



# COMMUNITY PROFILE





# Community Profile

## 2.0 Community Profile

### 2.1 2020 Update - Summary of Changes

The CVPDC HMP 2020 made the following updates in the community profile section:

- **Demographic information updated.** All demographic and economic data was updated according to U.S. 2016 American Community Survey Data from 2012-16 when available.
- **Demographic information added.** Demographic parameters useful in assessing the economic development status and vulnerability of the region were added. Information about land cover and development trends has been added to this document to depict the development trends of the region.
- **Bedford reversion to Town status.** In 2013, Bedford abandoned its status as an independent city and became a town in Bedford County. The code of Virginia states, “cities with populations less than 50,000 may initiate a reversion.” The reversion of Bedford added approximately 6,222 residents (2010 Census) and nearly seven square miles to Bedford County. Additionally, it increased the town’s boundaries by 1.5 square miles. The reversion brought changes to the tax structure, utility provision, public safety, schools, representation, and election districts, among others.
- **Region 2000 name change.** The Region 2000 Planning District Commission was renamed to the Central Virginia Planning District Commission in 2019.

### 2.2 Central Virginia Planning District Commission

Virginia Planning District Commissions (PDCs) were originally formed in 1968 through the Code of Virginia, §15.2-4200 through §15.2-4222. The PDCs serve as a network providing the Commonwealth with complete statewide coverage and were developed to provide both technical and service programs to the governments they serve. The main purpose of the PDCs is to provide economic competitiveness on a regional scale, reduce redundancies in government, improve efficiency, enhance services, and improve implementation time for regional projects.

The Central Virginia Planning District Commission (CVPDC) is one of 21 PDCs of the Commonwealth. In January 2001, the CVPDC was transformed into the Region 2000 Local Government Council and had been referred to simply as Region 2000. In March 2019, the Region 2000 went “back to its roots” and re-established itself as the CVPDC during its 50th anniversary. The CVPDC works to provide services for member localities and identify and develop opportunities for coordination among the region's local governments. Additionally, the CVPDC encourages and assists local elected and appointed officials in addressing issues that extend beyond their individual localities while working to strengthen collaboration and effective communication among their neighboring jurisdictions.

The CVPDC is a defined geographic area surrounding the City of Lynchburg in Central Virginia. The Blue Ridge Mountains, the James River, the Staunton River, and Smith Mountain Lake are all important



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physiographic features of the region. CVPDC is a business-friendly region in the heart of Virginia, three hours south of the Washington DC metro area. Communities that make up the region include Amherst County, Bedford County, Appomattox County, Campbell County, Lynchburg City, and the towns of Altavista, Appomattox, Amherst, Brookneal and Pamplin City (Figure 2-1). The total land area of the communities encompasses approximately 2,000 square miles.

The region is rich in Civil War history with battlefields, historical parks, and museums found throughout. A portion of the Blue Ridge Parkway, the George Washington National Forest, and the historic Appomattox Court House National Historical Park are within the region.

Climate in the region is mild, with average January and July temperatures at 35°F and 71°F and annual rainfall and snowfall at 44" and 21" respectively.

The transportation network for the region is generally centered on the hub of Lynchburg. Two major highways crossing this region are U.S. Route 29 and U.S. Route 460. The highways have become corridors for most of the industrial, commercial, and residential development. There is one commercial airport in the region and four general aviation airports.

## 2.3 Jurisdictions

### 2.3.1 Amherst County

Amherst County is located near the geographic center of Virginia just north of the city of Lynchburg. The county was created in 1761 from Albemarle County and is named for Major General Jeffery Amherst, a hero of the battle of Ticonderoga. It is bounded on the northwest by Rockbridge County, to the south and southwest by Bedford County, Campbell County, and the City of Lynchburg and on the northeast by Nelson County. The James River borders the county on the south and east with the crest of the Blue



Ridge Mountains forming the western Boundary. According to the US Census, Amherst County had a 2010 population of 32,353. Half the population is located in the south central portion of the county near the City of Lynchburg and around Madison Heights. Sweet Briar College, a private women's liberal arts and science college, enrolls approximately 700 students. The college, founded in 1901, encompasses 3,250 acres located in the foothills of the Blue Ridge Mountains. Elevations ranging from 500 feet to 4,000 feet provide the County with spectacular rolling countryside.



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## 2.3.2 Appomattox County

Appomattox County is located at the geographic center of Virginia. The lack of efficient intrastate communication and the need for localized service initiated the formation of the county by an act passed on February 8, 1845. This act designated that Buckingham, Prince Edward, Charlotte, and Campbell counties each would give portions of their lands as of May 1, 1845. The county consists of 343 square miles of gently



rolling terrain indicative of Virginia's Piedmont Region. Appomattox County is perhaps best known in history as the site of the end of the Civil War at Appomattox Court House. The county is bordered to the north by Amherst County, Buckingham County, and Nelson County; to the south by Charlotte County; to the east by Prince Edward County; and to the west by Campbell County. The James River serves as the northwest border. The towns of Pamplin City and Appomattox are within the county, with the Town of Appomattox being the county seat. Elevations range from 460 feet to 1,151 feet above sea level. Drainage is provided by the James River, Appomattox River, Roanoke River Drainage Area, and Bent and Wreck Island Creeks.

## 2.3.3 Bedford County

Bedford County consists of 764 square miles located in west-central Virginia just east of the Roanoke metropolitan area. Bedford County was formed in 1754 and named for the Fourth Duke of Bedford, a British Government official. In 1839, the



Town of Liberty (now Town of Bedford) was established within the county limits. The scenic Blue Ridge Mountains make up the county's western border. The James River forms the northeast boundary. The 23,400-acre Smith Mountain Lake is situated to the south on the Roanoke River. Communities bordering Bedford include Rockbridge County to the northwest; Amherst County to the north and northeast; Campbell County to the east; Pittsylvania County to the south; and Franklin, Roanoke, and Botetourt Counties to the west. The area has a rolling to hilly terrain with elevations from 800 feet to 4,200 feet





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above sea level, including the famous Peaks of Otter, Sharp Top, and Flat Top, along the Blue Ridge Parkway on the county's western border.

## 2.3.4 Campbell County

Campbell County is located in the south-central Piedmont Region of Virginia, in the foothills of the Blue Ridge Mountains. From its beginnings in 1781 as a frontier settlement, to its emergence as a tobacco producer and then a center for industrial manufacturing, Campbell County has continually evolved and grown with national and world changes. The county is bordered on the north by the City of Lynchburg and James River, and in the South by the Roanoke (Staunton) River. Campbell County is 115 miles west of Richmond, the state capital; 200 miles southwest of Washington, DC; and 200 miles west of Norfolk.



## 2.3.5 City of Lynchburg

The City of Lynchburg is located near the geographic center of Virginia. In 1757, John Lynch established a ferry service on the James. The ferry service remained profitable for many years, and by the end of the American Revolution, the village at Lynch's Ferry had itself become an important center of trade. Lynch saw the possibilities of establishing a town on the hill overlooking the ferry site, and in late 1784 petitioned the General Assembly of Virginia for a town charter. In October, 1786, the charter was granted, founding the Town of Lynchburg.



Located on the James River, the city has a land area of 48 square miles and is bordered on the west by the Blue Ridge Mountains and Bedford County, to the south by Campbell County, and to the North by Amherst County. The city is a major highway and transportation hub that has contributed to its status as a broadly diversified manufacturing center. Lynchburg is 115 miles west of Richmond, the state capital; 52 miles east of Roanoke; 180 miles southwest of Washington, D.C.; and 200 miles west of the Port of Hampton Roads. Liberty University, a private coeducational Christian university, enrolls over 7,000 students residentially and tens of thousands of students in distance learning. The university, founded in 1971, encompasses 4,400 acres located in the foothills of the Blue Ridge Mountains and south of the James River. The city also includes the University of Lynchburg, Randolph College, and Virginia University of Lynchburg.



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## 2.3.6 Town of Altavista

Altavista is a relatively new town in southern Campbell County, incorporated in 1912. Residential and industrial growth occurred within the town boundaries until around 1960, after which the concentration of new development took place outside the boundaries.



## 2.3.7 Town of Amherst

The Town of Amherst was incorporated in 1910 and is situated on the topographic divide separating Tribulation Creek and Rutledge Creek. The Town of Amherst serves as the Amherst county seat.







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## 2.3.8 Town of Appomattox

Originally, the Town of Appomattox was named Nebraska and was renamed West Appomattox in 1895. Eventually, the West was dropped from the name. The town was named for the Appomattox River. It is the Appomattox county seat.



## 2.3.9 Town of Bedford

In 1782, the Town of Liberty was incorporated into Bedford County, and in 1890 changed its name to the Town of Bedford. In 1912, the town became known as Bedford City and reverted to the Town of Bedford in 2013. The town is situated on U.S. Route 460 in the center of Bedford County and serves as the county seat. The residents of this small City enjoy living in a small city with the convenience of being



strategically located between the cities of Lynchburg and Roanoke, the largest cities in Central Virginia. The city's most popular attraction is the National D-day Memorial, in honor of the 19 "Bedford Boys" who died in the first minutes of the Normandy landings at Omaha Beach.



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## 2.3.10 Town of Brookneal

The Town of Brookneal, near Phelps Creek and Falling River, has been a center for commerce for the surrounding counties of Campbell, Charlotte, and Halifax since its founding in 1802. The unincorporated Town of Rustburg serves as the Campbell county seat.



## 2.4 Land Use and Land Cover

A majority of the land in CVPDC is in forest or agricultural use. The forested area (including forest, trees, and shrubland) covers about 70% of the region. A significant portion in the northwest of the region is part of the George Washington National Forest and Jefferson National Forest. The pasture and cropland account for about 18% of the area in the region (Figure 2-2).

The developed areas are low intensity residential. Most commercial and industrial development are concentrated in and around Lynchburg and Bedford, and along US Routes 460, 29, and 501. The greater Lynchburg area, known as the Lynchburg Metropolitan Statistical Area (MSA), has experienced population growth and additional residential and commercial development which has spread into the adjacent counties.

### 2.4.1 Amherst County

Woodlands cover approximately three-fourths of the land, and most of the northwestern portion of the county is part of the George Washington National Forest. The US highway 29 corridor in the eastern region of the county has become the focal point for most commercial, industrial, and residential development, especially near Lynchburg City.





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## **2.4.2 Appomattox County**

Commercial forest land comprises more than half of the county's land area and a large portion of the rest of the county is crop and pasture lands. This natural resource base has helped foster a significant forestry, wood products, and furniture industry. Most of the commercial, industrial, and residential development exists along US 460 in central and southeastern portions of the county between Lynchburg City and the Town of Appomattox.

## **2.4.3 Bedford County**

The majority of Bedford County land use is forest and pastures, with commercial, industrial, and residential development focused in the Town of Bedford and along Routes 460 and 221. Strategically located between the metropolitan areas of Lynchburg and Roanoke, the county is home to a diversified industrial base and displays an appealing quality of life. The good mix of industry, commerce, and agriculture ensures a strong, diversified economy and a positive business climate. Most of the residential growth occurs near Smith Mountain Lake and Lynchburg City.

## **2.4.4 Campbell County**

Most of the county land use is a combination of forest, pastures, and farmland. Commercial and residential development is found near Lynchburg, in the towns of Brookneal and Altavista, and along Routes 29 and 501. Four-lane primary highways and rail service provide access to markets in the eastern portion of the county. Industrial activity in the county has concentrated around the towns of Brookneal and Altavista and the northern portion of the county close to Lynchburg.

## **2.4.5 Lynchburg City**

Most of the city is low intensity residential, with commercial and industrial development focused in eastern portions of the city in the downtown region and along US Highways 460 and 501. The region's overall quality of life is tied directly to the health of the city's economy. The city keeps pace with changes in technology and telecommunications, attracting national and international businesses and fusing the local and regional market with the nation and the world.

## **2.5 Natural Features**

### **2.5.1 Physiography**

Physiographic provinces are defined by their relative elevation, relief, geomorphology, and lithology. The major physiographic provinces in CVPDC are the Piedmont Plateau (Campbell, Appomattox, Lynchburg, and parts of Bedford and Amherst), the Blue Ridge (Parts of Bedford and Amherst), and the Ridge and Valley (Small portion of Bedford County).

The Piedmont province is characterized by gently rolling topography, deeply weathered bedrock, and thick soils. The Blue Ridge province is generally classified as moderately-sloped (i.e. slopes ranging from 5-20%) and is characterized by irregular topography. The Valley and Ridge province exhibits parallel running ridges with accompanying valleys and is considered to be steep sloped. Figure 2-3 shows the physiography of the CVPDC area.



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## 2.5.2 Geology

Metamorphic rocks are most prevalent in the CVPDC and exist in over 80 percent of the region, such as gneiss, schist, and phyllite. The majority of igneous rocks like granite are mainly found in the Blue Ridge province portion. Sedimentary rocks are rare, accounting for less than 4 percent of the area. They include shale, sandstone, and few limestone and dolomites. They are concentrated in the western region falling within the Valley and Ridge province, and the south side of Campbell County (Figure 2-4). Most of the soils are a result of these rock formations weathering and tend to be fine-textured.

## 2.5.3 Topography

Much of the CVPDC region consists of beautiful rolling hills and low areas within stream valleys. In the western part of the region, there are several mountains running in a northeast-southwest trend. They consist of long, steep mountain flanks that border broad, strongly sloping mountaintops. The center of the region is well developed and very urbanized with gently rolling to rolling topography. Elevation in the region ranges from about 400 feet above sea level in the James River flood plain to above 4,000 feet above sea level on Mt. Pleasant in the west. Figure 2-5 presents the topography of the region while Figure 2-6 depicts the slopes.

## 2.5.4 Hydrology

The geography of the region varies from the ridge and valley system of the Blue Ridge Mountains in the western part of the region to more rolling hills in the eastern part of the region. CVPDC is divided by two physiographic provinces of Virginia: Southern Piedmont and the Blue Ridge. The Blue Ridge region lies east of I-81 including the western portions of Amherst and Bedford Counties.

The major watersheds for CVPDC jurisdictions include the James River Basin and the Roanoke River Basin. Figure 2-7 illustrates the location of the major watershed boundaries for the jurisdictions in CVPDC. The region is separated by two major watersheds, the James River Basin to the north and the Roanoke River Basin to the south.





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## Jurisdictions in Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020

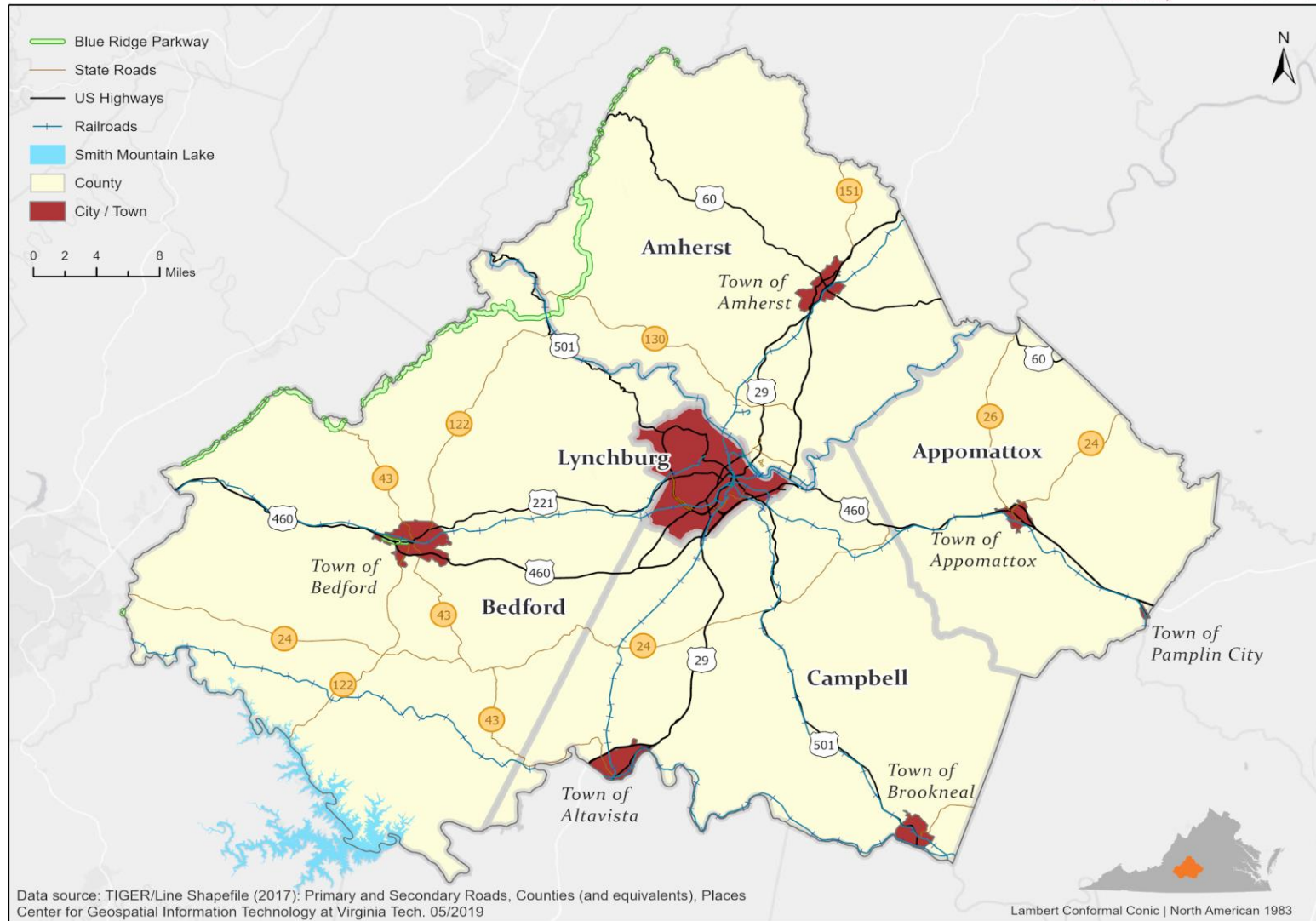


Figure 2-1 Jurisdictions in CVPDC Area



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## Land Cover of Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020

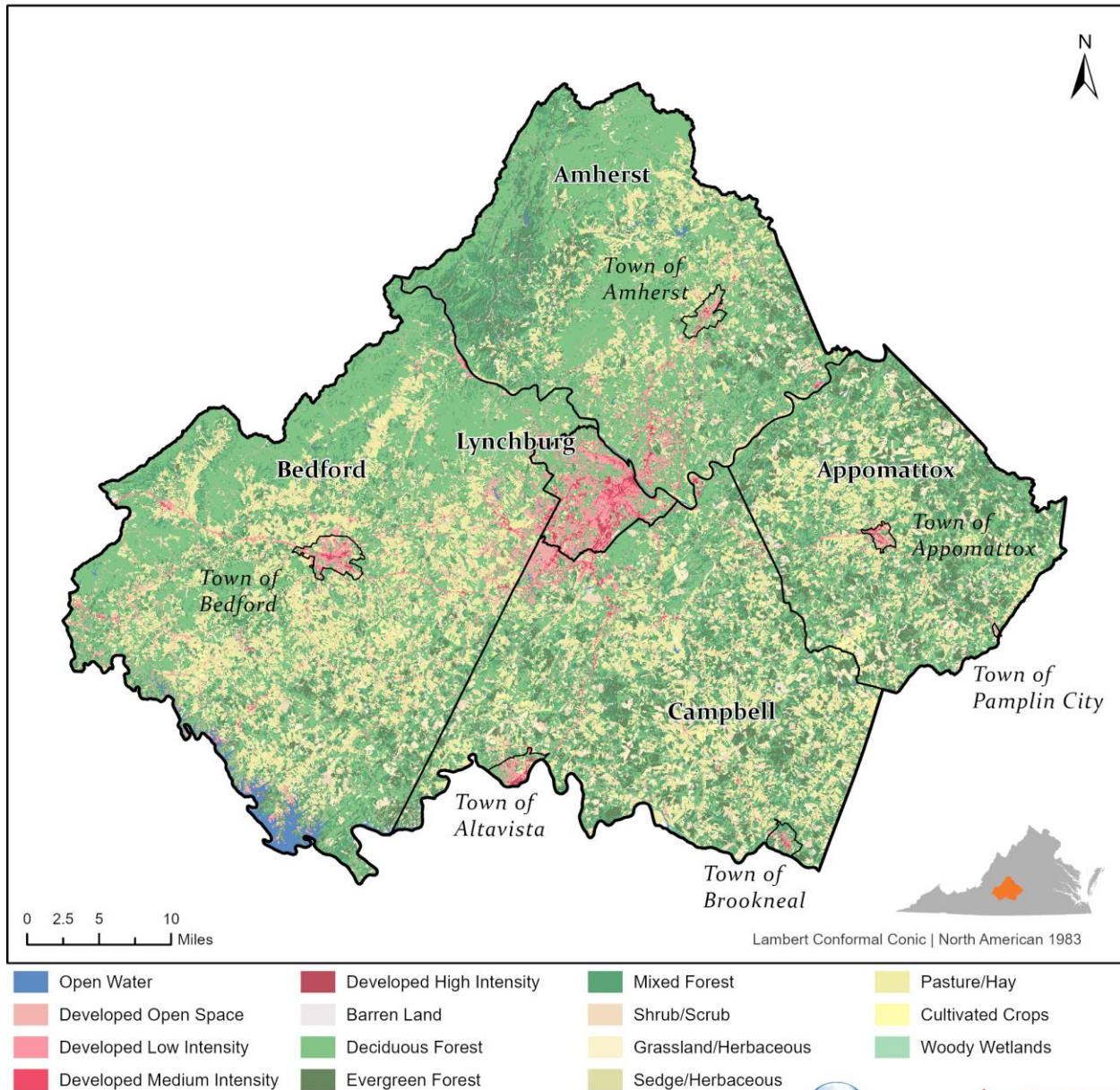


Figure 2-2 Current Land Cover of CVPDC Area

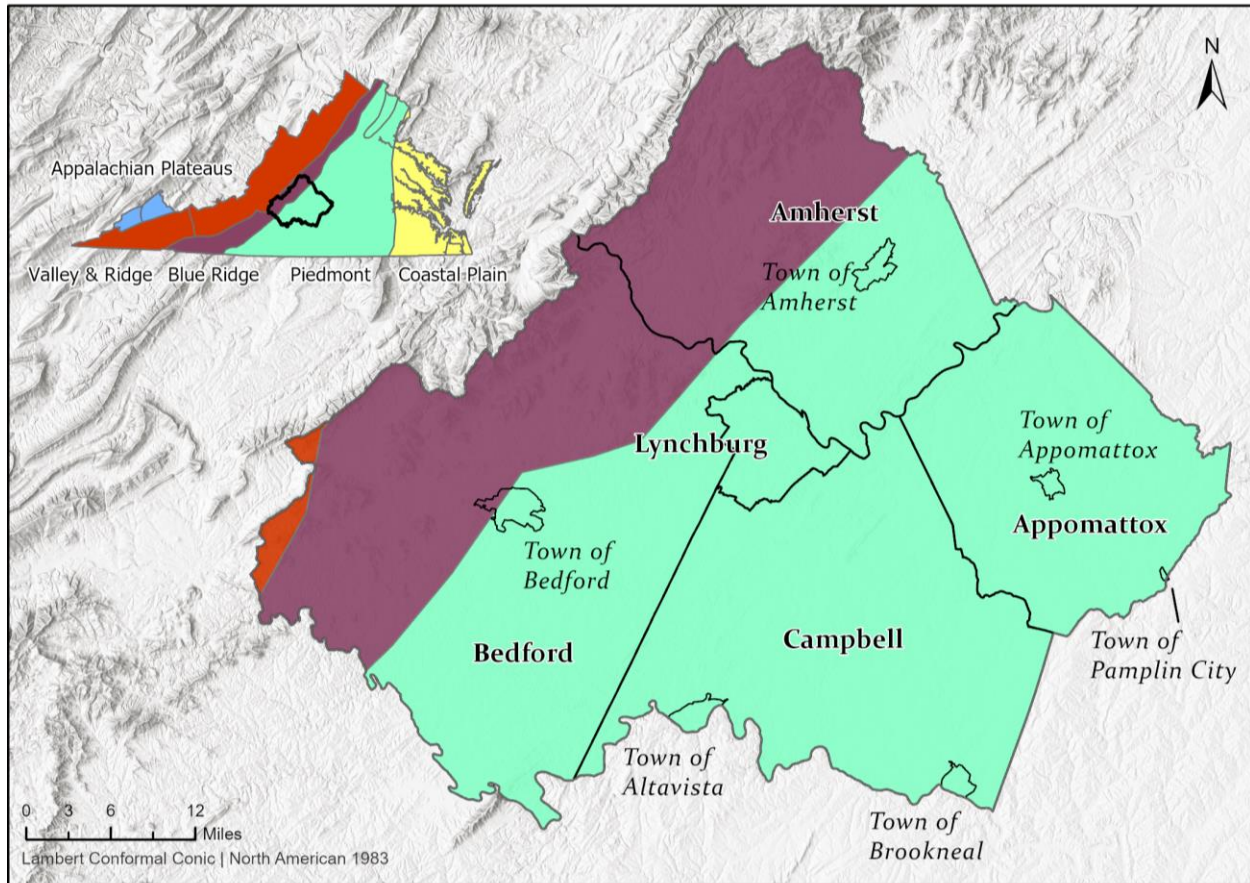




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## Physiographic Provinces of Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020



Data source: USGS, U.S. Census Bureau, ESRI's Multi-Directional Hillshade  
Center for Geospatial Information Technology at Virginia Tech. 06/2019



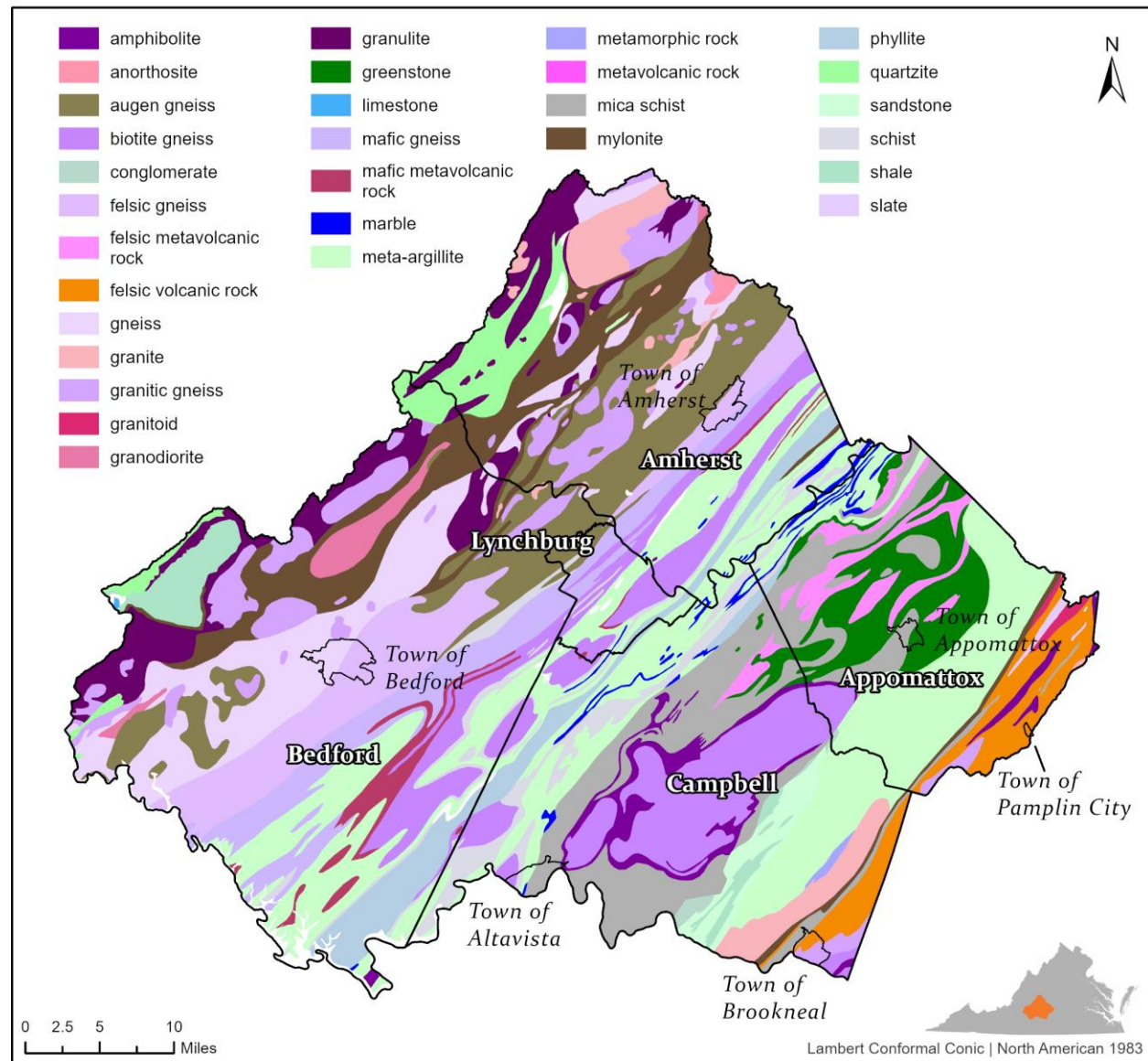
Figure 2-3 Physiographic Provinces of CVPDC Area



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## Geologic Units in Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020



Data source: USGS  
Center for Geospatial Information Technology at Virginia Tech. 06/2019



Figure 2-4 Geologic Units in CVPDC Area

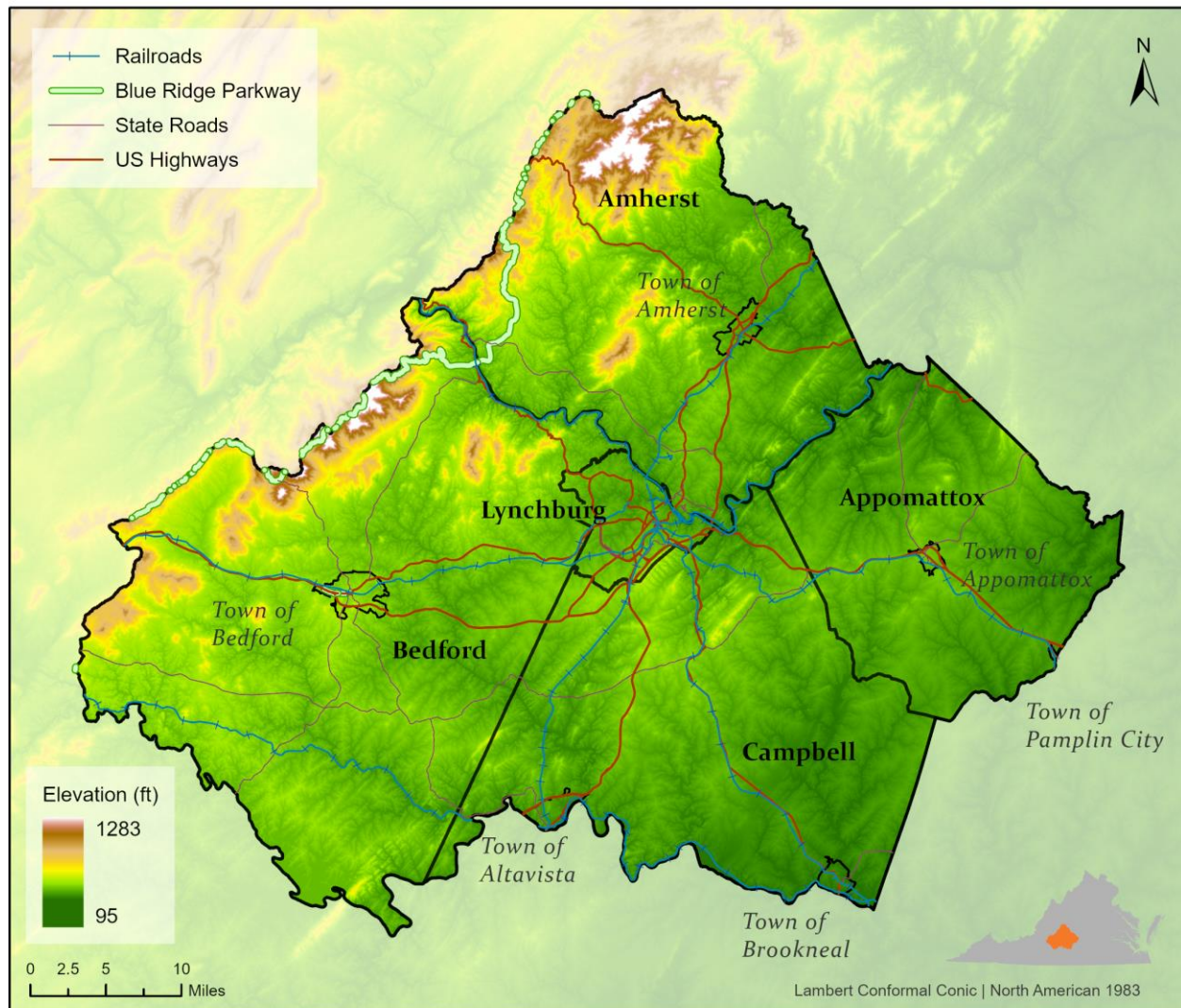




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## Topography of the Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020



Data source: USGS Shuttle Radar Topography Mission  
Center for Geospatial Information Technology at Virginia Tech. 01/2020



Figure 2-5 Topography of the CVPDC Area

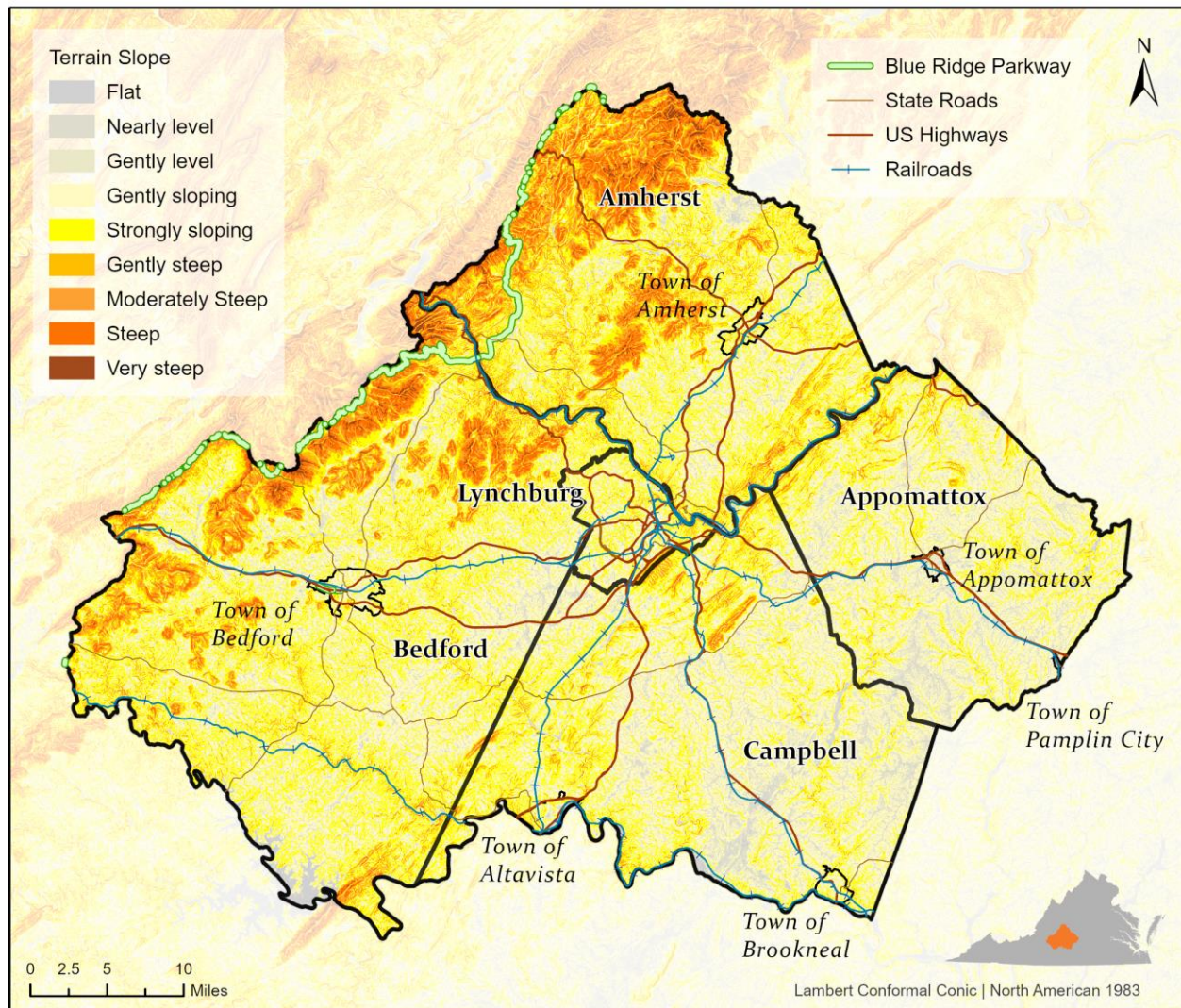




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## Terrain Slopes of the Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020



Data source: ESRI Terrain Slope map  
Center for Geospatial Information Technology at Virginia Tech. 01/2020



Figure 2-6 Slopes of the CVPDC Area

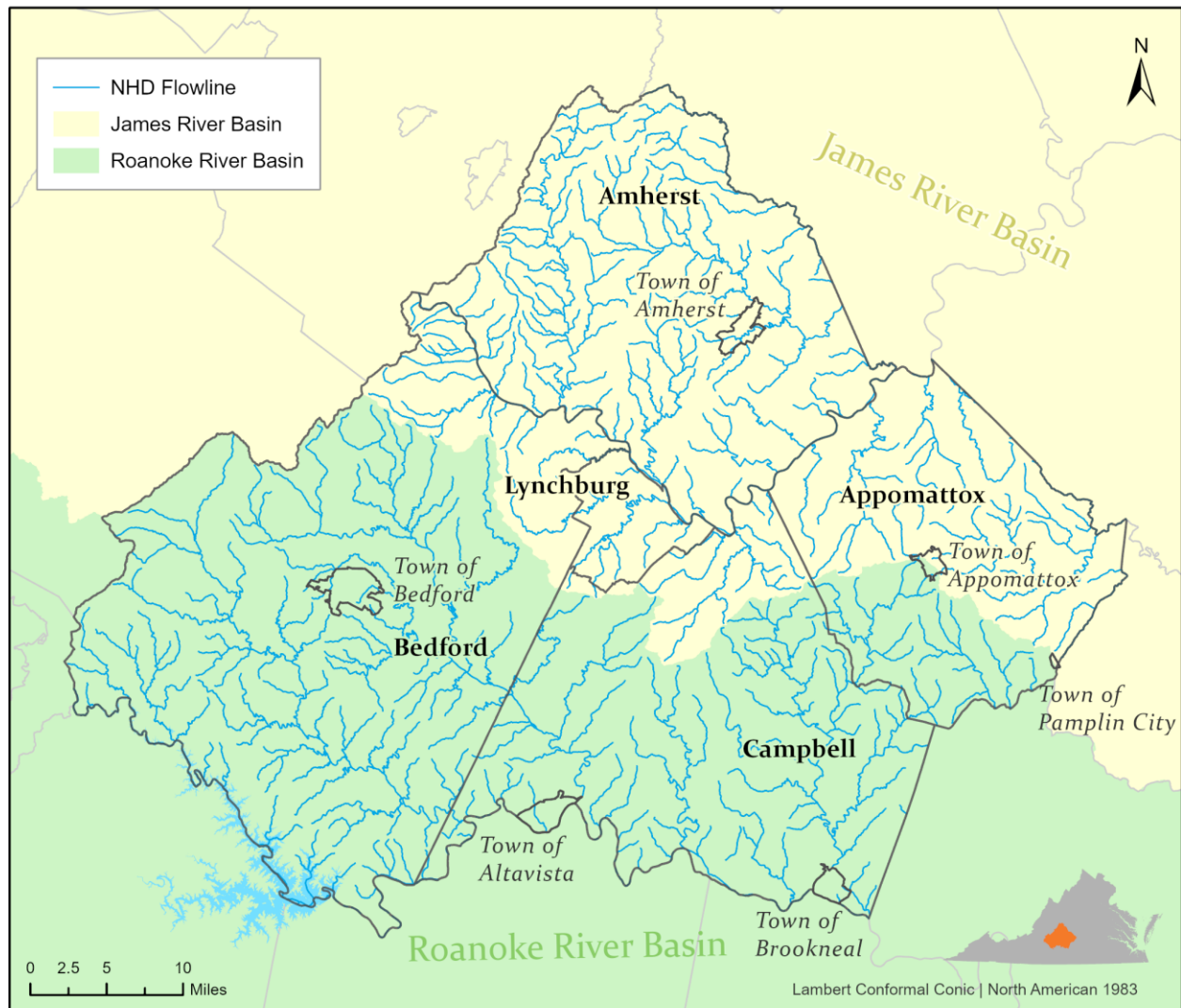




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## Major Watersheds for Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020



Data source: USGS National Hydrography Dataset (NHD) & Watershed Boundary Dataset (WBD)  
Center for Geospatial Information Technology at Virginia Tech. 01/2020



(Source: USGS National Hydrography Dataset & Watershed Boundary Dataset)

Figure 2-7 Major Watersheds for CVPDC Area



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## 2.6 Population and Demographics

The CVPDC has experienced steady growth in population for the last several decades. Its total population in 2016 was 273,955 which represents a roughly 8% increase from the 2010 Census. The region is primarily rural, but the City of Lynchburg and the Salem-Roanoke metropolitan area to the west of the region have both experienced population growth and additional residential and commercial development which has spread into the adjacent counties.

Population growth is one of the most critical indicators to review in considering local development trends. Table 2-1 shows the breakdown of population growth rates by locality. Lynchburg City has the highest population in the region, while Bedford County experienced the highest growth rate (12.02 %). Amherst County and the Towns of Amherst, Altavista, and Brookneal experienced a slight decrease in population from 2010 through 2016. The population of Lynchburg MSA was 258,062 in 2016 - a 2.15% increase from 252,634 in the 2010 Census.

*Table 2-1 Population Change (2000-2010) in CVPDC Area*

Population	2010 Census	2016 Estimates	Growth rate (%)
Virginia	8,001,024	8,310,301	3.87
Amherst County	32,353	31,999	-1.09
Town of Amherst	2,231	2,199	-1.43
Appomattox County	14,973	15,314	2.28
Town of Appomattox	1,733	1,778	2.60
Town of Pamplin	219	221	0.91
Bedford County	68,676	76,933	12.02
Town of Bedford	6,222	6,543	5.16
Campbell County	54,842	55,061	0.40
Town of Altavista	3,450	3,422	-0.81
Town of Brookneal	1,112	1,103	-0.81
Lynchburg City	75,568	78,755	4.22

*Source: Decennial Census and 2012-2016 ACS Census Population Data*

### 2.6.1 Employment and Industry

When considering hazard mitigation, economic resiliency drives recovery. It is important to consider industry and business in the area so that steps can be taken to ensure disaster preparedness and lessen losses.

Certain economic characteristics present unique challenges for hazard mitigation. Clusters of unemployment and poverty could limit a household's ability to prepare for, cope with, and recover from hazards. Table 2-2 gives additional insight into the income and employment characteristics of the region's population. Most of the CVPDC localities have a lower unemployment rate than the Virginian average of 5.9%.

*Table 2-2 Income and Employment Characteristics for CVPDC Area*

Community	Median Household Income	Per Capita Income	Population Below Poverty Line (%)	Unemployment rate (%)
Virginia	\$ 66,149	\$ 34,967	11.4	5.9
Amherst County	\$ 47,002	\$ 23,372	14.1	5.5





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Community	Median Household Income	Per Capita Income	Population Below Poverty Line (%)	Unemployment rate (%)
Appomattox County	\$ 52,134	\$ 24,902	17.3	4.5
Bedford County	\$ 56,725	\$ 29,561	9.2	4.7
Campbell County	\$ 47,005	\$ 25,219	12.5	4.3
Lynchburg City	\$ 40,728	\$ 22,016	24.3	7.2

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates

## 2.6.2 Industries in Lynchburg Metropolitan Statistical Area

Primary economic categories in the region include higher education, wireless technology, manufacturing automation, nuclear energy, plastics, pharmaceuticals, and health care. CVPDC belongs to one of the technology councils making up the Virginia Technology Alliance.

Table 2-3 shows the spread of workers across industry in the Lynchburg MSA. Most workers are employed in Education Services, Healthcare, and Social Assistance. Manufacturing and Retail Trade together account for 25.6% of all industry.

*Table 2-3 Spread of Workers across Industry in Lynchburg Metropolitan Statistical Area*

Industry	Number of Workers	Percent of Labor Force
Educational Services, and Health Care and Social Assistance	32,768	27.5%
Manufacturing	15,771	13.2%
Retail Trade	14,785	12.4%
Professional, Scientific, and Management, and Administrative and Waste Management Services	10,418	8.7%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	9,496	8%
Construction	7,587	6.4%
Other Services, Except Public Administration	6,934	5.8%
Finance and Insurance, and Real Estate and Rental and Leasing	5,667	4.8%
Transportation and Warehousing, and Utilities	5,378	4.5%
Public Administration	4,811	4%
Wholesale Trade	2,391	2%
Information	1,903	1.6%
Agriculture, Forestry, Fishing and Hunting, and Mining	1,392	1.2%

Source: ACS 2016

*Virginia Labor Market Information publishes updated information about employment in different regions of Virginia.*

Table 2-4 shows the top employers in CVPDC, excluding local governments. Employers are overwhelmingly clustered in Lynchburg. Table 2-5 lists the top 10 employers for each jurisdiction. Large employers are important to consult when developing the Hazard Mitigation Plan. See planning process and more information about how these employers were included in mitigation.



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*Table 2-4 Top Employers in CVPDC Area*

Employer	Domain	Employee Size	Jurisdiction
Liberty University	Educational Services	1000 and over	Lynchburg
BWXT Nuclear Operations Group	Fabricated Metal Product Manufacturing	1000 and over	Campbell
Centra Health	Hospitals	1000 and over	Lynchburg
J. Crew Outfitters	Nonstore Retailers	1000 and over	Lynchburg
Areva NP Inc. (Framatome)	Professional, Scientific, and Technical Services	1000 and over	Lynchburg
Genworth Life and Annuity Insurance Company	Insurance Carriers and Related Activities	1000 and over	Lynchburg
Centra Health	Hospitals	500 to 999	Bedford
Abbott Laboratories	Food Manufacturing	500 to 999	Campbell
BGF Industries Inc.	Textile Mills	500 to 999	Campbell
Lynchburg College	Educational Services	500 to 999	Lynchburg
GNA Corporation	Insurance Carriers and Related Activities	500 to 999	Lynchburg
WalMart	General Merchandise Stores	500 to 999	Lynchburg
Kdc Lynchburg	Chemical Manufacturing	500 to 999	Lynchburg
Harris Corporation	Merchant Wholesalers, Durable Goods		Lynchburg
Horizon Behavioral Health	Medical	500 to 999	Lynchburg
Glad Manufacturing Company	Plastics and Rubber Products Manufacturing	250 to 499	Amherst
Greif Packaging LLC	Paper Manufacturing	250 to 499	Amherst
Central Virginia Training Center	Nursing and Residential Care Facilities	250 to 499	Amherst
WalMart	General Merchandise Stores	250 to 499	Amherst
WalMart	General Merchandise Stores	250 to 499	Bedford
GP Big Island LLC	Paper Manufacturing	250 to 499	Bedford
Mail America Communications	Professional, Scientific, and Technical Services	250 to 499	Bedford
Elwood Staffing Services Inc	Administrative and Support Services	250 to 499	Bedford
Moore's Electrical and Mechanical	Specialty Trade Contractors	250 to 499	Campbell
WalMart	General Merchandise Stores	250 to 499	Campbell
Food Lion	Food and Beverage Stores	250 to 499	Campbell
Southern Air Inc.	Specialty Trade Contractors	250 to 499	Lynchburg
Sodexo	Food Services and Drinking Places	250 to 499	Lynchburg
Central Virginia Community Services	Ambulatory Health Care Services	250 to 499	Lynchburg
Frito Lay Inc	Food Manufacturing	250 to 499	Lynchburg





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Employer	Domain	Employee Size	Jurisdiction
Delta Star	Electrical Equipment, Appliance, and Component Manufacturing	250 to 499	Lynchburg
Harris Corporation	Merchant Wholesalers, Durable Goods	250 to 499	Lynchburg
Central Virginia Community College	Educational Services	250 to 499	Lynchburg
Westminster Canterbury	Nursing and Residential Care Facilities	250 to 499	Lynchburg
Young Men's Christian Association	Religious, Grantmaking, Civic, Professional, and Similar Organizations	250 to 499	Lynchburg
Startek	Administrative and Support Services	250 to 499	Lynchburg
Kroger	Food and Beverage Stores	250 to 499	Lynchburg
Convergys Customer Manage Inc.	Administrative and Support Services	250 to 499	Lynchburg
Randolph College	Educational Services	250 to 499	Lynchburg
Star Mark Company	Furniture and Related Product Manufacturing	250 to 499	Lynchburg
C.B. Fleet, Inc.	Chemical Manufacturing	250 to 499	Lynchburg
U.S. Pipe	Primary Metal Manufacturing	250 to 499	Lynchburg

(Source: Virginia Employment Commission, Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW), 3rd Quarter (July, August, September) 2019. Supplemented by Lynchburg's 2019 Comprehensive Annual Financial Report.)

*Table 2-5 Top 10 Employers in CVPDC Area by Jurisdiction*

Jurisdiction	Employer	Industry	Ownership	Employee Size
Amherst	Amherst County School Board	Educational Services	Local Government	500 to 999
Amherst	Glad Manufacturing Company	Plastics and Rubber Products Manufacturing	Private	250 to 499
Amherst	County of Amherst	Executive, Legislative, and Other General Government Support	Local Government	250 to 499
Amherst	Greif Packaging LLC	Paper Manufacturing	Private	250 to 499
Amherst	Central Virginia Training Center	Nursing and Residential Care Facilities	State Government	250 to 499
Amherst	WalMart	General Merchandise Stores	Private	250 to 499
Amherst	Sweet Briar College	Educational Services	Private	100 to 249
Amherst	Johnson Health Center	Ambulatory Health Care Services	Private	100 to 249
Amherst	Food Lion	Food and Beverage Stores	Private	100 to 249
Amherst	Centra Health	Hospitals	Private	100 to 249



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Jurisdiction	Employer	Industry	Ownership	Employee Size
Appomattox	Appomattox County Schools	Educational Services	Local Government	250 to 499
Appomattox	WalMart	General Merchandise Stores	Private	100 to 249
Appomattox	Appomattox County Board of Supervisors	Executive, Legislative, and Other General Government Support	Local Government	100 to 249
Appomattox	Delta Response Team, LLC	Ambulatory Health Care Services	Private	50 to 99
Appomattox	Gretna Health Care Center	Nursing and Residential Care Facilities	Private	50 to 99
Appomattox	Kroger	Food and Beverage Stores	Private	50 to 99
Appomattox	Virginia Department of State Police	Justice, Public Order, and Safety Activities	State Government	50 to 99
Appomattox	Farmers Bank of Appomattox	Management of Companies and Enterprises	Private	50 to 99
Appomattox	Home Recovery	Ambulatory Health Care Services	Private	20 to 49
Appomattox	McDonald's	Food Services and Drinking Places	Private	20 to 49
Bedford	Bedford County School Board	Educational Services	Local Government	1000 and over
Bedford	County of Bedford	Executive, Legislative, and Other General Government Support	Local Government	500 to 999
Bedford	Centra Health	Hospitals	Private	500 to 999
Bedford	WalMart	General Merchandise Stores	Private	250 to 499
Bedford	Georgia-Pacific Corporation Big Island LLC	Paper Manufacturing	Private	250 to 499
Bedford	Innovairre Communications	Professional, Scientific, and Technical Services	Private	250 to 499
Bedford	Elwood Staffing Services Inc	Administrative and Support Services	Private	250 to 499
Bedford	Barr Laboratories Inc	Merchant Wholesalers, Nondurable Goods	Private	100 to 249
Bedford	Food Lion	Food and Beverage Stores	Private	100 to 249
Bedford	Sentry Equipment and Erectors, Inc	Machinery Manufacturing	Private	100 to 249
Campbell	BWXT Nuclear Operations Group	Fabricated Metal Product Manufacturing	Private	1000 and over
Campbell	Campbell County Schools	Educational Services	Local Government	1000 and over
Campbell	Abbott Laboratories	Food Manufacturing	Private	500 to 999
Campbell	BGF Industries Inc.	Textile Mills	Private	500 to 999





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Jurisdiction	Employer	Industry	Ownership	Employee Size
Campbell	Moore's Electrical and Mechanical	Specialty Trade Contractors	Private	250 to 499
Campbell	Campbell County	Social Assistance	Local Government	250 to 499
Campbell	WalMart	General Merchandise Stores	Private	250 to 499
Campbell	Food Lion	Food and Beverage Stores	Private	250 to 499
Campbell	Schrader Bridgeport International Inc.	Transportation Equipment Manufacturing	Private	100 to 249
Campbell	Foster Fuels Inc.	Merchant Wholesalers, Nondurable Goods	Private	100 to 249
Lynchburg	Liberty University	Educational Services	Private	8000 and over
Lynchburg	Centra Health	Hospitals	Private	5000 to 5999
Lynchburg	Lynchburg City Schools	Educational Services	Local Government	1500 to 1999
Lynchburg	City of Lynchburg	Executive, Legislative, and Other General Government Support	Local Government	1000 to 1499
Lynchburg	Areva NP Inc. (Framatome)	Professional, Scientific, and Technical Services	Private	1000 to 1499
Lynchburg	Genworth Life and Annuity Insurance Company	Insurance Carriers and Related Activities	Private	1000 to 1499
Lynchburg	J. Crew Outfitters	Nonstore Retailers	Private	1000 to 1499
Lynchburg	Harris Corporation	Merchant Wholesalers, Durable Goods	Private	500 to 999
Lynchburg	Horizon Behavioral Health	Medical	Private	500 to 999
Lynchburg	KDC/Tri-tech Laboratories Inc.	Chemical Manufacturing	Private	500 to 999

(Source: Virginia Employment Commission, Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW), 3rd Quarter (July, August, September) 2019. Supplemented by Lynchburg's 2019 Comprehensive Annual Financial Report.)

## 2.6.3 Housing

According to the U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, there are 122,116 housing units in CVPDC. Over 85% of these units are occupied. A small majority of houses were built after 1970 (~52%) (Table 2-6).



# Community Profile

Table 2-6 Housing Statistics for CVPDC Area

Community	Housing Units	Occupied Housing Units			% of Housing Structures Built Before 1970	Median Value
		Total	Owner	Renter		
Virginia	3,445,357	3,090,178	2,032,761	1,057,417	32.32 %	\$248,400
Amherst County	14,067	12,306	9,434	2,872	35.25 %	\$149,400
Appomattox County	7,085	5,972	4,757	1,215	31.88 %	\$149,600
Bedford County	35,819	30,821	25,056	5,765	22.78 %	\$196,900
Campbell County	25,249	22,294	16,897	5,397	30.07 %	\$152,600
Lynchburg City	32,324	28,282	14,291	13,991	52.19 %	\$149,600

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates

## 2.6.4 Development Trends

### 2.6.4.1 Land Cover Change

FEMA requires that the local mitigation plans provide a general description of community land uses and development trends so that mitigation options can be considered in future land use decisions to ensure safe development. Changes in urban, forest, and agricultural land cover may help to highlight areas within the region that should be considered in the long-term comprehensive plans.

The National Land Cover Dataset produced by the Multi-Resolution Land Characteristics Consortium (MRLC), was used to identify the land cover changes in CVPDC. The MLRC consortium is a group of federal agencies who coordinate and generate consistent and relevant land cover information at the national scale at a 30m resolution. The NLCD datasets for 2001 and 2011 were compared to map land cover changes during that decade.

Most of the change in CVPDC has occurred in forested lands followed by developed areas shown in Table 2-7. From 2001 through 2011, forested land cover has decreased, and developed and agricultural areas have increased across the region. Every county in the region saw an increase in developed land and decrease in forested land. Figure 2-8 and Figure 2-9 show the distribution of land cover for CVPDC Area.

Table 2-7 National Land Cover Change 2001 to 2011 in CVPDC Area

Jurisdiction	Developed Area Change (Acres)	Forest Change (Acres)	Agricultural Change (Acres)
Amherst County	870	-5306	98
Appomattox County	87	-6274	447
Bedford County	1385	-7931	308
Campbell County	686	-13914	2491
Lynchburg City	1101	-774	-20
CVPDC Total	4128	-34200	1081



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## **2.6.4.2 Future Growth Areas**

FEMA states that an effective way to reduce future losses in a community is to avoid development in known precarious locations and to enforce development of safe structures in other areas. Thus, a general description of population growth and development trends within the planning area is an important factor in formulating mitigation options that influence future land use and development decisions. The jurisdictions' comprehensive plans were used to identify future growth areas and Figure 2-9 identifies those areas.





# Community Profile

## Land Cover Change in Central Virginia PDC, 2001 - 2011

Central Virginia PDC Hazard Mitigation Plan Update 2020

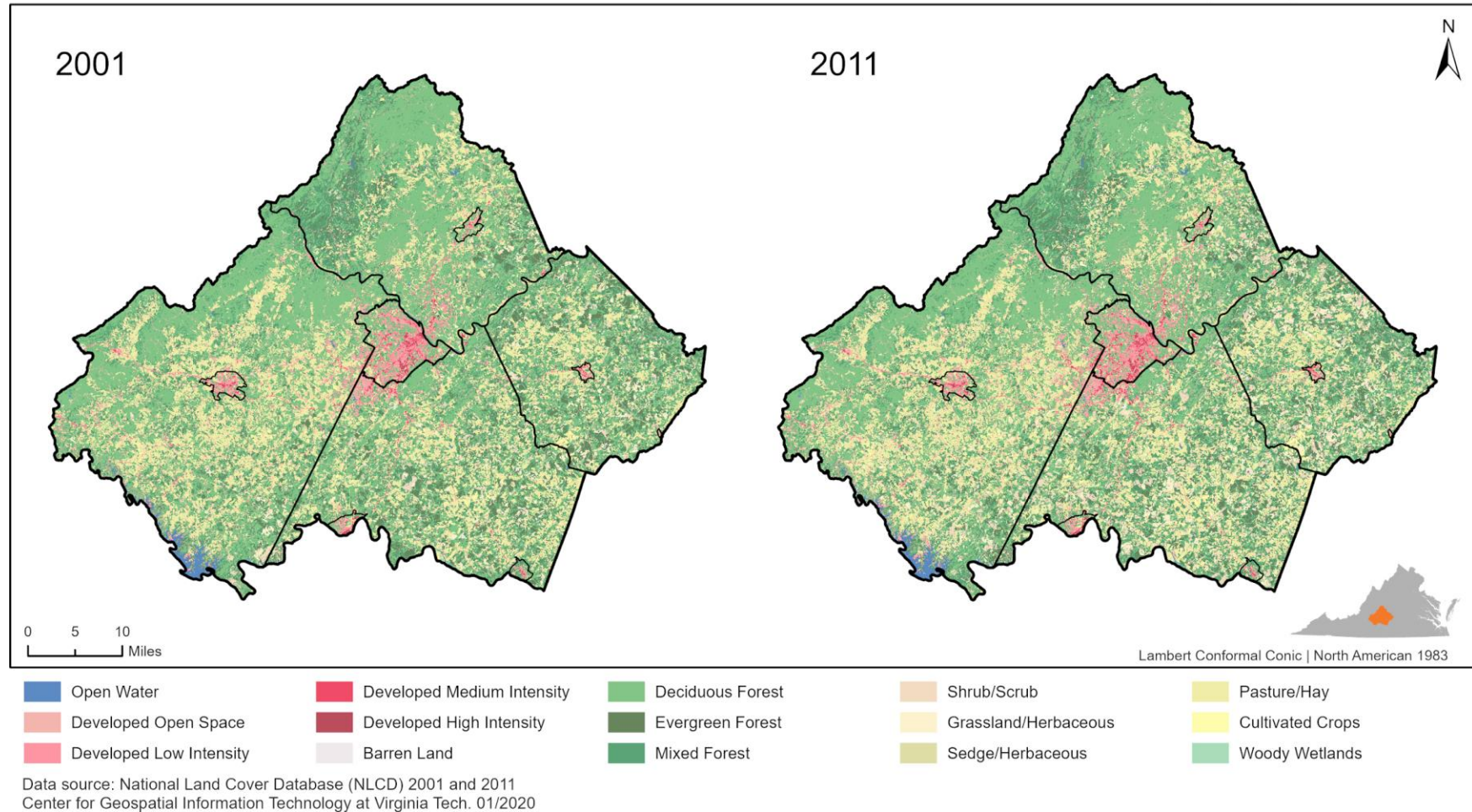


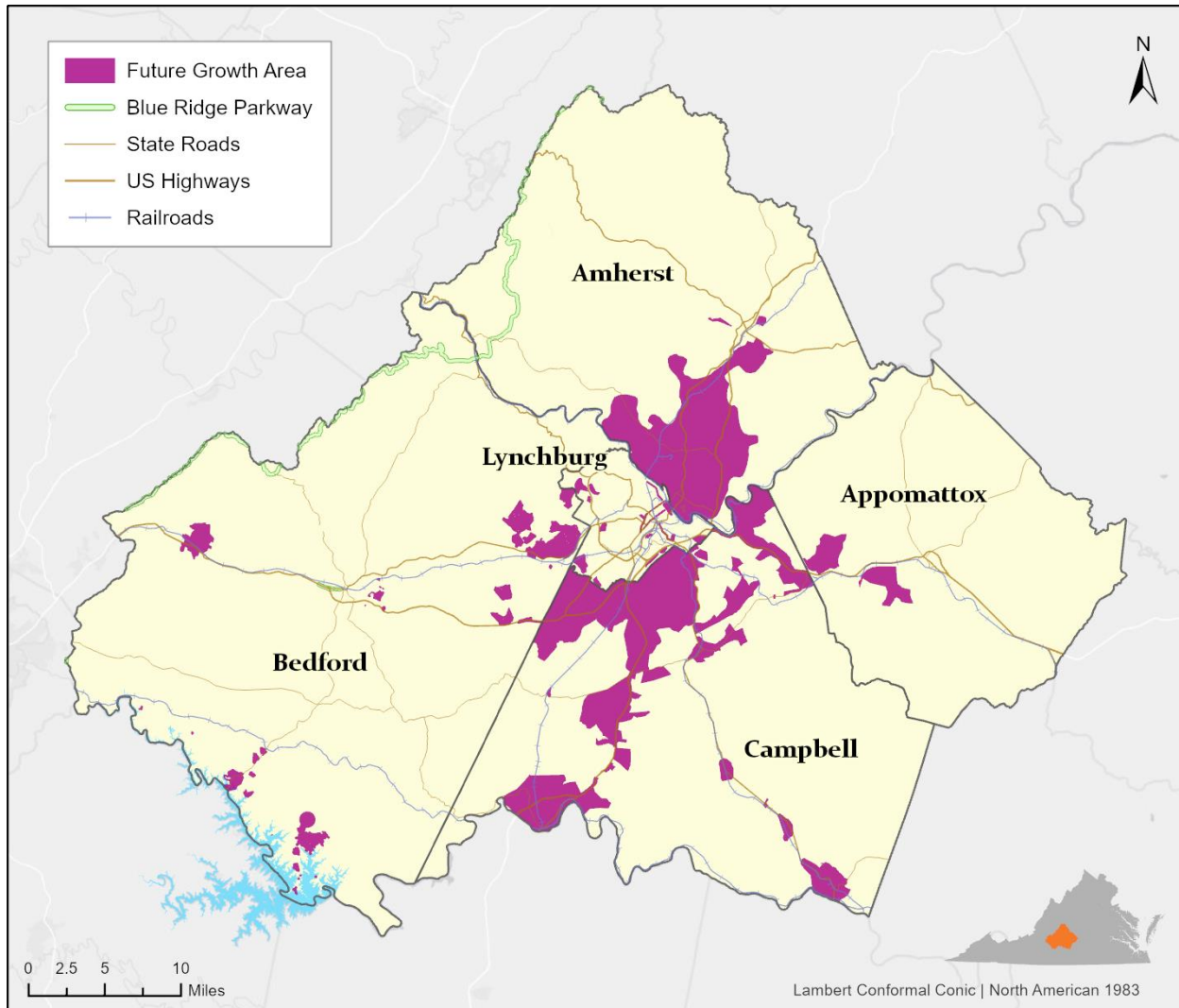
Figure 2-8 Land cover categories in CVPDC Area, 2001 and 2011



# Community Profile

## Future Growth Areas in Central Virginia PDC

Central Virginia PDC Hazard Mitigation Plan Update 2020



Data source: US Census Bureau; CVPDC jurisdictions  
Center for Geospatial Information Technology at Virginia Tech. 01/2020



Figure 2-9 Future Growth Areas in CVPDC Area

### 2.6.4.3 Traffic Analysis Zones

The Census defines Transportation or Traffic Analysis Zones (TAZ) as a special-purpose geographic entity delineated by state and local transportation officials for tabulating traffic-related data from the decennial census, especially journey-to-work and place-of-work statistics from the Census Transportation Planning Package distributed by the Federal Bureau of Transportation Statistics. The TAZ data in the Central Virginia Metropolitan Planning Organization (MPO) was provided by the Virginia Department of Transportation Central Office Modeling Department. Population data are broken down into two data sets; year 2016 data and year 2045 projections both derived from Virginia population estimates by the Weldon Cooper Center. Table 2-8,



# Community Profile

Table 2-9, Table 2-10, and Table 2-11 provide TAZ characteristics in the MPO including population, employment, automobile, and household data.

*Table 2-8 Projected Population Change in Central Virginia MPO, 2016 - 2045*

Jurisdiction	% of Total Growth in MPO	2016 MPO Population	2045 MPO Population	MPO Absolute Change	% Growth
Amherst County	91%	22,986	23,605	619	2.7%
Bedford County	52%	26,626	34,733	8,107	30.4%
Campbell County	77%	32,585	39,070	6,485	19.9%
Lynchburg City	100%	80,299	100,089	19,790	24.6%
Total	---	162,496	197,497	35,001	21.5%

*Table 2-9 Projected Number of Households Change in Central Virginia MPO, 2016 - 2045*

Jurisdiction	2016 MPO Households	2045 MPO Households	MPO Absolute Change	% Growth
Amherst County	9,811	10,123	312	3%
Bedford County	11,072	14,921	3,849	35%
Campbell County	14,468	17,809	3,341	23%
Lynchburg City	35,045	44,362	9,317	27%
Total	70,396	87,215	16,819	24%

*Table 2-10 Projected Employment Change in Central Virginia MPO, 2016 - 2045*

Jurisdiction	2016 MPO Employment	2045 MPO Employment	MPO Absolute Change	% Change
Amherst County	7,714	8,824	1,110	14%
Bedford County	8,672	10,926	2,254	26%
Campbell County	10,378	13,031	2,653	26%
Lynchburg City	59,453	72,260	12,807	22%
Total	86,217	105,041	18,824	22%

*Table 2-11 Projected Number of Automobiles Change in Central Virginia MPO, 2016 - 2045*

Jurisdiction	2016 MPO Automobiles	2045 MPO Automobiles	MPO Absolute Change	% Change
Amherst County	18,043	18,599	556	3%
Bedford County	21,443	28,445	7,002	33%
Campbell County	25,989	31,782	5,793	22%
Lynchburg City	51,794	66,854	15,060	29%
Total	117,269	145,680	28,411	24%





# Community Profile

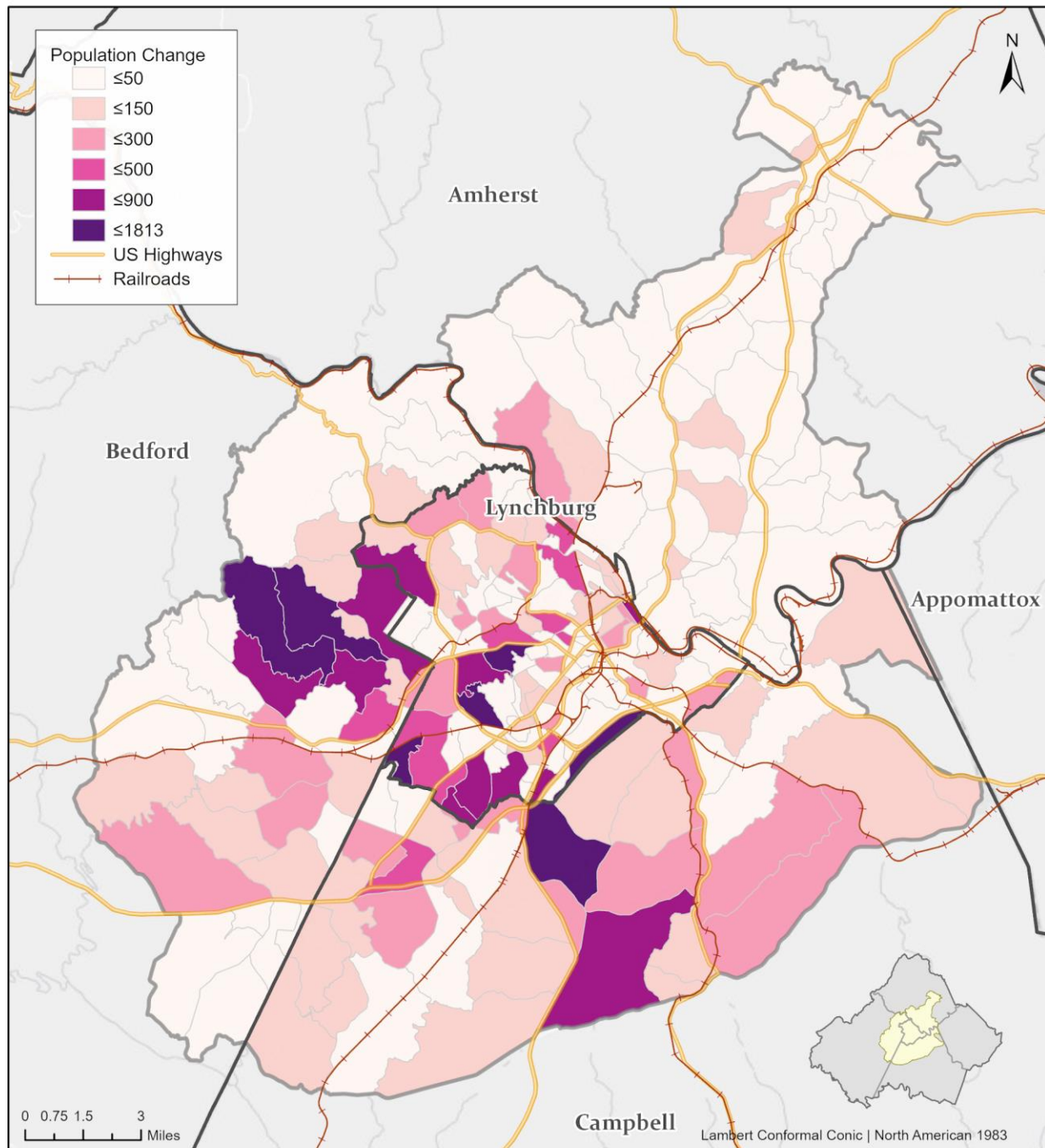
Figure 2-10 and Figure 2-11 are the projected employment and population changes in the Central Virginia MPO. According to these TAZ maps, there is regional growth in and around Lynchburg and in the MPO area, especially in the Wards Road (Liberty University) and Timberlake road areas.



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## TAZ characteristics: Population Change in Central Virginia MPO, 2016-2045

Central Virginia PDC Hazard Mitigation Plan Update 2020



The Traffic Analysis Zones (TAZ) data in the Central Virginia Metropolitan Planning Organization (MPO) was provided by the Virginia Department of Transportation Central Office Modeling Department. Population data for year 2016 and 2045 projections both derived from Virginia population estimates by Weldon Cooper Center.

Data source: University of Virginia Weldon Cooper Center 2017; U.S. Census Bureau Center for Geospatial Information Technology at Virginia Tech. 01/2020



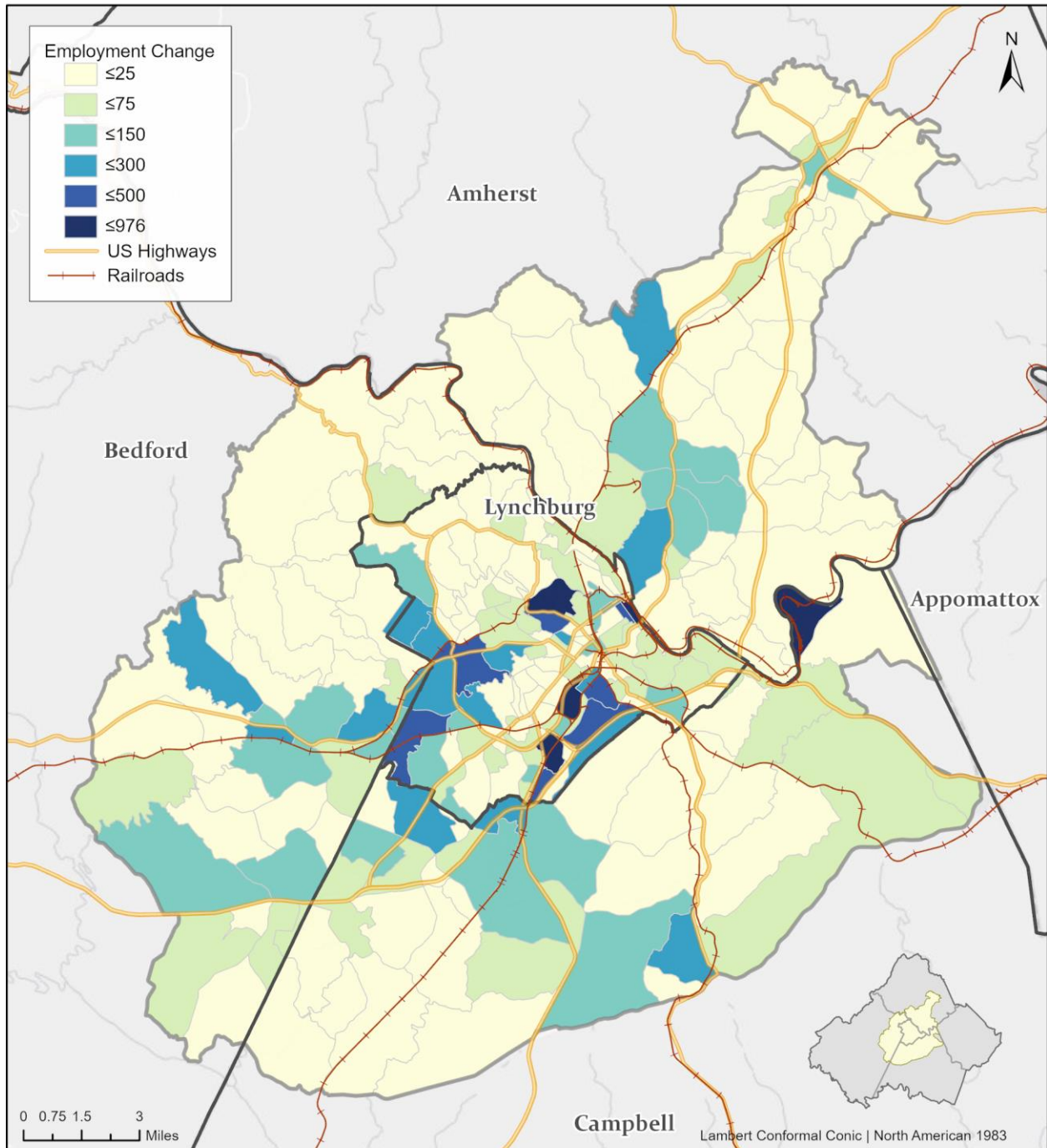
Figure 2-10 TAZ characteristics: Population Change in Central Virginia MPO, 2016-2045



# Community Profile

## TAZ characteristics: Employment Change in Central Virginia MPO, 2016-2045

Central Virginia PDC Hazard Mitigation Plan Update 2020



The Traffic Analysis Zones (TAZ) data in the Central Virginia Metropolitan Planning Organization (MPO) was provided by the Virginia Department of Transportation Central Office Modeling Department. Population data for year 2016 and 2045 projections both derived from Virginia population estimates by Weldon Cooper Center.

Data source: University of Virginia Weldon Cooper Center 2017; U.S. Census Bureau Center for Geospatial Information Technology at Virginia Tech. 01/2020



Figure 2-11 TAZ characteristics: Employment Change in Central Virginia MPO, 2016-2045





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## 2.7 References

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