occur in the Danville commercial hub of the region. Durable goods and the finance, insurance, and real estate group are in different economic sectors; manufacturing or basic versus services or non-basic. The difference between the two are discussed in greater detail in the Economics section of the Inventory.

CONVERSION OF PROJECTION RESULTS

Once future employment levels were estimated, needed commercial and industrial acreages were determined by using existing ratios of employees per acre found in both uses. Of course, such ratios can fluctuate significantly due to the employment needs of particular industries or commercial establishments, but most likely existing ratios are justified (see Table 6).

TABLE NO. 6

CONVERSION OF POPULATION AND EMPLOYMENT INTO LAND USE ACREAGES

	Population (P) Employment (E) 2005	Conversion Multiplier[a]	Acres
Residential[b]	9,000 (P)	0.3	2,700
Commercial	570 (E)	0.3	171
Industrial	683 (E)	0.3	205
Public and Semi-Public	9,000 (P)	0.1	900
			3,975

[a] Based on local standards
[b] Based upon population projection

According to this projection an additional 3,976 acres or 6.2 square miles will be developed in the County by the year 2005. This is a small percentage of the total area of the County but could be very costly without the adoption of ordinances to prevent isolated and scattered development. In the long run, development costs would increase the financial burden of the County if it was to ensure that public utility services are available to residents in those subdivision areas outside of the defined growth areas.

Nodal development will concentrate urban and suburban land uses in existing growth areas. The encouragement of nodal development is sound planning practice, for not only does it protect farmland, it also conserves financial resources by reducing infrastructure and service delivery costs.

Growth will take place primarily in the following nodal areas over the planning period from 1985 to 2005.

- Chatham
- Gretna
- Hurt-Motley
- Mount Herman-Blairs
- Mount Cross
- Ringgold

The growth areas are areas where urban and suburban land uses are encouraged to locate, and where the services necessary to support these types of development are, or will be provided. The emphasis in the growth areas is on the development of employment and commercial centers and the development of residential uses that require urban type service areas.

The remainder of the County outside of the growth areas is primarily rural in character and is not expected to be needed to accommodate growth anticipated over the planning period. Agricultural, forestry, mineral resource extraction, low density residential and supporting commercial uses are encouraged to locate in the rural areas.

The separation of urban and rural areas encourages the economical and efficient delivery of public services and a greater sensitivity to environmental constraints to development while accommodating population growth and increased economic activity.

Growth in the environmentally sensitive area of the Smith Mountain Lake region is one of the major issues with which the County must deal. The following general guidelines are provided:

- Due to the poor soil suitability all summer homes or condominiums must be served by central water and sewerage.
- Adopt regulations to avoid construction on unstable slopes and soils.
- Adopt a zoning ordinance and enforce it.
- Lot sizes should be between 1/3 to 5 acres.

Ideally, development around the lake will be encouraged to take place in clusters and be served by central water systems and centralized wastewater treatment in the form of central septic systems employing mass drainfields. In cases where the mass drainfield concept is not utilized it is advised that counties and sanitarians require strict adherence to regulations regarding the drainfield-to-water distances for individual, on-site septic systems.

Strengths and Weaknesses of the Constant Shares Technique

As compared with the other, more sophisticated, linear extrapolation technique, several empirical studies have determined that the constant shares methodology is superior in accurately predicting future conditions. This is probably due to its simplicity which, like extrapolation methods, avoids the problem of compounding errors. Unlike extrapolation methods however, the technique has a theoretical basis, for it relies on national projections which recognize economic casual factors. The amount of theoretical validity is limited though, since local economic conditions are not recognized due to the assumption of constant proportion.

SECTION VII
FORMULATION AND EVALUATION OF DEVELOPMENT ALTERNATIVES

FORMULATION AND EVALUATION OF DEVELOPMENT ALTERNATIVES

Two Development Alternatives, or options, are identified after consideration of existing environmental constraints and growth determinants. The two alternatives differ primarily in the degree of control exercised over land use. The first alternative is basically a continuation of the County's present policies. It is reactive in nature and is therefore termed "sprawl". With the "sprawl" alternative there is wasted or leap-frogged acreage that leads to a higher gross acreage utilization of land across the sprawl areas; and that this wasted or underutilized area leads to the inefficiencies cited. The second alternative exercises more land use control, is proactive and therefore termed "nodal". The nodal alternative emphasizes the concentration of urban and suburban land uses in nodes or clusters. The number of people and net amount of land devoted to various land uses is the same in each alternative. The primary difference between the alternatives is the amount of control exercised over the various land uses and the resulting differences in the gross amount of land involved in development. The difference, which has important implications concerning the environmental impact of development and the cost of service delivery, underlies the decision regarding which alternative best achieves the County's development goals. The six development goals, environmental impacts and service delivery costs associated with each development alternative are discussed in the Evaluation of Alternatives.

SPRAWL ALTERNATIVE

The Sprawl Alternative considers the likely pattern of future development if existing development patterns and local land use policies continue. With little planning or land use controls, future development patterns will generally be near primary and secondary roads with a lesser influence from existing utility systems.

With the majority of existing development in the County occurring in the area around Danville, Chatham, Gretna, and Hurt, future development is likely to continue to sprawl along U. S. 29. The density of growth between these centers will not be sufficient in the near future to allow for a cost effective merger of water and wastewater systems and development must be

accomplished on an individual community basis. Many of the wooded and agricultural areas in this path of development will be converted to residential and commercial uses with a lot of open space between users.

With the Sprawl Alternative residential, commercial, and industrial land uses will scatter throughout a large, sparsely developed area. This "leapfrog" pattern will push development further into the County and result in a larger area being required to support the same amount of development.

NODAL ALTERNATIVE

The Nodal Alternative represents an alternative to changing the existing development pattern. This alternative represents the likely pattern of future development should the County choose to plan for and exercise significant control over growth and land use. As a result of planning for growth, the determinants of development posed by steep slopes, floodplains, and major roadways are expanded to include the land use regulations adopted by the County to implement its controlled or planned pattern of development. These regulations may include a future land use plan, zoning, subdivision ordinances, and designated service delivery areas and service standards.

Like the Sprawl Alternative, the Nodal Alternative accommodates future development in existing growth areas. Unlike the Sprawl Alternative, however, the Nodal Alternative concentrates urban and suburban land uses thus increasing the value of open space and reducing the amount of land required to support development. In addition, the Nodal Alternative protects agricultural and wooded areas from costly urban and suburban development. The Nodal Alternative concentrates the majority of future development in six "nodes" or service areas. Three development nodes surround Danville, one is Chatham, one is Gretna, and one is in the Hurt area. The developed area around Danville is expected to capture the most development. These areas include: Ringgold, Mount Hermon-Blairs, and Mount Cross-Brosville. All the other developed areas in the County would experience some new development. These areas include Hurt, Gretna, and Chatham.

The Nodal Alternative channels future development away from steep slopes, floodplains, and agricultural areas and toward the development nodes or service areas. Development that requires urban services would be encouraged to locate in the development nodes or growth areas. Residential, commercial,

and industrial land uses would be clustered or concentrated in the development nodes or designated sites, while large areas of agricultural land and open space would remain less intensely developed as a result of clustering urban and suburban land uses.

EVALUATION OF ALTERNATIVES

Table No. 1 presents a method for evaluating the two Alternatives. Each alternative is rated according to its relative impact on negative and positive factors. The rating factors are considered important to the achievement of the general development goals. The rating method does not imply that the factors are equal in impact or in importance to goal achievement. Determining the relative importance of the rating factors requires value judgements not included in this evaluation. The purpose of this method is solely a comparison of the alternatives based on the factors identified. This and similar methods generally confirm what is already intuitive knowledge.

TABLE NO. 1

EVALUATION OF ALTERNATIVES

Rating Factor	Sprawl Alternative	Nodal Alternative
NEGATIVE FACTORS		
Loss of Agricultural Land and Open Space	-	+
Air Pollution	+	-
Water Pollution	0	0
Land Development Costs	+	-
Land Regulation Costs	+	-
POSITIVE FACTORS		
Encroachment on Critical Environmental Areas	-	+
Efficiency of Service Delivery	-	+
Compatibility of Adjoining Land Uses	-	+
Economically Balanced Mix of Land Uses	-	+
Land Owner Independence	+	-
Enhancement of Property Values	-	+
Anticipation of Population Change and Development	0	0
TOTAL	-5	5

Rating of + represents most desired impact
Rating of - represents least desired impact
Rating of 0 represents little difference between impacts

Loss of Agricultural Land and Open Spaces

The scattered development associated with the Sprawl Alternative will bring more land into potentially active use. More agricultural land and vacant land will be subject to development with the Sprawl Alternative than with the Nodal Alternative. The Nodal Alternative concentrates urban and suburban land uses and discourages development of agricultural land.

Air Pollution

The primary sources of air pollution are the emissions of automobiles and various industrial processes. Since the alternatives assume the same amount of development, the amount of industrial air pollutants would not differ significantly between the alternatives. Differences in the amount of automobile emissions between the alternatives is primarily a function of

distances and travel times. Concentrating urban and suburban development may reduce distances travelled by automobiles, but it may also increase congestion and therefore increase travel times. Given the population increase and density projected over the planning period, mass transit will not be a realistic solution for significantly reducing travel times and traffic congestion in the Nodal Alternative. A significant difference between the impacts of the development alternatives concerning air pollution, indicates that the pollution will be concentrated in the nodal areas.

Water Pollution

The Nodal Alternative assumes that more homes and businesses will be served by a central sewage treatment system, which may reduce pollution of ground water by septic failures. On the other hand, those not served by a sewage treatment system in the Nodal Alternative, will be located in a more concentrated area and may increase pollution of ground water by septic failure.

The increased development controls of the Nodal Alternative will contribute to a reduction in the sediment erosion due to construction activities and, therefore reduce surface water pollution. Concentrating development will also concentrate the erosion that does occur, however, it may increase surface water pollution in certain areas. Due to these conflicting influences, the impacts of the alternative development scenarios concerning water pollution are not distinquished.

Land Development Costs

The Nodal Alternative will concentrate the supply of developable land and therefore land costs for development will increase. Additional land use regulations and development proposal review processes will also increase costs to the developer. The Sprawl Alternative, therefore, has the lowest land development cost in the short-run to the developer, but in the long run would increase the burden on the County taxpayer so that public utility services are available to residents in those isolated and scattered areas.

Land Regulation Cost

The cost to administer and maintain planning and design controls will be higher with the Nodal Alternative. Without zoning or site plan review, the Sprawl Alternative has the lowest land regulation cost.

Encroachment on Critical Environmental Areas

The Sprawl Alternative poses a threat to the critical environmental areas identified in the Environmental Section of the Inventory of Existing Conditions.

Efficiency of Service Delivery

The pattern and density of development greatly influences the cost of public services. The primary types of services typically required in suburbanizing areas include water and sewer facilities, schools, law enforcement, fire protection, parks and recreation, libraries, solid waste collection, and health and welfare services. The cost per unit for providing these services is lower in areas where development is concentrated. Efficiency of service delivery and the opportunities to concentrate community facilities are increased in the Nodal Alternative. The Sprawl Alternative results in the under use of many public facilities and the stretching of urban services among broader and more sparse areas.

Compatibility of Adjoining Land Uses

Insuring a degree of compatibility between adjoining residential, commercial, industrial and other land uses will be much easier with the Nodal Alternative because of the additional land use regulations applied. One of the primary purposes of zoning is the arrangement of land uses so as to minimize incompatibility. The Sprawl Alternative assumes the imposition of no additional land use controls.

Economically Balanced Mix of Land Uses

Economically balanced development requires sufficient industrial and commercial development to provide for the employment and shopping needs of the population. Commercial and industrial development is also more beneficial as a source of tax revenue than residential development. The Nodal Alternative offers the best opportunity to economically balance community development. It identifies the areas best suited for commercial and industrial development and recommends ways that these areas may be reserved for these uses.

Land Owner Independence

The independence of land owners to use and develop their land as they see fit appears to be greater under the Sprawl Alternative than under the Nodal Alternative. However, the Sprawl Alternative ultimately is of less benefit to land owners since it provides no protection from incompatible land uses. The Nodal Alternative assumes the imposition of additional land-use controls such

as zoning and site plan review, whereas the Sprawl Alternative assumes a continuation of existing land-use policies and regulations.

Enhancement of Property Values

The Nodal Alternative would have a more positive effect on property values than would the Sprawl Alternative. A reduction in conflicts due to incompatible land uses, a more economically balanced mix of land uses, and an increase in the efficiency and quality of public services would all contribute to enhancing property values.

Anticipation of Population Change and Development

Anticipating the magnitude of population change and the pattern and direction of development permits a greater degree of control over development, and as a result, facilitates the achievement of general development goals.

The Sprawl Alternative assumes the continuation of local land use and related governmental policies. These policies have mainly been reactions to growth, development and change. The Nodal Alternative requires the identification and implementation of policy alternatives designed to guide and shape change.

SUMMARY

The Nodal Alternative best achieves the general development goals of the County. It encourages the preservation of agricultural land and open space, while at the same time providing development patterns that encourage the economical and efficient delivery of public services. By encouraging economically balanced development and land use compatibility, the Nodal Alternative enhances property values, and attempts to ensure the highest and best use for developed land. The Nodal Alternative increases land regulation and development costs in the short run, but is often worth the long run benefits of orderly development and the resulting cost savings and increased efficiency of service delivery.

The evaluation of development alternatives revealed that the Nodal Alternative is more helpful in achieving the general development goals of the County than the Sprawl Alternative. The result of the evaluation, therefore, is a narrowing of the range of choices regarding which alternative is most appropriate for the future development of the County.

The Nodal Alternative is the preferred alternative for the future development of Pittsylvania County. It encourages development that is sensitive to environmental considerations and concentrates new urban and suburban development in order to provide for the economical and efficient delivery of public services. This fact considered, the Nodal Alternative will serve as the basis for the County's future land use plan and the other planning strategies identified in the Development Policies and Future Need Estimates section.

SECTION VIII
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PLAN ELEMENTS – INTRODUCTION

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PLAN ELEMENTS

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The identification of development policies and estimates of future needs for the County are contained in the following five implementative elements. Each element is designed to implement the selected Nodal Alternative.

- Land Use
- Transportation
- Infrastructure (including sewerage, water and solid waste systems)
- Community Facilities (including schools, health care, public safety, recreation, planning and libraries)
- Housing

The Planning Commission selected the Nodal Alternative as the most appropriate form for future land use development in the County. The Nodal Alternative tends to concentrate development where there are roads and utilities developed or planned for development.

SECTION VIII
TABLE OF CONTENTS
PLAN ELEMENTS – INTRODUCTION

The future land use plan is a general guide for the distribution and pattern of future land use consistent with the County's development goals and existing land use patterns as illustrated on the map titled, Existing Land Use. The plan is a policy guide to County officials, developers, and citizens regarding future development. The plan is also a basis for evaluating specific development proposals and a guide for zoning and subdivision ordinances and plans for the expansion of public utilities and community facilities. The future land use plan illustrates land use throughout the County as well as those areas proposed for growth. The majority of the growth will take place primarily in the following areas:

- Hurt-Motley - South and southwest of Hurt town limits to intersection of Route 29 and Route 642.
- Gretna - North and east of Gretna town limits to the intersection of Route 665 and Route 675.
- Chatham - Southwest of Chatham town limits from Route 57 to Route 29.
- Mount Hermon-Blairs - North of Danville between Route 29 and Route 41.
- Mount Cross-Brosville - Northwest and west of Danville along Route 58 to Route 41.
- Ringgold - East and northeast of Danville from Route 58 East to Route 29 North.

The future land use plan is designed to implement the Nodal Alternative. The Plan will accommodate the estimated increase in population of 9,000 between 1986 and 2005 resulting in a 2005 population of approximately 75,700 (estimate is based on high level projection). More detail can be found on these figures in Projections Section.

Based on the most current information, the projection represents a reasonable forecast of the future. As time passes, new data, unforeseen developments in the County, and the development of innovative planning techniques will certainly affect population change. The projection is only a reference point. Regardless of whether the projection turns out under or over actual populations, the Nodal Alternative will remain a viable one.

Table No. 1 presents the acreage of various land uses required to support the projected "reference point" population increase. Table 2 allocates these various land use types to the growth areas or nodes: Hurt-Motley, Gretna, Chatham, Mount Hermon-Blairs, Mount Cross, Ringgold.

TABLE NO. 1

ESTIMATED FUTURE LAND USE NEEDS BY TYPE

	1983[1] Estimate Acres	Total New Development	2005 Total Developed Acres
Residential	3,577	2,770	6,277
Commercial	424	171	595
Industrial	640	205	845
Public and Semi-Public (Schools, Parks, Libraries and Roads)	4,752	900	5,652
Total Developed Acres	9,393	3,976	13,369

1 Report on the City of Danville Annexation Action and County of Pittsylvania Partial Immunity Action, Appendix B, Commission on Local Government, Commonwealth of Virginia, February 1984.

The growth areas are areas where urban and suburban land uses are encouraged to locate, and where the services necessary to support these types of development to a certain extent are or will be provided. The emphasis in the growth areas is on the development of employment and commercial centers and the development of residential uses that require urban-type services.

The services provided in each of the growth areas traditionally have included the distributive, corporate, consumer, public, and non-profit sectors. As the transportation networks and the reliance on the automobile increased, the requirement for a growth area to contain all economic service sectors was altered. This economic restructuring created specialized centers, and "bedroom" communities became an acceptable mode of living. "Bedroom" communities or subdivision residential concentrations are located along the many state secondary roads of the County away from the growth areas. These areas include subdivisions along State Route 844 and 726 and U. S. 360. Such growth outside of the growth areas or nodes should not be encouraged.

The concentration of developing areas encourages the economical and efficient delivery of public services and a greater sensitivity to environmental constraints to development, while accommodating population growth and increased economic activity. The concepts of this future land use are illustrated on the map titled Year 2005 Future Development Plan.

EXISTING LAND USE

Fundamental to planning is a knowledge of the manner in which existing land is utilized. A survey of existing land uses indicates that the County has a significant amount of agricultural and forested land. Active land use areas in the County include concentrations of commercial and residential developments.

Agriculture

Agricultural activity plays a significant role in the County's economy; therefore, preservation and conservation of prime farmland is important to the area's growth. Farming is practiced throughout the County with agricultural acreage accounting for 35 percent of the total County area.

Two physical factors common to the County which make it agriculturally important are slope and soil. The relatively gentle slopes found in the County allow easy clearing and tillage of the soil without severe erosion. The County's soils are characterized by a high moisture content and a deep, easily worked topsoil, making them especially valuable for use as cropland.

Major agricultural developments are focused on those secondary and primary highways which provide the farmer easy access to market and commercial areas. Agricultural land is concentrated in the central portion of the County, near Chatham and Gretna, and in the southwestern portion along the Sandy River Basin and U. S. Route 58.

Forestry

Forests account for 59.9 percent of the total land area in the County and provide valuable sources of timber for logging operations as well as wildlife habitats for hunters' use. In addition, forestlands provide an aesthetically pleasing contrast to intensively developed urban areas and assist in preserving the environmental quality of the County.

The largest expanses of continuous and relatively uninterrupted forests occur on Smith Mountain and adjacent to Leesville Lake. Shallow, stoney soils and steep slopes characterize these areas and prevent any intensive agricultural usage.

Forest resources should be considered critical to the County's economic and resource base. If large areas of forest cover are removed, either by commercial cutting or residential and commercial development, loss of the topsoil could cause serious erosion and sedimentation problems. Through proper forest management practices; the forestry industry has a great potential to expand while adhering to soil conservation practices.

Residential

Two basic patterns of residential development exist in the County. The first is the rather dispersed low density development occurring along the primary and secondary highways. The second occurs in and around commercial centers.

Low density residential development is composed primarily of single-family farm dwellings with slight concentrations of non-agricultural residences occurring at major crossroads and adjacent to Smith Mountain and Leesville Lakes. Three problems are associated with this type of development. First, the existence of a number of private driveways opening on main roads can cause traffic hazards. Second, the random uncontrolled development of small subdivisions increases traffic problems; uses up valuable agricultural land; complicates the economic extension of public utilities; and increases the costs for the provision of adequate fire and police protection. Third, timber removal causes erosion of soil into the lakes throughout the County.

The County's second residential development pattern occurs in an around commercial centers. The major residential centers are: the Towns of Chatham, Gretna, Hurt, and the residential clusters of Glenwood, Westover Hills, and Mount Hermon in the Danville area. Glenwood and Westover Hills have been recommended to be awarded to the City of Danville as of December 31, 1986. As of this writing this award is still subject to appeal.

Commercial

Major factors in determining patterns of commercial activity include: (1) the existence of major highways and (2) large population concentrations. Since large population concentrations and major highways exist in the Chatham, Gretna, Hurt, and Danville areas; it is natural that commercial development will exist in these areas.

If uncontrolled commercial development occurs, serious land use complications could develop. The problems associated with uncontrolled commercial development, or strip development, are numerous. The ability to provide water and sewer service is difficult in strip development areas. This is due to the increased cost of construction as opposed to that in areas of cluster service. In addition, police and fire protection are more difficult to provide because a larger area must be patrolled. This causes insurance costs to increase, especially for commercial establishments. Transportation problems occur in areas of commercial strip development. Due to the numerous exits and entrances connected to major highways, vehicles are frequently turning, thereby increasing the possibility of accidents and congestion during heavy shopping hours. In addition, the noise of increased traffic may have adverse effects on nearby residential areas. As residential development expands along major highways, commercial activity tends to follow, resulting in strip development. Strip development is especially apparent along U. S. Route 58 east of Danville to the Halifax County line.

Industrial

Industrial growth is dependent upon the availability of economical and efficient water and sewer facilities, adequate transportation arteries, and a sufficiently large labor force. For these reasons, future industrial development is expected to be primarily concentrated in the areas around Chatham and the City of Danville. Three industrial parks, one near Ringgold, one southeast of Danville adjacent to the Dan River (annexation area recommended to be awarded to Danville), and one southwest and northeast of Chatham, are anticipated to attract new industry to the area. Other sites include areas north of Gretna; southwest and northeast of Hurt. These parks offer many benefits. These benefits include central, publicly owned water and sewer service, or relatively inexpensive extension and connection to present facilities; land area exclusively devoted to industrial purposes; and

comparatively undeveloped areas located outside existing cities and towns that provide adequate parking and right of ways for industries. Although the existence of an industrial park does not necessarily mean that all such growth will take place only in the park areas, appropriate land use controls will protect County residents from encroachment by industry and further encourage this activity to locate in these planned developments.

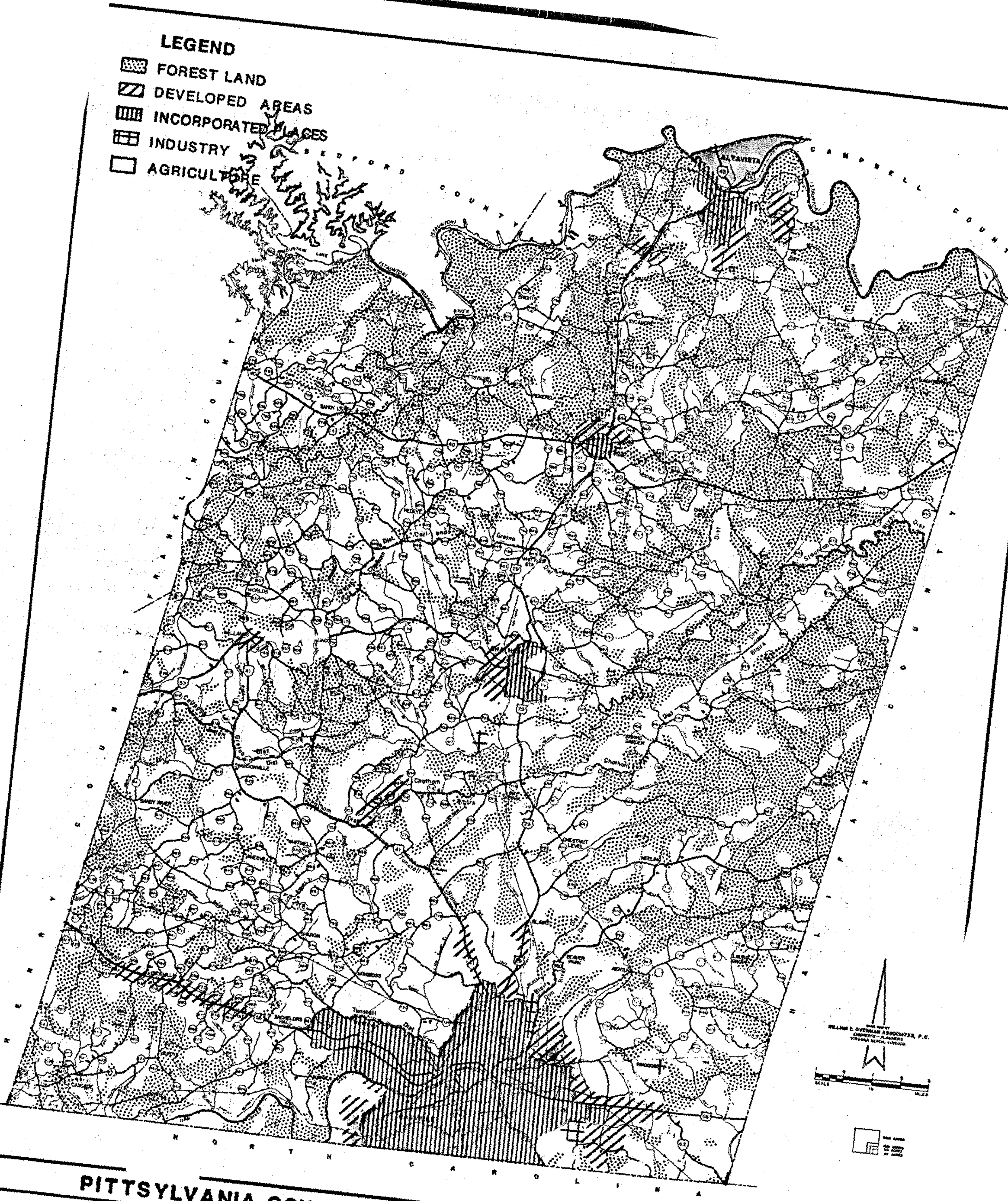
Public and Semi-Public

The County's major public and semi-public land uses are found in and around the largest population concentrations. Sites of historical significance and many landmarks are located throughout the County. Numerous churches and cemeteries as well as minor County owned properties are distributed over the County. Publicly owned recreational and open-space oriented land can also be found.

The largest single controller of public land use within the County is the County School Board, which operates 26 public schools on 300 acres of land. These schools are scattered throughout the County and provide educational, cultural, and recreational activities to the citizens.

Cemeteries occur in a variety of locations within the County but are largely located on church grounds. Churches are found throughout the County, especially along major highways and at crossroads along these highways.

Two areas of the County which deserve special attention are Smith Mountain and Leesville Lake in the northwestern and northern portions of the County, respectively. These recreational areas are of great importance to the County's economy. However, the aesthetic quality and recreational potential of the area could be destroyed, if development is allowed to continue without maximum development controls. Intensive development would cause removal of timber from steep slope areas adjacent to both lakes, possibly resulting in erosion of topsoil and the eventual pollution by siltation of both water bodies. In addition, a concentration of septic tanks could occur causing raw sewage to drain into the lakes. Steps to preclude pollution of Smith Mountain and Leesville Lakes should be taken immediately. If not watched carefully, those outstanding recreational areas could be severely damaged by intensive, uncontrolled residential and commercial development.



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

EXISTING LAND USES

The Chatham Reservoir, also known as Cherrystone Lake, is located northwest of Chatham and provides the town with much of its water supply. Presently, a large number of recreational housing units or second homes, are being built in the lake area. As a result of this development, pollution by sedimentation and erosion has occurred. In order to preclude any further sedimentation and to protect the aesthetic quality of the area, the County should enact and enforce maximum development levels or other appropriate land use controls along the shoreline of the reservoir.

LAND USE POLICIES

The important difference between the future land use plan and existing land use, in addition to the amount of land developed, is the arrangement of developed land. The intent of the future land use plan is to concentrate new development and guide it into the "nodal areas" with existing and planned service capacity to accommodate urban and suburban development. The following policies are deemed necessary to achieve these ends:

1. Protect agricultural areas from urban and suburban development.

2. Accommodate future development in existing growth areas.

3. Recognize important environmental constraints to development, such as steep slopes and floodplains.

4. Provide for the economical and efficient delivery of public services necessary to support development.

5. Maximize the value of open space by planning for multi-purpose uses. This will allow for the protection and enhancement of natural resources, while providing recreational, educational and cultural opportunities.

6. Provide for future employment opportunities through the identification and protection of industrial and commercial development sites.

7. Encourage the development of planned communities with a complimentary mix of land uses.

Residential Uses

1. Mount Hermon, located along Route 41, northwest of Danville will experience additional growth. Growth will be spurred by the construction of public facilities, the increasing tendency for people to move from the cities to suburban areas, and the existence of a major transportation artery. Strict

development levels should be established and maintained in order to preserve the aesthetic quality of the area for potential residents.

2. Areas developed exclusively for detached, single-family dwellings should be preserved for that use. As long as the preference for this dwelling type persists, the right to live in a single-family area should be protected.

3. Planned neighborhood developments should be encouraged in residential areas. Emphasis on the compatibility of physical features, focal points, transportation facilities and place names tend to encourage community interests, neighborhood pride, and civic participation.

4. A variety of terrains are suitable and desirable for residential development, including level land, rolling land, and hillside sites. A mixture of terrain adds variety to the residential landscape. Low-lying areas, poorly drained areas and areas with slopes in excess of 20 percent should be avoided.

5. Consideration should be given to proximity to major thoroughfares and other direct connections to work, shopping, and recreation activities.

6. While recognizing the desire for conventional, single-family, detached housing, the County should also consider the economic and social factors that indicate an increasing need and desire for alternative types of housing. Increasing numbers of young families, older persons and smaller households that cannot afford or do not desire conventional, single-family, detached housing suggests the need for various types of mobile homes or other types of affordable housing including modular homes. Any regulation of mobile homes or other housing alternatives should not limit the availability of these alternatives or the choices of those who desire them.

Employment Centers

1. Major employment centers should consist of three types:
   a. Office uses or planned light industrial districts or a combination of the two. These districts should be located in towns or cities.
   b. General light industry, including transportation terminals, warehousing, and open storage of materials. These districts can be along major transportation corridors in the County.
   c. Heavy industry (significant environmental impact). These districts can be located along major transportation corridors in the County.

Additional industrial growth can occur in the Hurt-Motley area and near the crossroads center of Gretna. In addition to a potential labor force, the area is served by U. S. Route 29, a major north-south transportation artery, and the Washington-Atlanta line of the Southern Railway. Additional service from various bus lines and nearby trucking firms afford this area with an excellent transportation system and fast freight service. This section of the County should become even more attractive to industrial activity as water and sewer facilities are expanded. The existence of industrial parks east of Danville and southwest of Chatham will provide the driving force for residential, commercial, and industrial growth in the surrounding areas. The reason for growth in commercial and residential activities, as a result of industrial growth is obvious. The industries must have employees, who must have a place to live, and who will demand increased shopping areas and services. However, the existence of an industrial park does not necessarily mean industrial growth will occur in the park areas. The establishment and enforcement of land use controls will protect County citizens from encroachment by industry and encourage industrial development in the park area. In addition, the strategic location of industrial parks downwind from residential areas will minimize disturbances to such residential developments from particulate matter and noxious fumes. The provision of adequate water and sewer facilities and the existence of adequate transportation networks in planned industrial parks will attract industry and ensure a pleasing environment.

2. All employment centers should be near major arterial roadways which can be used for trucking and commuting. Heavy industries tend to locate near railroads as well as arterial thoroughfares.

3. Reasonably level land with slopes less than five percent is preferable. Large, open sites, usually more than five acres and upwards of 50 to 100 acres or more are preferable.

4. Compatibility with surrounding areas should be encouraged. This would include consideration of prevailing winds and the possible generation of water, air and/or noise pollution.

Commercial and Shopping Areas

1. Shopping and commercial areas should be located in well defined groupings, if possible. These commercial centers need to be located in cluster type patterns.

The proposed Danville Expressway (265 Bypass) will link Route 29 north of Danville with Route 29 south of Danville by skirting the southern and eastern limits of the City. Intensive development is expected at the following interchanges: (1) Route 29 North, (2) Route 360, (3) Route 58 East, (4) Route 737/Goodyear Boulevard, (5) Route 86, (6) Elizabeth Street Extension/Route 1128, (7) Route 29 South. The Planning Commission is recommending another interchange at Route 730. If uncontrolled development is allowed to occur, the congestion and accident potential of the Bypass will increase sharply.

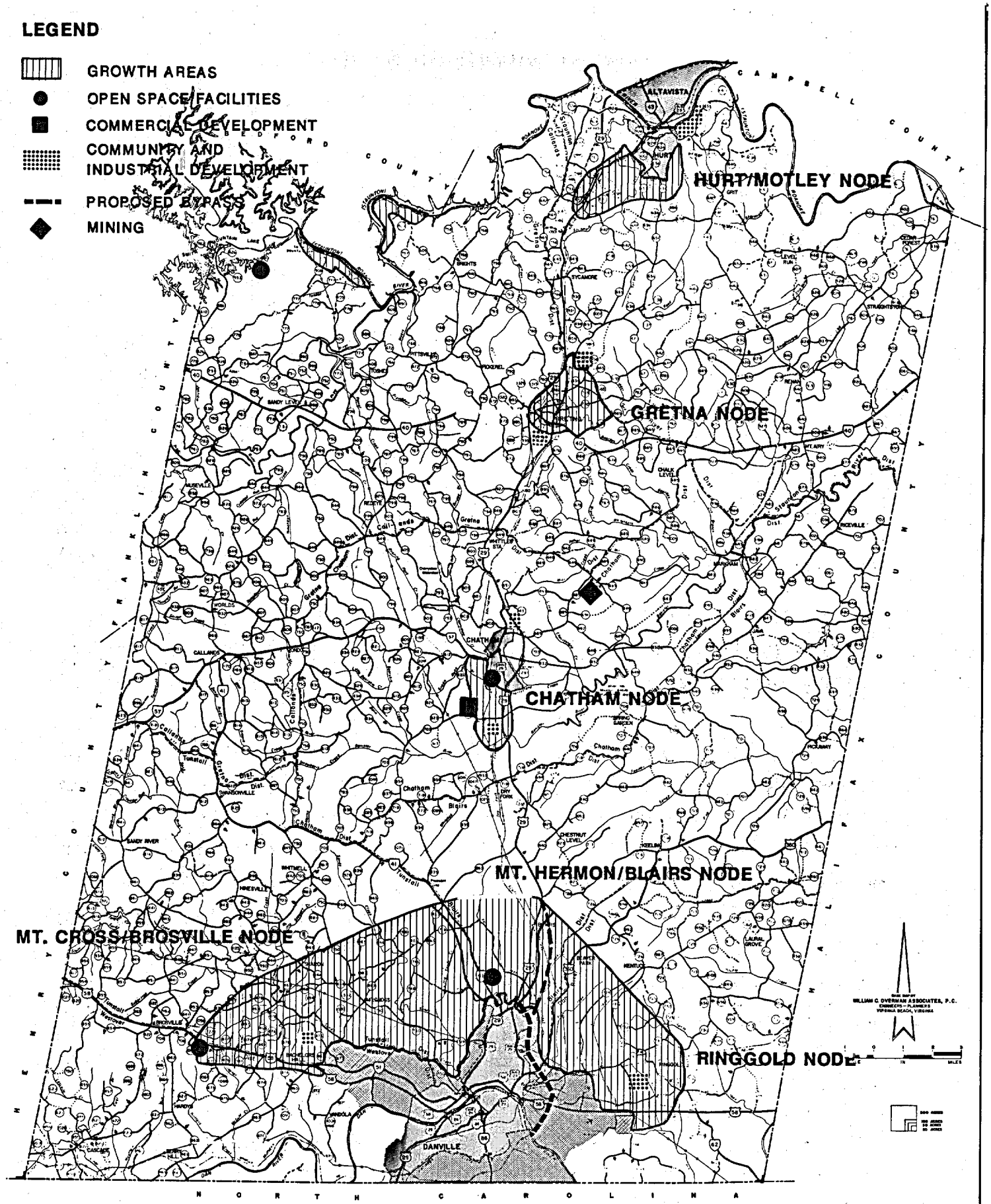
2. New commercial strips and additions to existing commercial strips adjacent to major transportation routes should be avoided.

U. S Route 29 has a significant amount of prime agricultural land located adjacent to the highway. In view of the important role agriculture plays in the economy of the County, it would be unjustifiable for the County to allow such prime agricultural land to be intensively developed for commercial use. Controlled commercial activity should be allowed, but only in a concentrated, cluster-type pattern.

3. Reasonably level land with sites adequate for shops, accessory off-street parking, loading, and landscaping are preferable. They should be convenient to local, arterial roadways and trade areas and accessible for receiving goods.

U. S. Route 58, approximately 30 miles of which is located in the County, is a four-lane highway along which limited access controls are in effect for only 4.2 miles. This makes it possible for numerous private access roads to be constructed which connect directly to the main highway. Additional development along the corridor will further increase the number of access roads. If this situation is allowed to continue, Route 58 both east and west of Danville, will become a strip of continuous congested commercial development. Intensive commercial land development adjacent to the highway will destroy its scenic quality; encroach on prime agricultural land; and make the provision of public services such as water and sewer facilities, police and fire protection, solid waste collection, and proper street lighting extremely expensive.

Therefore, the County should enact and enforce land use controls to encourage development to occur in concentrated areas, especially the urban fringe areas around Danville. The County needs to endeavor to provide the



PITTSYLVANIA COUNTY, VIRGINIA COMPREHENSIVE PLAN

YEAR 2005 FUTURE DEVELOPMENT PLAN

right environment, infrastructure, and services in these growth areas around Danville to reduce the possibility of future annexation. Logically, if the County provides for these areas, future growth and development in commerce, industry, and residential activities should protect the County against a future annexation.

ECONOMIC DEVELOPMENT OBJECTIVES AND SOURCES OF ASSISTANCE.

1. The development of a stable, continuing program to promote existing and new industry, expand the number of jobs and income from jobs particularly for low and moderate income persons, and improve the County's overall tax base.

The County desires to employ the Virginia Community Development Certification Program in order to organize, promote, and implement an economic, commercial, and industrial development program.

2. The development of industrial or commercial sites and development of industrial parks in order to provide a good environment for the expansion of existing industries and location of new industries in order to provide expanded opportunity for the County's citizens, including those in low and moderate income categories, those that are handicapped, or otherwise less fortunate.

The County desires to employ state and federal funding, including loan, grant, or bonding programs for economic development related programs and projects.

The County should also employ assistance from the Virginia Department of Economic Development, the Economic Development Administration, or similar agencies in the economic development of the County in order to promote the well being of the County fiscally and the well being of its citizens.

TABLE NO. 2

ESTIMATED FUTURE LAND USE NEEDS BY GROWTH AREAS
YEAR 2005

Area	(P) Residential	(E) Commercial	(E) Industrial	(P) Public/ Semi-Public	Total New Development	Percent of Total New Development	1983[1] Existing Land Use (Acres)	Year 2005 Total Developed Acres
Hurt	431	23	28	61	543	13.7	1,814	2,357
Gretna	238	13	16	36	303	7.6	1,326	1,629
Chatham	35	3	23	3	64	1.6	1,696	1,760
Mt. Hermon-Blairs	863	56	28	353	1,300	32.7	2,000	2,300
Mt. Cross	946	52	21	198	1,217	30.6	1,883	3,100
Ringgold	167	24	89	269	549	13.8	684	1,233
Total	2,700	171	205	900	3,976	100.0	9,393	13,269

P - Population
E - Employment

Note: Estimates are based on a population increase of 9,000 for Pittsylvania County and land use proportions as developed from existing land use survey.

[1]Source: Report on the City of Danville Annexation Action and County of Pittsylvania Partial Immunity Action, (Appendix B), Commission on Local Government, Commonwealth of Virginia, February 1984.

SECTION IX
FUTURE LAND USE PLAN

The transportation system greatly influences an area's rate and direction of growth. Accordingly, the efficient implementation and utilization of a transportation system is an important local government consideration.

The purpose of the transportation plan is to evaluate the existing conditions, established objectives, and make appropriate recommendations. All these steps must be taken in concert with the Virginia Department of Highways and Transportation to insure the systems compatibility with surrounding land uses and insure the safe and efficient movement of people, goods, and services within and through the County.

EXISTING CONDITIONS

The Pittsylvania County highway system is comprised of extensive primary and secondary roads that more than adequately serve the entire County. Both the primary and secondary roads offer an efficient and vast network of roadways, providing unlimited access throughout the County.

Although the County is fortunate to have such a well developed highway system, its extensiveness has been one factor in encouraging sprawl development. The consequences of such development are described in the Evaluation of Development Alternatives section.

Rail transportation provides efficient and economical freight service for industries in the County. The rail transportation needs of the County are adequately met by rail lines traversing through the County. All rail lines are designated high traffic density, an indication that higher profits are derived from such lines by the operating railroad companies and therefore are less likely to be candidates for abandonment. The reverse of this is frequently the case for low traffic density rail lines.

Presently, the Danville, Lynchburg, Roanoke and Greensboro Regional Airports adequately accommodate the air service needs of the County, offering freight and passenger services. The Greensboro/ Highpoint/ Winston Salem airport is the nearest large airport where some seven airlines offer approximately 71 flights daily.

Both interstate and intrastate trucking firms operate in the County. Small private trucking firms provide local delivery, and many industries and firms own and operate fleets of trucks to transport their products to market.

TRANSPORTATION FACILITIES OBJECTIVES

The VDH&T is responsible for the improvement and construction of primary and secondary highways serving Pittsylvania County. To provide for the anticipated growth and increased travel demands in the County, it is important for the County to cooperate with the VDH&T in establishing objectives that make optimum use of the existing highway systems, minimize potential conflicts with surrounding land uses, and maximize efficient access for through traffic. The following transportation objectives are a refinement of the County's General Development Goals and are primarily focused on highways, with references to rail facilities.

1. To encouarge a cooperative relationship with the VDH&T in planning and programming improvements of existing facilities and construction of new facilities.

2. To ensure that all established growth areas in the County are connected by arterial highways.

3. To provide a circulation system that encourages development as proposed by the Future Land Use Plan.

4. To improve routes connecting residential areas to existing and future development centers in the County.

5. To improve capacity and safety of major routes leading to Danville.

6. To minimize the impact of through traffic on residential, agricultural and natural areas and maximize access for commercial, industrial, and commuter uses.

7. To reserve appropriate right-of-ways for future development of roads.

8. To apply adequate building setback regulations to ensure the potential for future widening of roads.

9. To insure that all roads meet VDH&T standards.

10. To allow for buffer zones for the retention of or planting vegetation to enhance the visual quality of the transportation corridor (all roadways).

11. To ensure that proposed transportation facilities will not unduly damage or adversely impact the natural environment.

12. To minimize effects of noise and pollution on surrounding land uses.

13. To encourage rail companies to provide rail connections to industries which locate along the existing lines and desire such service.

14. To seek state and federal funds to develop industrial access roads in areas where they are needed.

FUTURE TRANSPORTATION PLAN

The VDH&T develops long range plans for improvements in the highway network of the County based upon funding availability. Local inputs are developed in the Chatham office for the secondary system. Primary highway system plans are developed through the Richmond office with consultation with the Chatham Office.

The following recommendations correspond with those of the 1984 State Highway Plan for the West Piedmont District. They are based on the objectives of the 1984 State Highway Plan for the West Piedmont District, improvement program, existing roadway patterns, and anticipated overall levels of traffic in the next six years. The recommendations are divided into the primary program and the secondary program.

Primary System

Route	Description
U. S. Route 29	Improve the horizontal alignment at Route 801 North of Chatham (Southern Railroad - 0.76 Mile North of Southern Railroad).
U. S. Route 29 Business	Improve the bridge and approaches across the Staunton River.
Bypass Route 265	Complete the bypass (portion connecting U. S. Route 58 and U. S. Route 29).
U. S. Route 29 Business	Upgrade the existing road to four lanes beginning at the Route 29 Bypass at Hurt to 0.11 Miles North of Route 924
Route 41	Improve the road from Route 1510 to Route 704 North with two lanes - 22 feet pavement.

Route 57	Improve the road from 0.33 Mile West of Route 29 Business to the Chatham Corporate Limits with two lanes - 24 feet pavement.
Route 40	Improve the existing highway from Business 29 to Route 665.
Route 40	Improve the existing highway from T-1302 to the town limits of Gretna.
Route 40	Improve the existing highway from Route 672 to Route 790.
Route 40	Repair the bridges between Route 640 and Route 685.
Route 40	Repair the bridge between Route 790 and Route 799.
Route 40	Repair the bridge between Route 799 and Route 605.
U. S. Route 58	Repair the bridge over Sandy Creek.
U. S. Route 360	Improve the existing highway from Route 716 to the city limits of Danville.

The Danville MPO (Metropolitan Planning Organization) is ~~studying~~ and the County strongly endorses the addition of an interchange at a point where the future 265 Bypass will cross Route 730. This interchange will serve industrial traffic from the present Ringgold industrial park as well as the new industrial park development east of Danville. Likewise, the County endorses a terminus of the Bypass with Route 29 North in the vicinity of the Blairs community.

The County also endorses continued studies by the Danville MPO, the VDHT, and other responsible agencies that could lead to the development of a Route 58 Bypass that could include elements of the 265 Bypass (Route 58 East to Route 29 North segment) and feasible alternatives for connecting Route 29 North with Route 58 West. The alignment for connecting Route 29 North with Route 58 West might utilize existing routes such as Route 863 or a new alignment requiring new right-of-way. Observing that Route 863 is already being used as a short cut for travel from Route 29 North to Route 58 West, at a minimum Route 863 should be upgraded in width if a new western bypass cannot be provided in a timely manner.

Recognizing the potential for growth in the Mount Cross development node in the County, the County endorses widening Mount Cross Road/Route 750 to four lanes. Likewise, the development in the Mount Herman nodal area, suggests County endorsement for widening of Franklin Turnpike/Route 41. The projected growth for the Ringgold nodal area also suggests that a portion of Route 730 will also require upgrading. Improvements to Route 729 may also be needed.

Since Route 29 is the primary north-south route serving the length of the Virginia Piedmont area and links the Pittsylvania and Danville economic area with the urbanizing areas of the East, Mid-Atlantic, and Sun Belt markets, the County endorses continued upgrading of this route across its entire length in Virginia and through Pittsylvania County.

Secondary System

Secondary roads provide the greatest access throughout the County. They are state maintained highways with designated route numbers from 600 to 9999 and comprise 1,481.92 miles of the County's total road system. These two-lane roadways have widths up to 22 feet and are functionally classified into: (1) Major Collector Highways, (2) Minor Collector Highways, and (3) Local Highways.

Major Collector Highways provide service to the County seat, large towns, or other major traffic generators not served by the primary roads. They provide links to the primary system and serve as important intracounty travel corridors. Minor Collector 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 Highways provide access to adjacent land and serve travel of short distances as compared to the higher systems.

Secondary roads may be hard surface (asphalt, cement), all weather surface (unpaved gravel), light surface or unsurfaced (light application of gravel). They serve the long distance travel demands of county residents by connecting communities and as a result the need to maintain their surfaces is essential.

Existing secondary roads to be improved include:

Route	Description
Route 605	From Route 640 to the bridge over the Pigg River and then from the other side of the bridge to Route 799.
Route 608	From Route 672 to Route 605.
Route 612	From Route 621 to Route 629.
Route 612W	From Route 841W to the Henry County line.
Route 618	Route 57 and Route 840 interchange.
Route 621	The bridge between Route 861 and Route 862 over Mountain Run Creek.
Route 622	From U. S. Route 58 to the Henry County line.
Route 626	From Route 649 to Route 40.
Route 634	From Route 924 to Route 637.
Route 640	From the Campbell County line to Route 668.
Route 640	The bridge between Route 718 and Route 662.
Route 642	From the railroad crossing to Route 637.
Route 649	From Route 750S to Route 626.
Route 655	The bridge over Cane Creek.
Route 665	From Route 670 to Route 792.
Route 668	From the Beechtree Creek bridge to Route 761.
Route 670	The bridge between Route 668S and Route 640.
Route 670	The bridge between Route 642 and Route 685.
Route 685	The bridge between Route 703 and Route 692.
Route 685	The bridge between Route 649.
Route 685	The bridge between Route 686 and Route 685.
Route 686	From Route 6855 to Route 640N.

Route 703	From Route 41 to the bridge over the Banister River.
Route 703	From Route 632 to Route 29.
Route 713	From the Halifax County line to Route 729.
Route 718	From Route 836 to Route 640.
Route 726	From Route 29 to Route 360.
Route 726	From Route 655 to Route 739.
Route 729	From Route 360 to Route 659.
Route 730	From Route 713 to Route 726.
Route 734	The bridge over Cane Creek.
Route 735	From the North Carolina State line to Route 693.
Route 750	From the city limits of Danville to Route 863.
Route 750	From Route 869 to Route 41W.
Route 751	From Route 40W to Route 40E.
Route 761	The bridge between Route 668 and Route 640.
Route 799	From Route 649 to Route 790.
Route 844	From Route 855 to Route 851.
Route 862	U. S. Route 58 interchange.
Route 863	Route 51 interchange.
Route 863	From Route 750 to Route 746.
Route 924	From Route 29 Business to Route 29 Bypass.
Route 969	From Route 626 to the Franklin County Line.

TRANSPORTATION OBJECTIVES AND SOURCES OF ASSISTANCE

The improvement in facilities for moving the County's highway, air, and rail related traffic in order to better serve the needs of developing industries and businesses, developing residential areas, and human service and protective service agencies delivering assistance to the County's citizens.

The County desires to employ assistance from the Virginia Department of Highways and Transportation, Federal Highway Administration, U. S. Department of Transportation's Aviation Administration, Urban Mass Transit Administration, and other agencies in planning and funding for better highways and roads, airports and air transportation, and rail transportation to serve the County's needs generally, and particularly, in respect to economic development of the County.

SECTION X
TRANPORTATION PLAN

The utilities that most affect the development of an area are water supply and sewage disposal. Increases in County population and higher concentrations of development will increase the demand for centralized sewer and water systems and reduce the reliability of wells and septic tanks.

The purpose of this section is not to present an engineering investigation of the capacity and efficiency of the present system or to prepare designs for new facilities. (The 1972 Water and Wastewater Disposal Plan and the 1977 Update accomplished this purpose.) Rather, the purpose is to emphasize the broad problems and policies which are of a planning nature, and specifically to:

1. Show the relationship between existing and proposed utility systems and the plans for future land use, transportation, and other facilities.

2. Encourage investigation of the impact on utility systems as a routine part of considering any major land development in the County.

EXISTING CONDITIONS

Water System (See Addendum No. 1)

A description of the Water System in the County is contained in the Services Section of the Inventory. Water service is concentrated in four areas of the County. These areas are designated Dan River, Chatham, Gretna, and Hurt-Motley. The Pittsylvania County Service Authority serves the areas outside the incorporated Towns of Chatham, Gretna, and Hurt, and the City of Danville. Central Water Systems are operated by the City of Danville, Town of Chatham, and the Town of Gretna. The Town of Hurt's water system is tied into the Altavista water treatment plant's supply. The Motley community is presently furnished water from individual wells. The development of public water service to the entire County is not feasible or desirable at this time.

The County Service Authority is in a position to serve the water needs of the County's development nodes. The Mount Hermon and Blairs area, Ringgold area, and the Mount Cross area are included in the Dan River Service Area and are expected to capture about 46 percent of the urban and suburban development in the County (see Future Land Use Plan: Table 2). These areas are serviceable by extending lines already in existance in the area. The

remainder of future development is expected to occur in the Chatham, Gretna, and Hurt areas. The Authority can serve these areas by allowing the Towns to expand their systems into the County by cooperative agreement or by purchasing water from the towns and serving the County area itself.

Sewage System

The development of the sewerage service in the County has paralleled water service development, but at a slower pace. A description of the sewerage service in the County is contained in the Services section of the Inventory. The Towns of Chatham and Gretna possess their own treatment and collection facilities. The Public Service Authority provides service in other more heavily populated portions of the County.

A few private sewerage systems also exist in the County, but the majority of County residents, including those in the areas proposed for growth, are served by septic tanks. They are: Mount Hermon-Blairs, Chatham, Gretna, and Hurt-Motley. While these individual means of sewage disposal are generally adequate for the existing development densities, future development will require the creation of public sewerage systems in certain areas not presently being served. The three growth areas around Danville and the Hurt Service Area have the greatest need for these facilities. In the sparsely settled areas of the County, septic tanks and other individual means of sewage disposal should continue to serve sewerage needs.

RECOMMENDATIONS

1. The four Water and Sewer Service Area Systems (Chatham, Dan River, Gretna and Hurt-Motley) should be the basis for plans to accommodate future urban and suburban development.

2. Participate in future reviews and updates of the Metropolitan/Regional Comprehensive Water and Wastewater Disposal Plan assuring that Plan elements are appropriate to the existing and projected conditions in the development of the County.

3. Extend water distribution systems to serve County residents in the growth areas near Hurt-Motley, Gretna, Chatham, Mt. Hermon-Blairs, Mt. Cross, and Ringgold.

4. Extend sewer collection systems to growth areas with service to county residents near Hurt, Gretna, Chatham, Mt. Hermon-Blairs, Mt. Cross-Brosville, and Ringgold; cooperate as necessary in the expansion and upgrading of sewage treatment facilities in the Gretna and Chatham service areas.

5. The County should discourage isolated and scattered utility development through its subdivision ordinance and by adopting a zoning ordinance.

6. The Authority can serve areas around the nodes (Mt. Hermon-Blairs, Mt. Cross, Ringgold, Chatham, Gretna, and Hurt-Motley) by allowing the Towns to expand their water and sewer systems into the County by cooperative agreement or by purchasing water from the Towns and the City of Danville and serving the County area itself.

WATER AND SEWER OBJECTIVE AND SOURCES OF ASSISTANCE

Improvement in facilities for supplying safe drinking water and industrially usable water, treatment of wastewaters, and disposal of solid wastes produced by the County's people and industries. It is recognized that particularly in suburban and urbanizing areas of the County that there are needs to remedy problems with water supply, disposal of sewage, and disposal of solid wastes -- which must be dealt with expeditiously, safely, and cost effectively, while recognizing that the County's fiscal integrity must be maintained.

The County desires to employ funds from the Virginia Community Development Block Grant Program, State Water Control Board, Environmental Protection Agency, Economic Development Administration, Farmers Home Administration, Virginia Department of Health, and other agencies in order to fund needed water, sewer, and solid waste disposal projects needed in the County. (See Addendum No. 1)

EVALUATION CRITERIA

The evaluation of solid waste collection will focus on adequacy of service, affordability of service, and governmental expenditures.

Solid waste collection in the County, as noted in the inventory section, is provided by the private sector through two collection methods. The first method, curbside collection, is provided by the towns of Chatham and Gretna to its citizens. The Town of Hurt is served by a private contractor and several contract haulers provide scheduled curb-side or house-to-house pickup in the more densely populated areas of the County. The second method is the County's "green-box" system, whereby rural residents transport their own solid waste to one of the many collection points. The County then takes the waste to the sanitary landfill.

Since several private waste collectors operate within the County, the tendency would be for market forces to provide residents with an economical method of solid waste collection.

Private waste haulers who service the County are regulated by the County. The County controls the private collectors and fees through an adopted solid waste disposal ordinance.

The County landfill site purchased in 1984 and opened in 1985 is projected to be usable until 2040, based on current levels of utilization.

RECOMMENDATIONS

1. As development occurs, improvements and alternatives to the system should be considered and developed when cost effective.

2. The County should continue to support and encourage private sector waste collection as an alternative to government collection.

3. The County should be prepared to issue industrial development bonds to private solid waste collectors so that curbside collections can be expanded to areas as required by growth.

4. Recognize and consider that the Public Service Authority has the ability to expand solid waste curbside collection into the nodal areas of the County (Mt. Hermon-Blairs, Mt. Cross, Ringgold, Chatham, Gretna, and Hurt-Motley).

SECTION XI
INFRASTRUCTURE PLAN

SECTION XII
COMMUNITY FACILITIES AND SERVICES PLAN

COMMUNITY FACILITIES AND SERVICES PLAN - INTRODUCTION

The Community Facilities and Services Plan addresses the need to maintain and upgrade existing community facilities and to provide new facilities based on the projected economic and population growth of the County. These facilities have been divided into the following functional areas: Schools, Health Care, Public Safety, Recreation, Planning, and Libraries. The purpose of the plan is to address and evaluate existing conditions and to develop recommendations to meet the future facility needs of the County. This plan, along with the Infrastructure, Transportation, Housing, and the Future Land Use Plan, serves as the basis for the recommendations made in the County's Capital Improvements Program.

The recommendations made here, like those made in the Future Land Use Plan, Housing Plan, Transportation Plan, and Infrastructure Plan are consistent with the Nodal Alternative.

EXISTING CONDITIONS

The Services Section in the Inventory of Existing Conditions presents in detail the community services and facilities available to County residents. The Map of Major Public Facilities show their various locations. While these facilities are generally adequate for the existing level of population and pattern of development, increases in population and more concentrated development will strain existing services or alter the level and type of services needed.

Existing community facilities, with the exception of roads, have not had a significant impact on development patterns in the County. Location decisions for community facilities have primarily been reactions to development. An alternative to this "reactive development" is "proactive development". Proactive development is a way for the County to use its control over community facility locations as a tool for directing and controlling future development.

GENERAL EVALUATION CRITERIA

The following criteria should be considered when evaluating the existing condition of community facilities, determining future needs, and setting aside

areas to meet these needs. The criteria are a refinement of the County's General Development Goals and they generally relate to all types of community facilities.

1. The site should be conveniently located and easily accessible to major thoroughfares. Facilities should be located where they will provide optimum access and minimum travel time for the largest number of citizens who will use the facilities.

2. The condition of each existing facility and the potential for adaptation, change or expansion should be determined. Decisions should be made to determine the feasibility of renovating, adding to, or replacing existing facilities, or constructing new ones.

3. The site for each facility should adequately provide for the current space requirements, potential additions, and parking requirements.

4. The purpose and structural elements of the facility should relate to the surrounding landscape and be compatible with surrounding land uses.

5. The proposed facility should be supportive of and consistent with adopted County policies. Allowance should be made for proposals that are not consistent with the plan but can be justified because they enhance and provide services for the community.

6. The evaluation of proposed facilities should be based on a cost benefit ratio. Facilities should be sited and constructed so as to provide the desired level of service as economically and efficiently as possible.

SCHOOLS

EXISTING CONDITIONS

Existing conditions of the County school system are described in the Inventory. In general, the County school buildings are excellently maintained and provide a learning environment conducive to achievement. These facilities are more than adequate for the number of students in the County and can accommodate additional students without being overcrowded.

EVALUATION

Schools are one of the governmental entities most affected by population changes. Rapid growth can leave schools crowded, undercapitalized, understaffed and ineffective for the students. Building new schools takes several years of planning, design, construction and allocating new students and faculty. Likewise, population declines can leave schools nearly empty and inefficient to operate. Closed schools represent a lost capital investment unless the property can be sold or utilized for some other purpose.

School enrollments statewide and county-wide have been declining. The County will certainly face a decline if annexation becomes final.

The trend toward smaller families would tend to lessen the population impacts on the County school system. However, the County will continue to experience growth in the number of these smaller families. The net result will be an increase in the school-age population in future years.

Growth in the number of these smaller families should be concentrated within the growth areas identified by the Future Land Use Plan. School-age populations would decrease in the southern portion of the County around Danville after the annexation becomes final. Adequate school facilities will be available to meet the needs of school children in all areas of the County.

RECOMMENDATIONS

Since detailed school population growth models by grade level are beyond the scope of the comprehensive plan, it is impossible to project which grade levels will be impacted most by growth and when. Likewise, these recommendations will not address which type of school - elementary, middle or

high - will be needed most and at what point in time. Enrollment increases do not distribute themselves equally among all grade levels. Likewise, increases due to residential relocation do not start out in kindergarten and progress through the educational system.

However, the following recommendations can be made.

1. The County School Board should be kept abreast of all residential development on a biannual basis to allow planning time for sudden growth in future school years.

2. The County School Board should work closely with the Pittsylvania County Planning Commission, Southwest Virginia Health Systems Agency, the State Health Department and the Tayloe Murphy Institute of the University of Virginia to maintain biennial records of births and the location of potential child-bearing families in the various school districts.

3. The School Board should obtain or have access to an appropriate computer and software to model school enrollment, distribution, and projections on a biannual basis. Biannual modeling would foretell trends in school-age populations. Computerized modeling would allow school officials to play "what if" and evaluate many different decisions without spending large numbers of staff hours developing alternate school plans.

4. A detailed analysis of collected school, social, economic, and demographic data should be undertaken to predict when, where, and what type of new schools will be needed. The computer in recommendation three can be utilized in this study.

5. The County and the City of Danville should continue to cooperate in programs to provide education to citizens of both areas.

TABLE NO. 1

PITTSYLVANIA COUNTY SCHOOLS
FALL MEMBERSHIP

Schools	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86
Blairs Junior High	1,022	888	800	885	924	907
Brosville Elementary	310	297	302	307	298	266
Callands Elementary	214	210	201	190	181	171
Central Elementary	273	263	245	249	252	282
Chatham Elementary	251	251	236	248	232	252
Chatham High	766	717	631	592	585	591
Climax Elementary	256	235	227	228	209	216
Coates Elementary	529	505	543	533	515	525
Dan River Elementary	516	506	503	477	455	393
Dan River High	1,026	1,013	951	922	839	815
Glenwood Elem	432	417	397	392	382	367
Gretna Primary	681	692	622	597	565	464
Gretna Middle	1,269	1,179	1,141	1,123	1,077	1,086
Gretna Senior High	942	965	934	879	854	783
Hurt Elementary	495	500	463	449	434	406
Kentuck Elementary	465	443	413	416	413	442
Mt. Airy Elementary	254	236	212	190	194	216
Mt. Hermon Elementary	633	638	624	617	644	619
Renan Elementary	259	252	264	255	242	212
Southside Elementary	620	601	613	515	621	551
Spring Garden Elementary	270	250	243	247	229	206
Stoney Mill Elementary	460	473	472	443	450	442
Tunstall High	1,152	1,127	1,054	1,015	977	1,046
Union Hall Elementary	304	274	277	253	247	242
Whitmell Elementary	537	532	540	484	493	481
TOTAL	13,936	13,474	12,908	12,606	12,312	11,982

Source: Yearly Virginia Schools Fall Membership Guide

TABLE NO. 2

PITTSYLVANIA COUNTY
AVERAGE SALARY OF CLASSROOM TEACHERS

Year	Salary
1979-80	$ 12,497
1980-81	13,555
1981-82	14,000
1982-83	15,484
1983-84	16,508
1984-85	18,196

Source: Yearly Facing Up; Statistical Data on Virginia's Public Schools.

HEALTH CARE

Good health care facilities are necessities and require large expenditures of public and private resources, thus careful planning for present and future facilities is mandatory. Planning must also consider the need for specific, localized facilities as well as needs for a health care system serving a large number of people on a county-wide basis.

EXISTING CONDITIONS

Facilities providing health care to residents include Danville Memorial and Lynchburg General Hospitals, Virginia Baptist Hospital in Lynchburg, and several facilities in Roanoke and Greensboro. The Danville Memorial Hospital contains a total of 500 beds, it also includes a maternity ward, a medical-surgical wing with 90 beds, operating room, and offices.

The Pittsylvania County Health Department in Chatham operates clinics at Chatham, Gretna, and Sandy River. More specialized clinics or facilities are: Danville Area Clinic for Mental Hygiene, Danville Orthopedic Clinic, Danville Speech and Hearing Center and the Danville Regional Mental Hospital. Long term health care for invalids and elderly citizens is provided at the Roman Eagle Nursing Home and Camelot Hall in Danville. Specialized medical care can be obtained at facilities at the University of Virginia Medical School Hospital in Charlottesville, the Medical College of Virginia in Richmond, and Duke Hospital in Durham. Emergency medical air transport in the area can be provided by Lifeguard 10. (See Addendum No. 1)

RECOMMENDATIONS

To ensure that adequate health care is available to all citizens in the County the following recommendations are provided.

1. The local health department, working with the West Piedmont Comprehensive Health Planning Council, local hospitals, and state and Federal health agencies, should determine if more general practice walk-in clinics in the County are needed.

2. The local health department, working with the West Piedmont Comprehensive Health Planning Council, should contact medical colleges and inform their graduates about the need for doctors in the County.

PUBLIC SAFETY

The protection of life and property and the enforcement of law and order are essential governmental functions in every community. In order for these functions to be carried out, the fire departments, rescue squads, and Sheriff's Department must have adequate personnel, funding and facilities. Communication and dispatch are particularly important. The purpose of this section is to evaluate the existing conditions of the fire departments, rescue squads and Sheriff's Department and to make general recommendations designed to assist in preparing for future public safety needs.

EXISTING CONDITIONS

The County maintains an emergency communications system which is manned on a 24-hour a day basis by dispatchers who stay in contact with volunteers through the use of individual pagers or monitors. Although the County maintains a central communications system with each of the volunteer units; the County does not have a central dispatching service to handle emergency calls.

Pittsylvania County has 17 volunteer fire departments. Two departments are located in the proposed Danville annexation area which is still subject to appeal. The volunteer departments are dispersed throughout the County and are located along major highways to assure the best response possible. The Fire Prevention and Protection Map of the Inventory shows the locations of existing fire stations. Table No. 1 is a summary of ISO rating criteria used to evaluate a community's ability to respond, prevent, and put out fires.

growth around Danville and elsewhere may also require an increase in fire departments in areas that are urbanizing. Urbanizing areas tend to have a "high life hazard" (Urban Planning and Design Criteria), thus requiring professionals that can devote full time effort to direct, maintain and expand their current services, and more stations to locate within their vicinity.

The Sheriff's Department responsibilities include the protection of life, apprehension of violaters of the law, and enforcement of the court's decisions in civil and criminal matters. In addition, the County's Sheriff's Department patrols the County.

In urbanizing areas, crime rates and the demand for law enforcement service tend to increase. Thus an increase in crime prevention and protection, particularly around Danville, will be needed.

The rescue squads are composed of volunteers which depend upon city and county subsidies, and donations for their budget. Dispatching is carried out through individual squad efforts, the Sheriff's office and local police.

EVALUATION CRITERIA

A summary of standards for fire and police protection, are as shown on Table No. 2.

TABLE NO. 2

FIRE PROTECTION

Area	Fire Station Radius
Extensive Industrial or Business District	1-1/2 miles engine company 2 miles ladder company
Rural	5 miles

POLICE PROTECTION

1 officer per 1,000 people

Source: American Insurance Association, Urban Planning and Design Criteria

FUTURE PLAN

To effectively serve the County citizens and provide adequate protection for projected growth, it is recommended that the County:

1. Work with local phone companies, Sheriff's Department, Rescue Squads and Volunteer Fire Departments to establish a 911 central dispatch system.

2. Hire a full-time County chief to coordinate volunteer fire department activities.

3. Adopt a fire prevention code to be enforced by the fire chief administrator for the prevention and elimination of fire hazards.

4. Develop a "back-up" plan by which a fire department will automatically provide assistance in emergency situations outside its first-call service area.

5. Establish a properly designed and situated central training facility for the fire companies and rescue squads.

6. Establish standards for fire protection based upon the ratio between equipment serving an area and three factors - persons, area and road mileage served.

TABLE NO. 1

Feature	Maximum Credit
Receiving and Handling Fire Alarms	10.00%
Fire Department	50.00%
Water Supply	40.00%
*Divergence	
	100.00%

The Public Protection Class is based on the total percentage credit:

Class	Percent
1	90.00 or more
2	80.00 to 89.99
3	70.00 to 79.99
4	60.00 to 69.99
5	50.00 to 59.99
6	40.00 to 49.99
7	30.00 to 39.99
8	20.00 to 29.99
9	10.00 to 19.99
10	0 to 9.99

* Divergence is a reduction in credit to reflect a difference in the relative credits for Fire Department and Water Supply.

The above classification has been developed for fire insurance rating purposes only.

Source: ISO Commercial Risk Services, Inc., Richmond, VA

In examining the quality of fire service, the ISO's grading schedule does not treat the services rendered in urbanized areas any differently from rural areas. Therefore, most County departments would receive a rating of 10 (least effective) because of the general unavailability of a water distribution system with fire hydrants. Except when responding to fires in areas served by a public water supply, the County departments must rely on a separate tanker to provide water for fire fighting.

To accommodate population growth and maintain an acceptable level of protection in the County, particularly around Danville, it is expected that the existing services will need to be upgraded and expanded. Population

RECREATION

EXISTING CONDITIONS

The recreational needs and interests of the County residents are provided through a recreation program provided through the County school system. In addition, a large number of athletic leagues sponsored by churches, industries, and service clubs, exist in the County for people of various age groups. Youth football programs have been developed in the County as well as little league baseball. The unique outdoor recreational opportunities available at Smith Mountain Lake and Leesville Dam are available to County residents. A number of private facilities provide for the recreation needs including: the Goodyear golf facility and at facilities such as Elkhorn Lake.

The County does not employ any full-time staff for recreational services, but it does fund the school board's employment of approximately 40 part-time seasonal personnel for summer programs provided through County school facilities.

EVALUATION CRITERIA

Criteria have been established to evaluate the present and future needs of County citizens for recreational programs and facilities. The criteria are based on standards developed by the State Commission on Outdoor Recreation and those suggested by the U. S. Bureau of Outdoor Recreation.

These standards are useful as a general guide to the extent of public needs and the resources necessary to meet them. The following criteria from the State Commission of Outdoor Recreation are recommended when planning for the allocation of recreation sites:

1. The recommended number of recreational areas needed to serve the County is about 10 acres per 1,000 population. For Pittsylvania County this results in 635 acres for the year 2005, based on a projected population of 63,400, including land for neighborhood community and district recreation.

2. Neighborhood parks planned for three acres per 1,000 persons should be provided in the growth areas which are not served by neighborhood schools. These parks are included in the recommended 635 acres of recreational areas for the County and should be well distributed. The service radius for rural areas is 1.5 miles. The park should be a minimum of five

acres in size and offer recreational opportunities such as play apparatus, play fields, multipurpose courts, and tennis courts.

3. Community parks planned for three acres per 1,000 persons (included in the 635 acres), are designed to serve two or more neighborhoods and provide capabilities beyond the neighborhood park. The service radius is 5 miles. The community park should be a minimum of 20 acres and offer a diversity of recreational opportunities such as tot lots, tennis complexes, swimming pools, and lighted playing fields.

4. District parks planned for four acres per 1,000 persons are included in the 635 acres of recreational areas. They are designed to serve the entire County and often attract people from outside the County. These parks should be centrally located and have a service radius of 15 miles. The district park should be a minimum of 50 acres and offer extensive active and passive recreational opportunities. Ideally 40 percent of the park should be left in its natural state for activities such as hiking and fishing, and also to provide a buffer from surrounding land uses.

5. In acquiring new school sites, adequate land should be obtained for future combined school-park development. Existing school sites, with at least six acres of playground, and where six to eleven additional acres may be acquired, should be encouraged to develop combined school parks.

6. All recreation areas should be accessible to the population to be served. This service area will vary with the type of recreation area and the facilities provided.

7. As new residential developments grow, land should be set aside for open space, creating another source for recreation facilities. Location of such open space areas should be included in the initial design of individual subdivisions.

8. Citizen input and involvement from churches, community service organizations, and the School Board should be encouraged. The County can suggest that these groups raise funds to upgrade recreation facilities and equipment.

In addition to the standards established by the State Commission of Outdoor Recreation, the following system, covering a full range of outdoor recreation areas, is suggested by the U. S. Bureau of Outdoor Recreation for standards to meet the needs of a County.

1. High Density Recreation Areas are those areas developed for intensive use. Largely a day use facility for such activities as swimming, outdoor games and boating. Natural scenic quality is desirable, but not essential. A county may provide these areas as separate units, as elements of a County or regional park, or may encourage private development or operation.

2. General Outdoor Recreation Areas are those areas substantially developed for day care and - in some cases - overnight use for a wide range of activities such as picnicing, boating, and nature walks. There may be trailer parks and camping at well-developed campgrounds. An attractive nature setting is most desirable. Beach, picnic, and playground areas may be found within general outdoor recreation areas.

3. Natural Environment Areas are those areas suitable for such traditional outdoor activities as hiking, camping with simple facilities, hunting and fishing - all in a natural environment, sometimes in combination with other resource uses such as grazing or logging. National and state forests and large tracts or private timberland typify this classification, some County and regional parks may include natural environment areas.

4. Outstanding Natural Areas are those areas of scenic, natural or scientific importance, managed to permit visitors to enjoy or study the central features preserved in their natural condition. Counties may preserve natural areas as separate units, or as protected parts of larger County areas. Small nature preserves or "conservation parks" are prime county opportunities.

5. Primitive Areas are those areas with sizable tracts of natural and wild conditions undisturbed by roads and managed solely to preserve their primitive characteristics. Most protected primitive areas are managed by federal or state governments, but many counties can offer near-primitive recreation opportunities where large areas of County or regional parks can be left undeveloped.

6. Historic and Cultural Sites are those of local, regional or national significance. Gretna's Yates Tavern and the Clerk's Office at Callands are examples of these sites.

FUTURE PLAN

The County does not have a Parks and Recreation Department, nor does it own any community parks or recreation centers. However, local community groups provide recreation centers. These centers are located at Brosville, Chatham, and Gretna.

Expanded recreational facilities will be needed to accommodate growth. The County should consider the feasibility of organizing a Recreation Department and providing a recreational program for County residents. Local input to the planning of recreational needs should be coordinated by local community advisory groups.

A Recreation Department can be responsible to the County's citizens to develop opportunities for leisure pursuits by establishing guidelines for programs which meet the needs and interests of the people.

PLANNING

EXISTING CONDITIONS

Pittsylvania County does not have a county planner but utilizes planners from the Planning District Commission. The County Planning Commission has requested appropriations for a county planner in its budget proposal. Large planning projects, such as the comprehensive plan, are often prepared by professional planning consultants. Other planning functions such as school and public works planning are generally accomplished at the departmental level. The County subdivision ordinance regulates floodplains, water and sewer placements, fire protection, and the physical layout of land development. The statewide building and health codes give the County further control over development. These procedures are appropriate for a rural county, but as the growth areas urbanize, and new development pressures become apparent, regulation and planning beyond existing procedures will be needed. Increased attention to the planning function is essential if the "Nodal" development alternative is to be implemented.

EVALUATION CRITERIA

The purpose of the comprehensive plan and planning is to guide and accomplish "a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants," (Section 15.1 - 466.1 Code of Virginia).

The following planning functions have been identified in this comprehensive plan as having the most pressing need for implementation and are the criteria by which the County should evaluate its planning needs.

1. Land Use Regulation: Land use regulation or zoning has been identified as being necessary to manage growth, maintain the quality of life and to avoid adverse impacts on citizen and county finances. Zoning will assist the County in directing growth toward desirable alternatives. Zoning will help to restrict sprawl development, allowing the County to deliver a high level of services at a lower cost to a larger population while achieving a lower tax rate than would otherwise exist. A carefully administered zoning

function will facilitate accurate and prompt land use reports for property assessment purposes.

2. Community Development: This function insures that development does not infringe upon the health, safety, and economic well being of the County's citizens. Community development works with the private sector to achieve mutually desired planning and developmental goals and objectives. Community development improves upon existing physical and social conditions to raise the quality of life. Community development also disseminates information about private and local, state, and federal loan, grant, and tax programs for home and building construction and renovation.

3. Public Facilities Planning: Public facilities planning, in the past, has been done by individual County departments, various state agencies, and private interests. Total public facilities planning need not be done in a planning office. Indeed, the technical nature of some facilities such as telephone service and sewage collection make it impossible for any one person or department to know every detail of planning these facilities. The public facilities planning function with a general planning office is to identify development trends and needs and alert the appropriate service provider. The public facilities planning function also oversees coordination between various governmental agencies to avoid conflicts such as repaving a highway one year only to cut up the new surface to install underground utilities the following year.

4. Economic Growth and Development: The function of economic growth and development is to diversify and expand the existing local economy. The 1980-1983 recession illustrated how fragile a local economy is when it is tied to a limited number of industries. Economic growth and development offers technical and financial advice about local, state, and federal programs for expanding or diversifying existing industries. Economic growth and development also offers advice to individuals or industries wishing to start or locate within the area. Economic growth and development assists not only the manufacturing industries but also the service, informational, and retail industries.

5. Marketing Pittsylvania County: Marketing of the Pittsylvania County area is the primary responsibility of the Pittsylvania County Chamber of Commerce and the Pittsylvania County Economic Development Organization. (PEDO). Currently, PEDO is pursuing designation as a certified community

under the Virginia Community Certification Program administered by the Virginia Department of Economic Development. In addition to the development of industrial sites, this marketing function identifies those industries appropriate for location in the community and initiates contacts. The 'Community Certification Program' -- which draws upon local, state, and federal data about the county -- will provide the county with a complete marketing package, including Quality of Life Assessment, marketing book, community profile, brochures, and audio-visual presentation. PEDO is coordinating this effort in conjunction with the West Piedmont Planning District Commission staff and the County Planning Commission.

6. Public Awareness: The public awareness function is to publicize the benefits and advantages of the planning function and other County functions. Since zoning and planning will be entirely new functions for the County, public awareness will be very important to avoid misconceptions and ill-founded apprehensions.

PLANNING APPROACH

Pittsylvania County cannot accomplish the planning functions just described by continuing to contract planning work out to consultants and relying on the Planning District Commission. While consultants and commissions will still have vital roles in the County, other steps must be taken. Further, while certain of the planning functions can be integrated into existing County departments or can continue as they are in an informal manner, such arrangements will become increasingly ineffective as the County grows or seeks to grow. These things considered, it is recommended that the County establish a planning department.

Initially the planning department would consist of a building inspector and a planner qualified to handle all aspects of land use regulation, with the potential to expand to other functions. The new staff should have dependable clerical help and an understanding of a timetable by which functions, staff responsibility and facilities will come under their department. This gradual approach will allow the new department, the County citizens and the other County personnel to adjust to and appreciate the value of the planning functions being performed in the new department.

The Planning District Commission is available to provide immediate, technical assistance in specialized projects directly related to planning and also in assisting the county with the funding arrangements for capital projects and service programs as well as advising on program operations.

The Planning District Commission also provides long range planning assistance directly or in conjunction with consultants enlisted by the county.

The Commission also provides an extensive data base for use by the county which has been established through the Commission's direct efforts and through its designation as a State Data Center Affiliate. The agency is therefore working directly with the Virginia Department of Planning and Budget and the U. S. Department of Commerce. The Commission also has an extensive planning information library and can respond to requests from the county staff, and from various county agencies, industries, businesses, private organizations, and individuals.

LIBRARY

EXISTING CONDITIONS

Detailed descriptions of library facilities and services available to county residents are described in the library services section of this inventory. The Pittsylvania County Library is composed of the Chatham Library, the Gretna Library, the Westover Library, and the Bookmobile Services. The Westover Library is located in the Westover-Tunstall area, in the southern end of the County near Danville. This library is in the proposed Danville recommended annexation award area. Bookmobile service is available to more rural areas of the County. The Danville Public Library is also available at no charge to County residents.

EVALUATION CRITERIA

The recommended minimum standards for Virginia Libraries are adopted and approved by the State Library Board. These standards require that the needs of a library service be formally assessed at regular intervals based on standards governing staffing, salaries and benefits, buildings, outlets, collections and other factors summarized in Table No. 1.

In addition to the standards for library services, standards have also been established for types and characteristics of library systems. These standards are shown in Table No. 2.

General guidelines for site requirements to assist in locating optimum sites for libraries follow:

1. The library should be located on a main thoroughfare for easy vehicular access.
2. The library should have parking space equal to its floor area.
3. The library should have a street level entrance and the minimum set-back possible for clear visibility to passers by.

TABLE NO. 1

COMPARISON OF STATE LIBRARY BOARD SUMMARY STANDARDS

Service	Criteria[1]	Standard for[2] Pittsylvania County	Existing Conditions[2]
1. Collections for 50,000 - 100,000 population area	2-3 books per person	132,294	42,400
2. Buildings for 50,000 - 100,000 population area	0.6 sq. ft. per person	34,500 sq. ft.*	5,500 sq. ft.
Main Library	One-half of total sq. ft. or not less than 10,000 sq. ft.	14,500 sq. ft.	3,030 sq. ft.
Branch Library	4,500 sq. ft. or greater	5,000 sq. ft. 4 Branches = 20,000 sq. ft.	3 Branches = 2,470 sq. ft.
3. Travel time to Library	10-15 minutes 15-30 minutes	Urban/Suburban Rural	30-45 minutes

Source: [1]State Library Board; Adopted 1978
[2]1983 Pittsylvania County Master Library Plan

*Adjusted for annexation.

TABLE NO. 2

LIBRARY TYPES AND CHRACTERISTICS

Type	Area Served	Population Served	Miscellaneous
Central or Main	Municipality	Varies	Should be within a block or two of main business and shopping area. Convenient to transportation arteries.
Branch	1 to 1-1/2 Miles	25,000 - 50,000 people	Should be easily accessible.
Sub-Branch	Detached Areas and Smaller Towns	Varies	Frequently not open every day or housed in a library department building; can be located in community buildings, schools or rental quarters.

Source: Urban Planning and Design Criteria, Joseph DiChiara and Lee Koppelman

FUTURE PLAN

The need for library services is expected to grow in proportion to population growth. The concentration of population in the southern area of the County will require additional library services and facilities in this area. To accommodate these needs, additional library branches will be required.

Recommendations for planning a branch system incorporate the establishment of new services in outlying areas as well as the expansion and adjustment of main library services. It is beyond the scope of the comprehensive plan to coordinate these activities; consequently, only general recommendations for future master plans in conjunction with accepted standards are given as follows:

1. Increase bookmobile services to the rural areas of the County. This can be achieved by increasing the number of runs per month, the number of stops, and by increasing the length of time the bookmobile remains at each location. Accurate records of bookmobile service areas and book circulation will also help to indicate the locations where circulation is in greater demand, therefore requiring branch libraries in the future.

2. Achieve the state standard of 0.6 square foot per person of library space in the County. This objective may be achieved by continuing the five year master plan originally developed in 1979 to meet the building needs for 10 to 20 years and then implementing these plans as appropriate. Investigating various funding from state and federal sources should be considered as possibilities.

3. Bring the book collections up to state standards by continuing to seek additional local and state funds. An alternative source of funding could be sought through sponsoring fund raisers, encouraging the community to support and become involved with the library system.

4. Achieve quality library service for the County's public library system at the lowest possible cost. This can be achieved through continuing to develop plans for cooperation within the County library system and other nearby libraries.

5. Conduct surveys on a regular basis, every two or three years, to determine the needs of the County residents for services that can be provided by the library system and seek to improve and implement the most desirable ones.

SECTION XIII
HOUSING PLAN

HOUSING PLAN

A fundamental human need is fair and adequate housing. The absence of adequate housing, especially for low and moderate income citizens would have an adverse impact on the County.

The purpose of the housing plan is to evaluate the existing conditions, establish objectives, and make recommendations. To reach this goal the County, the City of Danville, the Virginia Department of Health, and the U. S. Department of Housing and Urban Development must work closely together in assuring fair and adequate housing to all citizens.

EXISTING CONDITIONS

Economic conditions in the County and the cost of a typical single-family detached home influence housing choices. Such socio-economic factors have probably weighed heavily toward the choice of a mobile home as a residence for parties unable to afford other housing options.

Mobile homes are the fastest growing form of low income housing in rural areas. Their prices range anywhere from $10,000 to $40,000 and they are available immediately for occupancy. The increasingly uncontrolled placement of mobile homes throughout the County is a result of the incorporated towns and the City of Danville restricting them within their boundaries.

The County, like many counties with a significant amount of rural housing, has units that have deficiencies. Currently, the County employs strict inspections of new home construction including that utilizing mobile homes or modular homes that form the basis of much of the new home activity. These inspections are based on uniform statewide building codes. Manufactured homes are also subject to compliance with certain federal standards. The County administrator also uses strict enforcement of the County's subdivision ordinance.

In comparing the County with other jurisdictions nearby, including Danville and Henry County, the County far outdistances these in respect to total housing units authorized in the five year period, 1981-1985. The significance of this is that much of the older, and sometimes, substandard

housing is being replaced by new, modern, and fit housing, located and inspected using the more strict standards of ordinances in use today. Thus, the County housing stock that is actually occupied, discounting the old, abandoned and demolished housing, is rapidly improving as to aggregate number volume and overall quality. This is happening through the County's active free market housing without the wide use of government subsidized programs on housing developer loans or rental programs. In addressing needs for covering deficiencies in older homes the County has available the programs of such agencies as Pittsylvania County Community Action Agency and Piedmont Seniors of Virginia that can be utilized for fix-up and home improvements.

FUTURE HOUSING PLAN

In order to continue to meet the needs of expanding the overall housing market for new units and remaining on the course of maintaining existing housing in good condition, it is recommended that the County.

1. Consider forming a joint city-county committee to investigate cooperative efforts toward establishing a regional redevelopment and housing authority in order to best utilize appropriate funding that might be available for rehabilitation of older, existing housing stock. This recognizes that much existing housing and future units are located in the south county-Danville area. The agency, if it could be created, could promote a variety of housing programs and be responsible for administering rehabilitation programs that are available and which the County deems appropriate and is willing to support.

2. Independently, through its Planning Commission, the County should explore ordinances and/or changes in ordinances that could lead to both expansion in the housing market and improvements in the quality of new housing as it is authorized in the future. These could include the fee structures involved with developing new homes; also, if land use control ordinances were to be implemented by the County, these might include a bonus system to developers as to lot sizes, that would supersede arrangements mandated in the County's current subdivision ordinances. These actions could expand the market for the single family, private, detached type units that are endorsed by the County and its citizens for meeting housing needs.

3. The County recognizes that certain groups due to their being of low and moderate income (LMI) have limited resources with which to find housing;

the County advocates the use of Community Development Block Grant (CDBG) funds for projects in the County that may directly or indirectly assist LMI persons in obtaining improved housing conditions or housing.

4. The County will consider a future study of housing conditions and needs and consider ways in which low and moderate income persons can be assisted in the future.

HOUSING OBJECTIVE AND SOURCES OF ASSISTANCE

Provision of aesthetic, healthy, and wide ranging choices for housing for all the County's citizens including low and moderate income persons, the aged, and the handicapped.

The County expects to use assistance from the Virginia Community Development Block Grant Program for infrastructural recreation, and other physical facilities to improve neighborhood conditions and thereby directly or indirectly assist citizens needing assistance.