

**RESOLUTION OF THE
CHATHAM PLANNING COMMISSION**

Comprehensive Plan Adoption

Recommendation to the Town Council for adoption of the comprehensive plan for the Town of Chatham, including the plan text, and all plan recommendations.

WHEREAS, the Town Council of the Town of Chatham recognizes the importance of planning for the future growth and development of the Town of Chatham; and

WHEREAS, the Town of Chatham solicited input from the public, and from that input developed a vision for the Town's future; and

WHEREAS, the Chatham Planning Commission, working in concert with Town staff and other stakeholders, developed the comprehensive plan, as a guide for the Town's future growth and development, based on examining existing and future conditions, and

WHEREAS, the Comprehensive Plan contains recommendations in the form of goals, objectives and action steps; and

WHEREAS, achieving the Town's vision for the future will be accomplished through the implementation of the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan will be practically applied only after deliberative Planning Commission work sessions and Town Council public hearing processes; and

WHEREAS, the Planning Commission has recommended adoption of the Comprehensive Plan to Town Council; and

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Chatham that the request for a recommendation to Town Council for adoption of Comprehensive Plan, the Comprehensive Plan for the Town of Chatham, including the plan text, and all plan recommendations, is hereby APPROVED.

Bill Riddle



Chatham Planning Commission Chairman



2023 Chatham Comprehensive Plan

Acknowledgements

The Town of Chatham 2023 Comprehensive Plan was prepared by the Planning Commission with the input of the citizens of Chatham and Pittsylvania County. The Town Council submitted their input and approved the plan on May 8, 2023.

Planning Commission:

Chair – Bill Riddle, Danielle Cook, Tommie Jo Lewis, Brandi Willette, Will Pace, Richard Dixon, and Roger Maxfield

Town Council:

Mayor – Alisa Davis, Vice-Mayor – Irvin Perry, Robert Thompson, Janet Bishop, William Black, Crystal Powell, and Teresa Easley

Staff:

Town Manager:

Clerk/Treasurer: Kelly Hawker

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Mayor, Town of Chatham

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Chapter 1

Introduction and Planning Process

The Virginia General Assembly requires every municipality in the Commonwealth to prepare a Comprehensive Plan and to review the plan every five years. The Commonwealth outlines the requirements for comprehensive plan review procedures including engaging a Citizen Advisory Committee to lead the review process, along with the Town of Chatham Planning Commission, to determine, through a series of public meetings, the content of the updated Plan. The Comprehensive Plan serves as a guide to direct the development of the Town of Chatham and the surrounding communities as well as archiving the Town's assets and challenges. A copy of the Comprehensive Plan is posted as a PDF document on the Town of Chatham webpage. A copy of the current plan is available in the Town Hall and at the Public Library for review.

The purpose of this Comprehensive Plan is to provide a planning document as a general guideline for the Town of Chatham's future growth and development, so as to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of Chatham to the end that transportation systems be carefully planned; that progress and growth be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forested land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

In formulating this Plan, efforts have been made to examine the following, use of land, preservation of agricultural and forested land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, historic areas, ground water, surface water, geologic factors, population factors, employment, environmental and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, dam break inundation zones and potential impacts to downstream properties, to the extent that information concerning such information exists and is available to the local planning authority, the transmission of electricity, road improvements, and any estimated cost thereof, transportation facilities, transportation improvements, and any cost thereof, the need for affordable housing in both the locality and planning district within which it is situated, and any other matters relating to the subject matter and general purposes of the Comprehensive Plan.

Chapter 2

Natural Environment

Introduction

This section provides general information about the natural environment for the Town of Chatham. The natural environment plays an important role in the shaping of the land use patterns in Chatham and will play a major role in future development. Usually, development occurs on well-drained areas that are not flood prone but are near abundant water supplies. This section will cover history, flooding and drainage, climate, soils and geology.

1. History. Settlement of Pittsylvania County began about 1740 with the arrival of pioneers from the Tidewater of Virginia. At that time, the county was part of Lunenburg County. The population grew large enough for the formation of a new county by 1767. Pittsylvania was then separated from Halifax County, which had been separated from Lunenburg County in 1752. Pittsylvania County was named in honor of William Pitt, statesman and Earl of Chatham, in 1777; the county seat was established in Chatham, a centrally located town also named for William Pitt.

2. Flooding and Drainage

Flooding and poorly drained areas are not significant problems in Chatham. The topography of the area is gently rolling and thereby offers enough relief to provide adequate surface water runoff. Elevation in and around Chatham generally ranges from 600 to 1,000 feet to the north and west of Chatham and from 400 to 800 feet to the south and east of Chatham. It generally is about 500 to 700 feet in the Triassic Basin. Elevation to the south of Chatham at White Oak Mountain is 1,000 feet and the highest is to the west of Chatham at Smith Mountain at 2,038 feet. The Cherrystone Creek and Little Cherrystone Creek are the main drainage areas. Both creeks flow into the Banister River southeast of Chatham. The Banister then flows into the Dan River in Halifax County. The National Flood Insurance Program has designated flood-prone areas within the community. Areas susceptible to flooding are White's Branch, Tanyard's Branch and Cherry Stone Creek. The provisions of the Flood Insurance Act restrict building in these areas. Generally, flooding and flood-prone areas do not present a significant barrier to development in the town. The National Flood Insurance program was established by Congress to regulate building in flood-prone areas. Local governments are required to enforce building regulations with a pre-determined area. At the same time, the Federal Government will offer flood insurance to subsidized residences and businesses already in the flood-prone area.

3. Climate

In winter, the average temperature is 38.4 degrees F and the average daily minimum temperature is 27.4 degrees. The record low temperature for the Town of Chatham was on January 27, 1940 at -4 degrees. In summer, the average temperature is 76.2 degrees and the average daily maximum temperature is 87.8 degrees. The record high temperature in Chatham was 104 degrees on September 7, 1954. The climate is modified continental with mild winters and warm humid summers. Chatham's climate is influenced by the mountains to the west which block and steer air movement and the Chesapeake Bay and Atlantic Ocean to the east which act as modifying influences due to water's slow reaction to atmospheric temperature change. The total annual precipitation is 42.9 inches. Of this, 22.29 inches, or about 52 percent, usually falls in April through September. In 2 years out of 10, the rainfall in April through September is less than 18.1 inches. The heaviest 1-day rainfall during the period of record was 4.7 inches at nearby Danville on December 29, 1958. The average seasonal snowfall is 8.8 inches. The greatest snow depth at any one time during the period of record was 11.0 inches. On the average, 2 days of the year have at least one inch of snow on the grounds. The number

of such days varies greatly from year to year. In short, Chatham's climate presents no serious barrier to development. The winter is usually of short duration so as not to be a problem for construction or travel. Rarely does the ground freeze more than just a few inches below the surface; therefore, cold weather does not seriously interrupt excavation work during the cold season.

4. Soils

Various soils are found in the Town of Chatham area. The makeup of the residual soil overlying the existing un-weathered rock resulted in the overall weathering process of the rock and its associated transportation. Two major soils, Cecil and Madison, are found in and around the Town of Chatham. Cecil soil is gently sloping to steep, very deep, well-drained soils that have a clay and loamy subsoil and are moderately permeable. Madison soil is gently sloping to steep, very deep, well-drained soils that have a clay and loamy subsoil and are moderately permeable. Typically they have a surface layer of brown fine sandy loam and a subsoil red clay and clay loam. These soils are suitable for cultivating crops and trees. The slope and the potential for erosion are the main management concerns. These soils are suitable for residential uses. The permeability is especially a limitation of the soils as a site for a septic tank absorption field, but this limitation can generally be overcome by increasing the size of the absorption field. The low strength, although not a limitation for house or building foundations, is a limitation of the soil as a site for local road and streets. This can be overcome by using material as a road base. Slope also becomes a limitation on these soils when it exceeds 7%. Septic tank absorption fields should be installed on the contour of the slope. The slope is also a limitation for dwellings and small commercial buildings. Cutting and filling is required for level foundation, as well as for a level roadbed. Of the less extensive soils, Chenneby and Toccoa occur on narrow floodplains along the Banister River, Cherrystone Creek, and tributaries. These soils are limited by frequent flooding for most non-farm uses. The Ashlar soil, occurring on moderately steep to steep side slopes, is limited by bedrock occurring between 20 and 40 inches from the surface and by the slope. The Appling and Cullen soils occurring on gently sloping and sloping ridges and side slopes have non-farm interpretations very similar to the Cecil soils. The soils in the area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil is associated with a particular kind of landscape or with a segment of the landscape. Soil types vary throughout the area. Some of the soils are suitable for urban agricultural usage. Limited areas are those along creeks and rivers, due to potential flood hazard, and on the steep moderately steep side slopes, due to the slope of the soils. Surface and internal drainage is good throughout the planning area. The hazard of erosion is a major factor to be considered in the planning of any type of construction or agriculture. Most soil conditions should not limit growth throughout the planning area.

5. Geology

Chatham is located in the Piedmont geological province, which is the residue of an ancient mountain system. The surface has been base-leveled by erosion and presents a maturely dissected upland; it is underlain by a vast complex of igneous, metamorphic and sedimentary rocks, which are predominately of the Precambrian age. 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. Protection of the watersheds is essential to the provision of an adequate future water supply. Especially noteworthy is the Cherrystone watershed. Should the water supply in this watershed area become polluted, it would be physically and economically difficult for Chatham and 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.

Chapter 3

Economic Analysis

Introduction:

The primary purpose of this section is to present and analyze information on the economy of Chatham and surrounding areas, to gain an understanding of what factors shape the area's economy. Data to be examined includes income, sources of employment, unemployment information, housing conditions and discussions of Chatham's economic role in the area. In addition, an overview and recommendations with regard to downtown revitalization efforts are included. Most of the data used in providing this analysis is based on 2020 Census information. Because the economy of Chatham and the surrounding area of Pittsylvania County are closely related, pertinent data for the county will in most cases, be presented along with that for Chatham.

1. Income:

Economic Characteristics	Chatham	Pittsylvania County	Virginia
Population 16 years and over	1,412	51,197	6,756,219
In Labor Force	830	29,438	445,234
Not In Labor Force	582	21,758	230,387
Median Household Income	\$54,844	\$49,520	\$76,398
Mean Household Income	\$71,652	\$57,814	\$98,000
Per Capita Income	\$30,273	\$26,587	\$41,255
Families Below Poverty Level	8.7%	14%	10.2%
Mean Travel Time to Work	18.9 minutes	25 minutes	26.4 minutes

2. Employment by Industry:

Because Chatham is the county seat, among Chatham's largest employers are the governmental agencies that are housed here. These include the county jail, social services, health department, county courts, school division, and the various other administrative complexes. In addition to the above there is Davenport Energy, First Piedmont, small family run businesses, restaurants, law and insurance firms, medical offices, and small variety stores that dominate the downtown landscape. Three banks also contribute to the downtown economy. Significant gains in employment opportunities for local residents have been made over the past years, with the creation of two industrial parks, the Tight Squeeze Shopping Center, and Chatham Center, all within a two- three mile radius of Chatham's downtown.

Social Characteristics	Chatham	Pittsylvania County	Virginia
Average Household Size	2.52	2.27	2.6
Average Family Size	3.17	2.75	3.17
Population 25 years and over	1,258	45,213	5,730,352

Graduate Characteristics	Chatham	Pittsylvania County	Virginia
High School Graduate or higher	90.8%	84%	90.3%
Bachelor's Degree or higher	34.8%	15.2%	41.8%

Source: U.S. Census Bureau - <https://www.census.gov/>

Chatham's loss of population between 1980-2000 was not as significant as the 22.8 percent loss that was shown during the period between 1970 and 1980. During the period 1990-2000, Chatham's population remained relatively stable, showing the loss of only 16 people. Chatham's gradual decline in population can be contributed to several causes. Clearly, there has not been significant industrial development in the immediate area to halt out migration or to cause people to move into the area. Also, the Town has not chosen to annex residential areas immediately outside the town limits that could add to the town's population. The lack of suitable housing may also play a factor. Chatham's population between 2010 and 2020 increased by 546 people. Both Median and Mean household Incomes saw an increase, as well as Per Capita Income. Although the average household and family size saw an increase, the poverty level in Chatham in the last 10 years has seen a decrease.

3. Age

Age characteristics are important to analyze the 2020 census data. The age of population can give indications of available workforce, anticipated school enrollments in future years, and the expected need for future housing in the area. It is also one of several factors used to predict future population trends.

Chapter 4

Community Facilities

The Town of Chatham is conducting a survey of all the facilities in the areas of health, safety, education, recreation, and public facilities. The purpose is to evaluate the existing facilities based on current and future capabilities against anticipated requirements and to develop a Capital Improvement Plan (CIP).

1. Health

The PATHS Community Medical Center is located on Main Street in Chatham. It provides family and internal medicine as well as pediatric medicine. Staff physicians provide chronic disease management as well as immunizations and wellness checks.

The capabilities of the health center include clinical and diagnostic services for adult and pediatric patients. Included in these services are immunizations, maternity and family planning services, free blood pressure checks, mammograms, PAP smears, resource counseling for teenage mothers, and healthcare screenings for businesses. There is also counseling available for at risk patients for high blood pressure, cardiovascular disease, and obesity. Pittsylvania County Environmental Health Office (EHO) provide inspections for restaurant sanitation, permits for new wells, septic tanks, as well as counseling and guidance to migrant workers for building structures at migrant camps. Additionally, the EHO tracks reported rabies and dog bites.

A. Physicians

There are four physicians at PATHS Community Medical Center who conduct general practice within the town limits. There are two dentists at Paul W Miller DDS PLC and one optometrist at Friedrichs Family Eye Center practicing in the town limits. All three of these facilities are located on Main Street.

B. Ambulance and Rescue Service

The Chatham Rescue Squad is a very well-equipped unit. It has substantial resuscitation and pulmonary emergency equipment. Their equipment has “jaws for life” cutting tools for wreck victims, etc. Squad personnel are all volunteers. The unit owns a brick facility on Military Drive in the center of town on the edge of the business district. All their operating funds are privately donated.

C. Health Care Facilities

The nearest fully equipped general hospital is the 250 bed Danville Regional Medical Center (DRMC) approximately 20 miles from the Town limits. It is a modern acute care facility serving most of the Chatham area emergency and outpatient needs. While DRMC does not have a trauma center it has a fully equipped emergency room serving approximately 50,000 patients annually. For advanced medical care for certain specialists Chatham citizens are often referred to Duke University Hospital and the University of Virginia Medical Center. The DRMC has had an open-heart surgical capability since 2003.

Approximately ten miles north of Chatham is the Centra Gretna Medical Center, and urgent care hospital that includes magnetic resonance imaging (MRI).

D. Long Term Care Facilities

Chatham Health and Rehabilitation Center is situated on a 25-acre site off South Main Street and Evergreen Drive and has 85 short- and long-term care beds, including 22 private rooms.

2. Safety

A. Law Enforcement

By most standards Chatham is a safe place to live. Violent crimes in the area are rare. Chatham Town Police have a Chief of Police and 2 officers. The Town Police are located at the Chatham Town Office Building.

B. Fire Protection

The Town has a volunteer fire department (Chatham Volunteer Fire Department) which provides protection to the Town of Chatham on a rotating basis with other stations in the area. A new fire station is centrally located near the intersection of Highway 57 and Business 29. The major end items of equipment include 6 trucks, including 1 – (1000 GPM) pump, 1 – (1250 GPM) truck, 2 brush units, 1 tank truck and a 78-foot ladder truck. Capabilities include fire control, chemical spill, flood, and windstorm emergency action.

3. Education

The County administers the public school system. The Chatham Elementary School is located off Business Route 29 outside of Chatham, middle school students attend Chatham Middle School and high school students attend Chatham High School both of which are just south of the Town. For more detailed information about Pittsylvania County schools please refer to Comprehensive Plan at the following website:

https://www.pcs.k12.va.us/school_board/superintendent_s_page/comprehensive_plan2

Other Educational Facilities

The Pittsylvania County School Board has a modern office building and a small annex at the location of the former Chatham High School on Pruden Street. The renovated former high school became the Educational and Cultural Center. The facility includes a 500-seat auditorium. There are adequate office spaces for the County School Administrative staff. In the older building there is a professional library, instructional materials center, and art studio. The newer building includes printing and reproduction facilities and textbook storage.

A. Education Opportunities

Located a few miles south of Chatham, the Pittsylvania Career and Technical Center (aka Pittsylvania Co Vo-Tech Center) has been serving the needs of Chatham residents since 1979. The Center is capable of working with individuals with special needs to the brightest students in the area. Pride, knowledge, and skills are hallmarks of a Career Tech student.

Fourteen different career fields are offered to students, including horticulture, welding, carpentry, computer systems and criminal justice. Students are members of Skills USA, Family, Career and Community Leaders of America (FCCLA), Agricultural FFA Education and Health Occupations Students of America (HOSA).

Area schools include Pittsylvania County Public Schools; Piedmont Governor's School for Mathematics, Science, and Technology; Southside Virginia Regional Governor's School for Global Economics and Technology; Averett University; Danville Community College (DCC); Old Dominion University Satellite Program at DCC; National College; and New College Institute.

Other Job Training: A.L. Philpott Mfg. Extension Partnership at PHCC; Center for Business, Industry, & Government (C-BIG) at DCC; Center for Innovative Technology at DCC; Regional Center for Advanced Technology & Training (RCATT); Institute for Advanced Learning & Research (IALR); and the West Piedmont Workforce Investment Act Board.

B. Private Schools

Chatham has two unique private preparatory schools: Hargrave Military Academy – www.hargrave.edu - grades 7 through 12 and one year post graduate for boys, has an enrollment of approximately 175, mostly boarding students. Chatham Hall – www.chathamhall.org - for girls, grades 9 through 12 enrolls approximately 145, again mostly boarding students. The schools make a significant economic contribution to the community with a combined annual payroll of approximately \$8.0 million.

Located approximately 2 miles south of town is the Pittsylvania County Science, Technology, Engineering and Mathematics (STEM) Academy (formerly Carlisle Academy) for grades 6 through 10. For current information, please visit the following website - <https://stem.pcs.k12.va.us/home>.

Also, located at the same location is the Pittsylvania County Regional Alternative school. For current information, please visit the following website - <https://ras.pcs.k12.va.us/>.

Located in Dry Fork, VA which is approximately 10 miles northwest of town is the Heritage Academy, a private nondenominational Christian school that teaches Kindergarten to grade 8. For current information, please visit the following website - <https://heritageacademychatham.com/>.

Located in Dry Fork, VA which is approximately 10 miles northwest of town is the Drk Fork Christian School, an accredited independent Christian school. For current information, please visit the following website - <https://dryforkchristian.org/>.

Carlisle School located at 300 Carlisle Road Axton, VA 24054 provides bus service to Chatham daily in the morning and afternoon. The drop-off/pickup location is the Chatham Baptist Church. For current information, please visit the following website - <https://carliseschool.org/>.

Victory Academy is located at 326 South Main Street. It is an alternative school run by the Pittsylvania County School System.

4. Public Buildings

A. Town Office

The center of government for the Town of Chatham is in the Town Office. It is a nineteenth century brick, two-story structure and was formerly a private residence. It lacks fuel efficiency and has deferred maintenance. The cost to maintain this structure is high due to these inefficiencies.

The building also contains the Town Police Department and the Town Administration.

B. Community Facilities Buildings

The Pittsylvania County community center is available to be leased for public and private functions through the Pittsylvania County Department of Parks and Recreation.

C. Town Shop and Warehouse

The Town Workshop and equipment storage area is located on Spruce Street just off Main Street. Maintenance shops, garages for heavy equipment, town vehicular assets, shredder, backhoe, portable pumps, and air compressors are located here. The shop can support minor repairs. Larger repairs are contracted out to private companies with more extensive maintenance capability.

The location of this maintenance complex poses some problems. The facility is located in the middle of a residential street. The distance from the Town Hall makes supervision and coordination a challenge. There is a need for a more centrally located maintenance building with better communications and storage. In 2018, the town erected a new building that houses offices and equipment.

D. The Pittsylvania County Complex

The County owns a complex of buildings on Main Street in the center of the commercial district and on Center Street. These buildings include the Courthouse noted for its architecture and historical portraits and artifacts. This highly regarded structure was built in 1853 and has landmark status from the Virginia Historic Landmark Commission. This building is a Constitutional Landmark Building because of the origination here of the EX PARTE Virginia case in 1889.

Extensive repairs and restoration occurred in 1984 and again in 1989. Its neo-classical Greek-revival appearance adds character and beauty to the Town. Contained in this building are the Circuit Court Judge's office, County Clerk and Commissioner of Revenue and Commonwealth's Attorney. The Courthouse addition includes the County Treasurer, Magistrate, Health Department, and Soil Survey. On the second floor is the General District Court. On the third floor is the Juvenile and Domestic Relations Court. On the back of the building is the jail, which is originally designed for 78 inmates and as of this writing is at 124, Clerk of the Court, County Treasurer's Office and the Law Library. An annex added in 1988 contains the Commissioner of Revenue office.

The Moses Building next to the courthouse contains the Sheriff's Department on the ground floor and half of the main floor. The other half of the main floor of the Moses Building is the Central Data Processing and the Geographic Information System (GIS). This building also

currently houses offices for the county detectives' offices, records, IT staff, and the County Administration Conference Room.

The County Administration Building located on Center Street houses the County Administration including accounting and central purchasing.

Behind the Courthouse is the Emergency Service Center (911) including dispatch. This facility also includes the Building Code Compliance Office.

E. Other Public Buildings

The Pittsylvania Human Services Building is near the Tight Squeeze Plaza south of Chatham. This facility contains the Health Department and the Human and Social Services Department.

The Pittsylvania Community Action Agency has offices on Main Street in Chatham. This agency provides low-income families with recreational facilities including a meeting hall.

The U.S. Post Office is located on Main Street. The current facility was constructed in 1935. The most significant constraints are inadequate parking, dock loading, and working space. Patrons are required to park on the street in a busy intersection. Tractor trailer trucks laden with delivery mail cannot offload in Chatham. These trucks must go to Lynchburg to be placed on a smaller vehicle for eventual offloading in Chatham. While this does not cause undue delays, the Town misses opportunities for early arrival of mail. The current facility has approximately 6500 square feet of working space. The HVAC is inefficient and antiquated.

The Pittsylvania County Library is located in Chatham at 24 Military Drive near the Chatham Rescue Building. Pittsylvania County Public library services have long been considered integral to supporting literacy, providing opportunities for life-long learning, and contributing to a high quality of life for County residents. The libraries help foster a sense of community and serve as a focal point for citizen interaction. The library system is open to anyone who wishes to use its facilities and services, and the libraries welcome patrons from both inside and outside the County. The present facility is approximately 7600 square feet and contains 61,121 volumes. The Commonwealth and the County fund the facility. In addition to the books, the library has 20 computer terminals equipped with Internet access available to the public. The library also has a bookmobile traveling three days per week reaching and visits sixty different sites per month. Additional libraries in the County system include branches at Brosville/Cascade and Gretna. The current facility in Chatham is not large enough for the demands as the meeting room is especially small for youth services programming and public meetings. The parking is wholly inadequate.

The History Research Center is located in the Southern Railway Depot at 340 Whitehead Street. The History Center is open Tuesday through Saturday 10:00AM to 2:00PM for genealogical research, local history exhibits, and internet research with Ancestry. There is a meeting room available to community groups.

The Heritage Museum is located at 340 Whitehead Street. This museum contains 4 reconstructed display rooms with local heritage showing typical rooms of the 19th century.

Chapter 5

Parks and Recreation

The Town of Chatham owns and maintains 2 baseball fields and 3 parks, which can be utilized by its citizens. In addition, there are 2 public schools and 2 private schools that have facilities that can be rented by the public. The Town Council has allocated funds for parks and recreation. Most of this money has been spent in the past to maintain the existing facilities (i.e. cutting grass, electric bills, etc.) There is not a capital improvement area for parks and recreation, nor are there any expansions or upgrades planned in the near future.

Crider Field, located on Davis Drive, was donated by the VFW to the town in 1998. It has a lighted Little League regulation size baseball diamond and an approximately 2000 sq. ft. building which houses 2 bathrooms, a concession/kitchen area, and a meeting room. In 1999, Chatham Little League oversaw the demolition and reconstruction of the field. New fencing, new grass, and a modern lighting system were added. This was paid for by the Town (\$5,000), the Pittsylvania County Board of Supervisors (\$10,000), and Chatham Little League (\$20,000). At the same time, the Town paved the gravel entrance road and parking lot. Chatham Garden Club then planted trees to provide a buffer for the area homes. Chatham Little League uses the facility from April to September each year for youth baseball. In 2022, land was donated for a warm-up area for pitchers.

Harris Field is also located on Davis Drive. It has over 7 acres of open grass field with two small baseball diamonds and a fenced playground. In 2012, a new concession stand with restroom facilities was built, the playground equipment was updated, and the parking lot was paved. Chatham Little League also uses this park for Tee Ball games and practices.

Silas Moore Park located just off downtown, has a basketball court, 6 swings, and a slide. There is a gravel parking lot and restroom facilities. In 2016, the basketball court was replaced by Chatham First and includes a viewing stand. There is also a children's playground with modern equipment and a picnic shelter with grills and tables.

Giles Gateway Park (Giles Corner) is located at the corner of Hwy 57 and Main Street. This park has benches, park plantings, and interpretative signage showing the history of the commercial intersection.

The Town Park (Frances Hallam Hurt Park) is located off Court Street behind the 1813 Clerk's Office. It is a shaded park with grass. It has a covered picnic shelter with 6 tables and a playground with a small slide and 2 swings. There is also an observation gazebo adjacent to the playground, a restored tobacco barn with interpretative signage, and a walking trail with interpretative signage related to the history of Competition. This park was constructed with private contributions and labor from the Chatham Beatification Committee. It has extensive flower plantings and shrubs. Parking is at the Town Hall and the 1813 Clerk's Office. In 2021, the playground equipment was updated.

Located within the Town Park is the Pittsylvania County Clerk's Office of 1813. The Pittsylvania Historical Society restored this L-shaped brick building with a Virginia Department of Historic Resources grant. Listed in 1981 as a Virginia Historic Landmark and 1982 on the National Register of Historic Places, it is a museum of over 1000 local artifacts dating from the county's beginning, which include memorabilia from every war. Also, it is a building used for historical depictions that the Society maintains for its meeting and public edification. Laid in Flemish bond with dogtooth corbels for cornices with four rows of unmolded brick set at a 45-degree angle, this red brick building looks similar to Virginia's early government structures all the way across the state to the Tidewater section. Three outside entries have heavy wooden bars inside as well as shuttered windows of 18 panes. There

are four fireplaces within two rooms, with chair rails, plastered walls and stone floors. In 2007, the Society placed rest rooms nearby to accommodate visitors to the county seat.

The Pittsylvania County Community Center in Chatham provides facilities for civic meetings and offers recreation opportunities as well as public entertainment, for a nominal fee. Churches, civic groups, and individuals have rented its facilities for meetings, social functions, and training sessions.

Hargrave Military Academy, located off Military Drive has a large indoor pool, a lighted tennis facility, a big-league size baseball diamond, and a soccer field. In addition, there is a football field, a track, and a basketball gym. This facility has limited public access and is considered for use on a case-by-case basis.

Chatham Hall, located off Peach Street, has tennis courts, walking paths, a basketball gym, and an extensive updated indoor/outdoor horse-riding facility. These facilities have limited public access and are considered for use on a case-by-case basis.

Competition Alley, the last remaining thoroughfare from when Chatham was known as Competition, was renovated in 2015 for the creation of a public plaza for town events including a farmer's market, music festival, poetry contest, and other markets and festivals. The renovation was paid for by the Town, Chatham First, Chatham Rotary Club, local businesses, and countless individuals from the community. Competition Alley is maintained by the Town.

Additional Attractions -

The Chatham Cruise-In is an antique car show, sponsored by the Virginia-Carolina Chevy Car Club, held on the 4th Saturday of each month from April through October, starting at 4 pm to approximately 8 pm, depending on daylight & weather conditions. The event has attracted as many as 600 classic cars and over 1,000 visitors in the downtown area of Chatham where Main Street is blocked & becomes a pleasant promenade for all who enjoy viewing beautiful automobiles. Chatham has enjoyed the Cruise-In as the event has brought in much revenue for the small businesses located in Chatham.

The Simpson Funeral Museum - Established in 2014, Simpson Funeral Museum is located in historic Chatham, Virginia in what was the town's first undertaking parlor. The museum is open for tours by appointment.

Christmas in Historic Chatham – 3-day event beginning on the first Friday of December. Christmas in Historic Chatham includes a lantern-lighting/music/yule log ceremony on Friday, a parade on Saturday, and a concert on Sunday.

The Chatham Concert Series – 5 classical concerts by professional artists sponsored by Chatham First.

July 4th – The Rotary Club sponsors a parade, concert, games for children, and fireworks.

Chapter 6

Historic District Designation

The preservation of historic buildings benefits communities. Historic places connect us to our heritage and enrich the quality of our lives in countless intangible ways. But their preservation also provides demonstrable economic benefits. Chatham is recognized on both the State and National Historic Registers. This is a significant issue and the designation that should be used whenever possible in community enhancement and promotion. The designation aids in supporting the availability of a number of grants and provides incentives for some aspects of development in the area.

A 95-acre area in the central downtown area of Chatham has been designated a Historic District. The area is bounded to the north at Hurt and College avenues, moves south along Main Street to end beyond Viccellio Road. It includes portions of Reid Street, Pruden Street and Lanier Avenue.

For more information on the historical district, visit <http://www.chatham-va.gov/about-the-town/historic-district>.

Tax Credits

There are state and federal tax credits for the restoration of historic structures available to homeowners and businesses, which reside in the historic district.

Both the federal and state tax credit programs are administered in Virginia through the Department of Historic Resources. State tax credits are available for owner-occupied, as well as income-producing buildings. Through the federal and state Rehabilitation Tax Credit programs, property owners are given substantial incentives for private investment in preservation, resulting in enormous advantages to the public. The capital improvement to the buildings results in significant increases in local property taxes, as well as a general enhancement in commercial activity. The rehabilitated buildings provide needed housing (in many cases, low- and moderate-income housing), and office, retail, and other commercial space. As a result, communities benefit from property improvements, blight removal, and increased occupancy of buildings in historic core neighborhoods.

For more information on tax credits and how to apply go to the Virginia.gov website:

http://www.dhr.virginia.gov/tax_credits/tax_credit.htm

Beautification

In 2010, The Town commissioned Virginia Tech to conduct a study and make proposals for a beautification of the Town. A plan has been produced with recommendations for the Town to pursue to improve the visual image of the Town. At the end of 2022, most of the recommendations from this study have been completed.

A copy of the Beautification study is available for review in the Town Hall.

Chapter 7

Assessment and Way Forward

Assessment: The Town of Chatham has both strengths and weaknesses. These can also be thought of as, “What makes Chatham a nice place to live?”

Strengths include:

Scenic Town and Area

Geographic Location

Education Community (Pittsylvania County School Division, Hargrave Military Academy, Chatham Hall)

Small Town Quality of Life

Solid Core of Interested Citizens

Strong Sense of Community

The following weaknesses can be considered as impediments to improving the local quality of life and Economic Growth.

Weaknesses include:

Limited Tax Base – Stagnant Population Growth in incorporated area

Historic Regional Economic Base in Transition

Very Limited Capability for Expansion in Current Corporate Limits

Lack of Dedicated (permanent) Resources for Planning, Coordination, and Promotion

Lack of a clear process for integrating various community improvement efforts i.e. CIP

Limited availability of permanent and rental housing

Limited downtown parking during working days

Limited dining and over-night stay facilities

Conclusions:

- a. Based on the 2020 census data; the local population has grown by 41% since the 2010 census.
- b. Based on discussions with local realtors, there is an identified need in town for both permanent housing and rental property. While a new apartment complex (Chatham Lofts) was created in 2013 from the old Chatham Elementary School on South Main Street, more rental property is needed due to the lack of vacant properties and units in Chatham. Chatham Lofts, Chatham Terrace Apartments, and other rental properties in the town are usually booked.
- c. The overall infrastructure consisting of streets, sewer and water is generally in good condition and improved from the 2016 Comprehensive Plan.

- d. The staff should investigate the availability and variety of grants that may be beneficial to the Town of Chatham.
- e. The small-town flavor of Chatham needs to be maintained. However, some growth of tax base and space is necessary in order to be able to have resources for community improvement.
- f. There is still a need for a local hotel/motel and additional parking.
- g. Chatham has not had a boundary line adjustment in over 50 years and there may be a need for one to broaden the tax base and/or for possible economic development.

The Way Forward:

Town Revitalization

The Town of Chatham will:

1. Work with county officials to keep county offices within the town limits. This is essential to ensure that the County Seat is an attractive government center that reflects the dignity, charm, and heritage of Pittsylvania County. It is imperative, as well, for both the town and county to maintain properties in a manner consistent with this aim.
2. Work with Pittsylvania County to maintain or upgrade infrastructure needed to attract new business, industries, and development.
3. Support and maintain the position of the Director of Economic Development to prepare applications for grants, promote revitalization, market business opportunities, and continue to seek assistance from Virginia departments and agencies for community improvement.
4. Ensure timely maintenance of all streets, sidewalks, infrastructure, and town properties with immediate attention to upgrading Town facilities. This needs to be incorporated into the CIP.
5. The Town shall communicate with Inframark LLC to ensure that maintenance is completed in a timely manner.
6. The Town should encourage private and public partnerships to ensure the viability of properties in town from an aesthetic and safety point of view.

Business Development:

The Town of Chatham will:

Promote Chatham as a “business friendly” community by:

1. Publicize Town business opportunities and properties via the Town’s website and other media and by encouraging the Town and citizens to buy locally. A current list of all properties is available in electronic copy and hard copy at the Town Hall.
2. Encourage Council to develop an incentive program to attract new businesses.
3. Support the Director of Economic Development in marketing to reach prospective business.
4. Expect co-operation, positive attitude, and friendliness from town employees and officials.
5. Encourage economic development through the Director of Economic Development with assistance from Town Council.

Quality of Life

The Town of Chatham will:

1. Reach out to local service groups to find ways to improve life for Chatham citizens.
2. Encourage residents to participate in the Chatham community.

Chapter 8

Goals, Objectives, and Strategies

Introduction

This chapter of the Plan presents a series of goals, objectives, and strategies designed to guide public (and private) decision making within the Town of Chatham. Guidance is offered in the areas of community facilities, housing, economic development transportation, the environment, and land use. These goals, objectives, and strategies should be considered and used in conjunction with other policy directions and recommendations contained in this plan.

The goals, objectives and strategies offered in this chapter are not laws. Town ordinances (such as zoning and subdivision) and the building code are the legal mechanisms by which land development is controlled. Similarly, planned community services and facilities are a function of the Town Council's annual decisions pertaining to capital and operating expenditures.

However, decisions made in general accordance with a Comprehensive Plan hold great legal weight in Virginia. Making decisions that conform to a comprehensive plan demonstrates to the citizens of a community that elected and appointed officials have thought about the future of their community and are willing to plan for a future that is desired.

Finally, a Comprehensive Plan is not a static document. In addition to periodic five year reviews, a plan may be formally amended at any time to address unanticipated community conditions, or new or emerging community objectives.

Community Facilities and Services

Goal: To plan for, construct, and maintain needed community facilities in a manner that is cost effective, environmentally sound, and consistent with the growth objectives contained in this plan.

Objective #1

Plan for and fund the Town's capital facility needs.

Strategies

1. Prepare and suggest the adoption of an annual Capital Improvements Project (CIP) list.

Objective #2

Consistent with this plan, develop and maintain public water and wastewater systems to meet the needs of a growing commercial, industrial, and residential base. Upgrade water lines that are defective.

Strategies

1. Prepare an updated water and wastewater Master Plan for the Town of Chatham.
2. Identify and develop a plan for future commercial and industrial development within the Town limits to include the future development of large tracts of land adjacent to the Town.
3. Encourage the Town Council to work with utility companies to bury all utility lines when the town is in the process of fixing water lines.

Objective #3

Provide the facilities and services required to meet the recreational needs of the citizens.

Strategies

1. Prepare a parks and recreation Master Plan for the Town.
2. Explore ways and funds to build an amphitheater.

Objective #4

Provide the facilities and services required to meet the public safety needs of the Town citizens.

Strategies

1. Continue to support the system of volunteers who provide the majority of fire and EMS safety services.

Objective #5

Recognize and promote the historical significance of the Town of Chatham.

Strategies

1. In partnership with the Virginia Department of Historic Resources, utilize the Town's historic resources worthy of recognition and preservation.
2. Support local efforts to have additional historic resources added to the Virginia Landmarks and National Registers.
3. Initiate local programs to inform and educate property owners of the financial benefits of preservation.
4. Evaluate all development review procedures to ensure that the existence of any historic resource is considered as a part of the development review.

Objective #6

Provide a 24-hour coverage facility for medical and public safety emergencies.

Strategies

1. Work with the Town and local medical facilities at the possibility of providing a 24-hour medical facility.

Housing

Goal: To promote the creation of residential communities that meets the needs of all citizens.

Objective #1

Review Housing Regulations to reduce barriers that limit development within the Town.

Strategies

1. Evaluate and amend zoning ordinances and restrictions within the town to encourage all types of

housing choices.

2. Identify housing issues and solutions with a Comprehensive Housing Needs Assessment.
3. Revise housing-related laws that create possible barriers to affordable housing developments.

Objective #2

Explore housing programs and partnerships designed to assist low- and moderate-income families.

Strategies

1. Participate in partnerships with non-governmental organizations (NGO's) to provide affordable housing opportunities within the town.
2. Partner with Agencies such as Virginia Dept. of Housing and Community Development and others to create solutions to affordable housing.

Objective #3

Explore programs and initiatives designed to stabilize and maintain the Town's older housing stock.

Strategies

1. Undertake a housing quality assessment within the town with assistance from the Virginia Department of housing and Community Development.
2. Encourage and promote restoration, preservation, and new uses for existing structures, continuing to utilize resources available from the Virginia Department of Historic Resources.

Economic Development

Goal: To enhance the economic base and employment opportunities in the Town of Chatham and surrounding areas.

Objective #1

Develop a strong and diversified tax base through office, commercial, retail, and industrial development.

Strategies

1. Use the zoning map to identify areas suitable for future economic development activities.
2. Coordinate with other small town oriented local, regional, and statewide economic development organizations.
3. Encourage economic development through the Town Manager with the assistance from Town Council.

4. Considering town boundary adjustments (possibly out to the Olde Dominion Agricultural Complex (ODAC)) to increase the tax base. The additional revenue could be used to bring additional businesses, attractions, and events to the Town of Chatham.

5. Encourage the Town to look into grants and loans provided by state agencies and departments.

Objective #2

Develop and maintain the Town's community facilities.

Strategies

1. Use a CIP as a tool to plan for and finance adequate public facilities and services to meet the needs of an expanding economic base.

2. Coordinate closely with VDOT and other agencies that can assist with economic development opportunities associated with new or expanding businesses.

3. As resources become available, implement planned public water and wastewater extension projects and planned road improvements to accommodate future economic growth consistent with this plan.

Objective #3

Promote the retention of existing businesses.

Strategies

1. Explore ways to help provide assistance, including financial/tax incentives, for existing businesses and industries within the Town.

Transportation

Goal: Plan for the Town's future highway needs.

Objective # 1

1. Adopt zoning and subdivision ordinance amendments necessary to protect future rights-of-way needed for new corridors or the improvement of existing corridors.

2. Work with Pittsylvania County using the County's official map authority to formally designate future road corridors.

3. Review upgrades to the Town's streets so they can be maintained by the Virginia Dept. of Transportation.

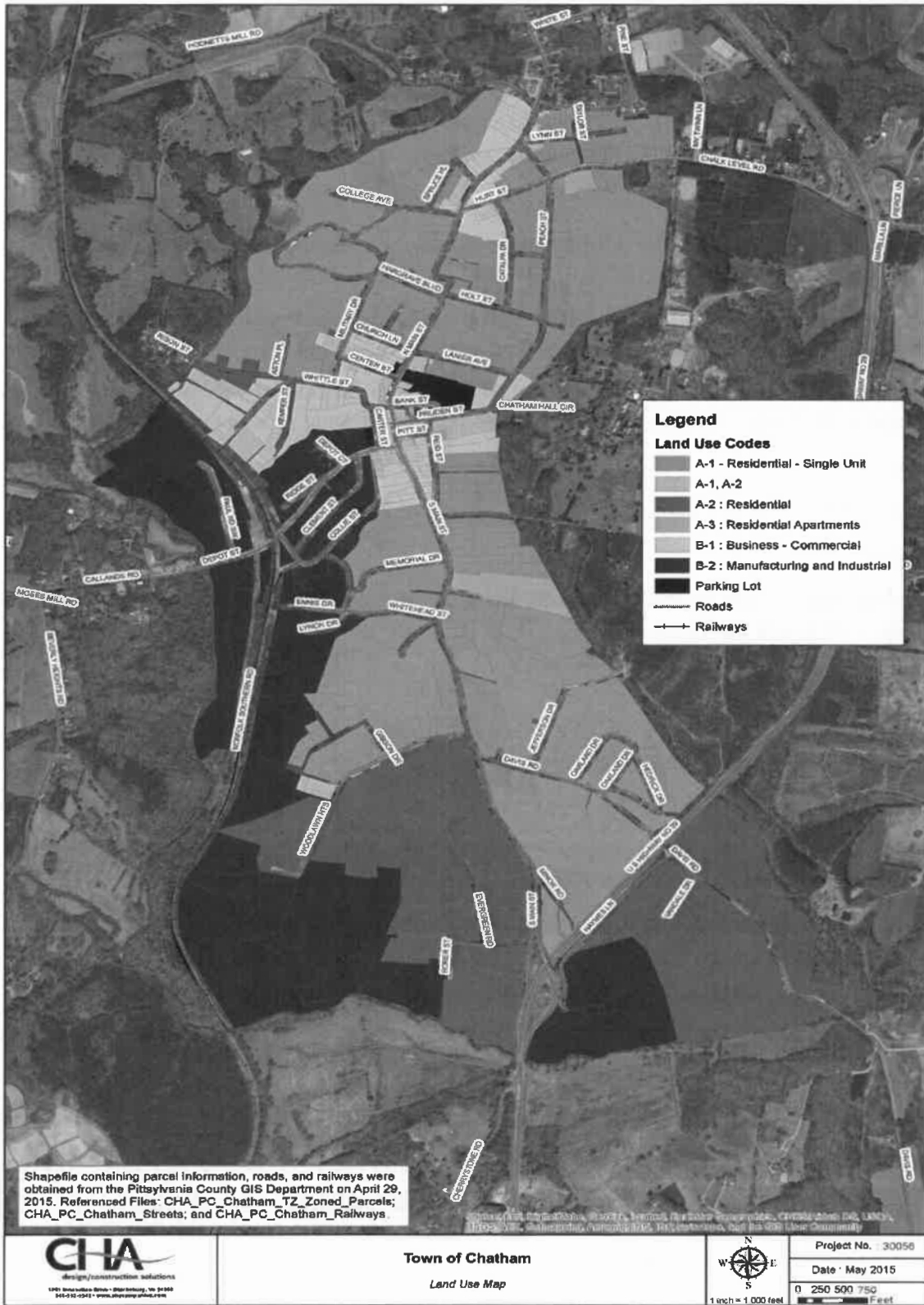
Strategies

1. Work with Pittsylvania County to obtain increased state funding for transportation enhancements.

2. Ensure that all established growth areas within the Town are connected by arterial corridors.

3. As part of the budget process, consider the allocation of additional funds for identified transportation system needs.

Appendix I: Zoning Map



Appendix II: Inframark LLC

The Town contracted the operation of the Water Treatment Plant (WTP) and Wastewater Treatment Plant (WWTP) with a Texas limited liability company named INFRAMARK LLC (The Company) in 2018. The Town expanded the contract in 2020 to include Public Works activities. The term of the contract is from 1 April 2020 – 31 March 2030. INFRAMARK is responsible to:

- Operate the WTP in accordance with all applicable Federal and State laws, standards, and certifications.
- Operate the WWTP in accordance with all applicable Federal and State laws, standards, and certifications.
- Perform all necessary upkeep, maintenance, and repairs to the WTP, WWTP, water distribution, and sewer collection systems.
- Provide Public Works Services to include:
 - o Mowing common areas, and Town owned property grass
 - o Cleaning and removing trash in public and Town owned property
 - o Minor repair of benches, fences, and signs
 - o Scheduling fall brush and leaf pickup
 - o Maintaining flower boxes and hanging plants
 - o Cleaning streets in the Town business district
 - o Maintaining upkeep of the Town's cemeteries
- Maintain adequate, skilled, trained, and certified (when required) staffing and providing all Human Resources actions as required by Federal and State laws.

INFRAMARK provides a work order request and tracking system that is used by the Town to initiate maintenance actions. The Company provides monthly maintenance reports of “open” and “completed” maintenance action. The Company also provides monthly, and on-request financial reports of the amount spent/remaining for each yearly “Maintenance Cap” or allowance.

The Company has an Operations Manager for the WTP, an Operations Manager for the WWTP, a Maintenance Manager over the Public Works and distribution/collection systems, and a Regional Manager assigned to the Chatham Team. The Town Manager or Assistant Town Manager is the Town's interface with the Company.

Appendix III: Water Facilities

General: An adequate water supply is crucial to any effort to expand town services or attract new residents and industry. The process of providing adequate water supplies involves supply, processing and treatment, storage, and distribution.

Supply: Historically, the Town of Chatham has relied on the Cherrystone Creek as its primary source of water. In 1967, two dams were constructed in the Cherrystone Creek Basin. Cherrystone Dam #1 is located on the creek from which it derives its name. The other structure is located on Roaring Fork Creek and is identified as Cherrystone Dam #2. These dams have a primary purpose of flood control within the basin but also provide increased reliability and regulation of flow for the town's water source. The town has had a land use permit for operation and maintenance of the two dams since their construction. Upgrades to the water intake and gates to both dams are in the works.

A. Cherrystone Dam #1

Cherrystone Dam has a maximum capacity of 7152-acre feet of water. (1 acre foot = approximately 326,000 gallons.) The impoundment is an earth dam located about 2.5 miles northwest of Chatham. Its length is approximately 790 feet and its approximately 56 high with a 17 foot crest width. Cherrystone Dam #2 (Roaring Fork Dam) is located about ¼ mile west of Dam #1. This structure is approximately 400 feet long and 66.8 feet high. It has a crest width of 20 feet. The maximum storage capacity of Dam #2 is 1635-acre feet. These figures represent storage at maximum pool before the emergency spillway comes into use. A more applicable storage number for water supply is represented by the storage at normal pool level. This figure is 1418-acre feet for Cherrystone Dam #1 and 303-acre feet for Dam #2.

1. The pool of each dam is controlled by a concrete gated intake structure. Emergency releases for each dam are by a "side-channel" spillway cut through the adjacent abutments. Each emergency spillway is designed to pass one-half (1.2) of the "probably maximum flood" (PMF) and will pass 80% and 70% respectively for dams 1 and 2 before the structure is overtopped during a flood. This is a significant level of protection. During their life to date, neither emergency spillway has been used. The flow from Cherrystone Dam #1 is joined with discharge from the Roaring Fork Dam just a few hundred yards downstream of dam #1 at the confluence of the Cherrystone and Roaring Fork Creeks and provides the principle source of water at the Town of Chatham Water Treatment Plant intake.
2. Pursuant to the Dam Safety Act of 1972, the structures are inspected and maintained on a routine basis. Inspections are conducted every two years and any deficiencies detected are noted for correction at that time. Maintenance consists of semi-annual mowing and any repairs recommended during periodic inspections. Also, in accordance with the act, emergency notification and evacuation plans have been developed and are in place. The adequacy of the plans is reviewed during each inspection cycle.
3. The two dams provide reliability of flow in Cherrystone creek and serve to reregulate inflows. They are in currently good condition. However, the pools are experiencing siltation in some upper reaches an inlet where tributaries enter. This situation will need to be

monitored and action may need to be taken in the future to control the effects of siltation in order that storage capacity is not adversely effected.

4. The National Conservation and Resource Service (NRCS) has declared that the dams at Cherrystone #1 and #2 are now considered High Hazard Dams due to the increased number of potential human impacts (both residential and major roadways) should there be a failure in what is known as a “Thousand Year Event”. This designation has nothing to do with dam structural integrity, but is based on potential impact.

- A. The Town of Chatham, in partnership with Pittsylvania County, have completed a structural and design study funded by the NRCS. The proposed design for each dam is a rolled concrete spillway overlaying the current dams. The estimated construction costs, schedule, and impact to the Chatham water service is still being studied. We anticipate having answers to those questions by December 2023.

B. Water Filtration Plant

Processing and Treatment: The Town of Chatham Water Filtration Plant is located on Moses Mill Road approximately one-quarter mile north of the intersection of Moses Mill Road and

State Highway 57. The plant is the town’s only water treatment facility. It supplies water to residential and industrial customers within the town limits and to nearby industries in Pittsylvania County. (See table –) The plant originally constructed with a design capacity of 0.72-MGD (Million Gallons per Day). In 1993 it was expanded to an operating capacity of 1.44 MGD based on design criteria but it is currently permitted for operation at 1.32 MGD.

1. The Chatham Water Filtration Plant is primarily a filtration and fluoridation plant. It employs four sand filters, chemical feed systems, chlorine feed equipment for disinfection, soda ash and lime for pH control, and fluoride feed for dental reasons.
2. Water is taken from the creek at a raw water pumping station. The station has two 15-HP electric motors and two vertical turbine pumps that provide a capacity of 1000 gallons per minute each. The water is given an initial chemical treatment and then cycled through and then pumped to storage tanks for final distribution.

C. Storage

The Town of Chatham presently has 4 water storage tanks of various sizes, and partnered with PCSA for a new 500,000 gallon tank at the Greenrock Correctional Facility, which provide 800,000 gallons of potable water storage to meet demand from peak and off-peak hours. This tank is in addition to two tanks on the system that are the Spruce Hill tank in the center of the system and the Tight Squeeze Tank located at the southern end of the system. Each tank has a different size, effective storage volume, and overflow elevation. The following summarizes the tank data:

Tank	Type	Size	Bottom E1	Overflow E1
Spruce Hill	Elevated	300,000 gal.	839.5	8897.8
Tight Squeeze	Elevated	500,000 gal.	856.0	897.2
Medical Center	Elevated	300,000 gal		
Green Rock	Elevated	800,000 gal.	848.4	885.15

An altitude valve has been installed to eliminate periods of overflow at the Tight Squeeze Tank but still allow the tank to fill completely. With the altitude valve in service, the Tight Squeeze Tank will fill completely before the Spruce Hill Tank. The town's third tank at the Medical Center is off line as a new booster station has been added to serve the North end of town and the Old Dominion Agricultural Center. The plan is to maintain this tank in case it would be needed in the future.

D. Distribution

The Town did a major upgrade to its water distribution system in the late 1990's and early 2000's. The work consisted of the installation of new water lines, an altitude valve at Tight Squeeze, a water tank electrical control system, replacement of existing water services, abandonment of existing lines, installation of a sludge lagoon at the wastewater treatment facility and various appurtenances. Major features of the work involved the following:

- 10" main along Whittle Street and Military Drive
- 6" main to Franklin Place
- 8" main along Peach Street
- 6" main from Hargrave Blvd. to Peach Street
- 6" main along Church Street and Lanier Ave. from Military Dr. to Peach Street
- 8" main to central Elementary School
- Altitude valve, pump controls, and pressure sensors for Spruce Hill Tank Altitude Valve at Tight Squeeze Tank
- 6" line to Oak Grove Lodge

E. Current and Projected Usage: The current water use is significantly less than the current capacity of 1.32 MGD. Barring a major problem that would significantly impact supply, such as a dam failure or prolonged and severe drought, ample water is available to all current customers and substantial capacity is available to allow expansion of the system to include additional residential and industrial needs.

F. Planned Upgrades: An agreement was signed, effective 1 March 2023, between Pittsylvania County and the Town of Chatham in an effort to simplify and provide a more accurate measurement of water sold to Pittsylvania County, and to provide the Town of Chatham with a contiguous water and sewer system.

1. Pittsylvania County transferred ownership of the Green Rock water tank, and associated water lines, valves, and fittings running from Tightsqueeze Road through the Tightsqueeze Industrial Park, and along Beverly Heights Road to the Town of Chatham.
2. The Town of Chatham installed a master meter on the 10 inch water line on Samule Harris Lane, serving Pittsylvania County connections south of Tightsqueeze Road.
3. The Town of Chatham will install a master meter on Highway 29 North in the vicinity of 18812 N Highway 29, Chatham VA to serve a future connection for Pittsylvania County water customers in the Robin Court and Mill Creek Road areas. This connection will be paid for by a Virginia Department of Health – Drinking Water (VDH-DW) grant.
4. The Town of Chatham received two VDH-DW grants for the; 1) Engineering review of the fresh water intake and water distribution system. This grant also allowed for the development of priorities to replace repair pipes in the distribution system, 2) Funds to replace the fresh water intake (to correct silting issues) and replace prioritized water distribution pipes. These projects are scheduled to be completed in fiscal year 2023/24.

5. Sewage Facilities

The Town of Chatham is presently operating a 450,000-gallon per day (GPD) primary sewage treatment plant. Effluent is discharged into Tanyard Branch of Cherrystone Creek southeast of Town. The wastewater is carried to the treatment plant through interceptor lines by gravity flow, except on the west side where the interceptor lines lead to a pumping station near Cherrystone Creek, and just north of Davis Road.

A major upgrade, including installation of a second clarifier unit, was made to the waste treatment plant as part of the construction of the new prison.

About 1997-1998 a new sludge holding basin was constructed that will hold 500,000 gallons of sludge (solids in wastewater-usually about 3% AFD). This permits an accumulation of sludge so that it does not have to be emptied more than once annually. The Town of Chatham contracts with companies that handle land application of sludge, (usually farmland). The holding capacity lowers the cost for removal to land application.

At present there are no problems or immediate needs for updating the wastewater facilities. However with the possibility of growth and expansion of business and industry in the surrounding area the wastewater treatment facilities should be included in the CIP in order to accommodate the need for greater capacity when development occurs.

1. The 1 March 2023 agreement with Pittsylvania County resulted in the transfer sewer infrastructure and the served customers of :

- a. A sewer line and manholes running from Greenrock prison to its connection with the Town's system located east of Beverly Heights Road and west of the Norfolk Southern train tracks.
- b. All gravity sewer lines, manholes and forcemains serving the Tightsqueeze Industrial Park (also known as Chatham South Industrial Park), running from the sewer pump station in a northerly direction and then north along Tightsqueeze Industrial Road, east along Tightsqueeze Road (Route 703) , to the north along the west side of Tightsqueeze Plaza and along U.S. Highway 29 to the connection of the Town's sewer line on the east side of Highway 29 and shall include the line servicing the businesses on the east side and fronting Highway 29. These facilities are as shown on the plans entitled "Sanitary Sewer System, Chatham South Industrial Park, Project 92-2S", as prepared by Dewberry & Davis and dated January 1992, and on the plans entitled "Pittsylvania County Service Authority, Cherrystone Interceptor" as prepared by Olver Inc., dated August 16, 1982 and issued for bidding on April 18, 1983.
- c. All gravity sewer lines, manholes and force mains in the northern portion of the Chatham Service Area running along or serving properties along Hodnetts Mill Road , Pine Street, White Steet, North Main Street (Highway 29 north business), and, Clarktown Church Road. These facilities are further identified on the plans entitled: "Sewer Improvements, North Chatham Sewer Facilities" as prepared by Mattern & Craig as revised on March 27, 1990; and the plans entitled: "Chatham North Industrial Park, Sanitary Sewer / Force Main", as prepared by Dewberry & Davis, record drawings dated November 14, 1990. These lines include sewer service to the Chatham Industrial Park located at My Twin Lane.

Additionally, 3 sewer pumping stations will be leased to the Town of Chatham for 10 years before becoming fully owned by the Town. This is due to The County having to retain ownership of these facilities until such grant obligations and requirements are fulfilled in accordance with the EDA award received by the County for such repairs/upgrades. The 3 pump stations are:

- a. The sewer pump station serving the Tightsqueeze Industrial Park (also known as Chatham South Industrial Park).
- b. The sewer pump station known as the "Hodnett's Mill Pump Station" and serving the Chatham North area as further identified in item 4.e. above.
- c. The sewer pump station known as the "Chatham North Industrial Park Pump 6. Streets and Roads

The primary highways are U.S. 29 (North/South) and Virginia Highway 57 (East/West). There are no anticipated changes to either of those roadways or the streets within the Town. Davis Road, which provides access to a pumping station, is not in the state road system for maintenance purposes. The remaining streets and roads in Chatham are mainly feeders to the two main roadways.