

PITTSYLVANIA COUNTY UPDATE

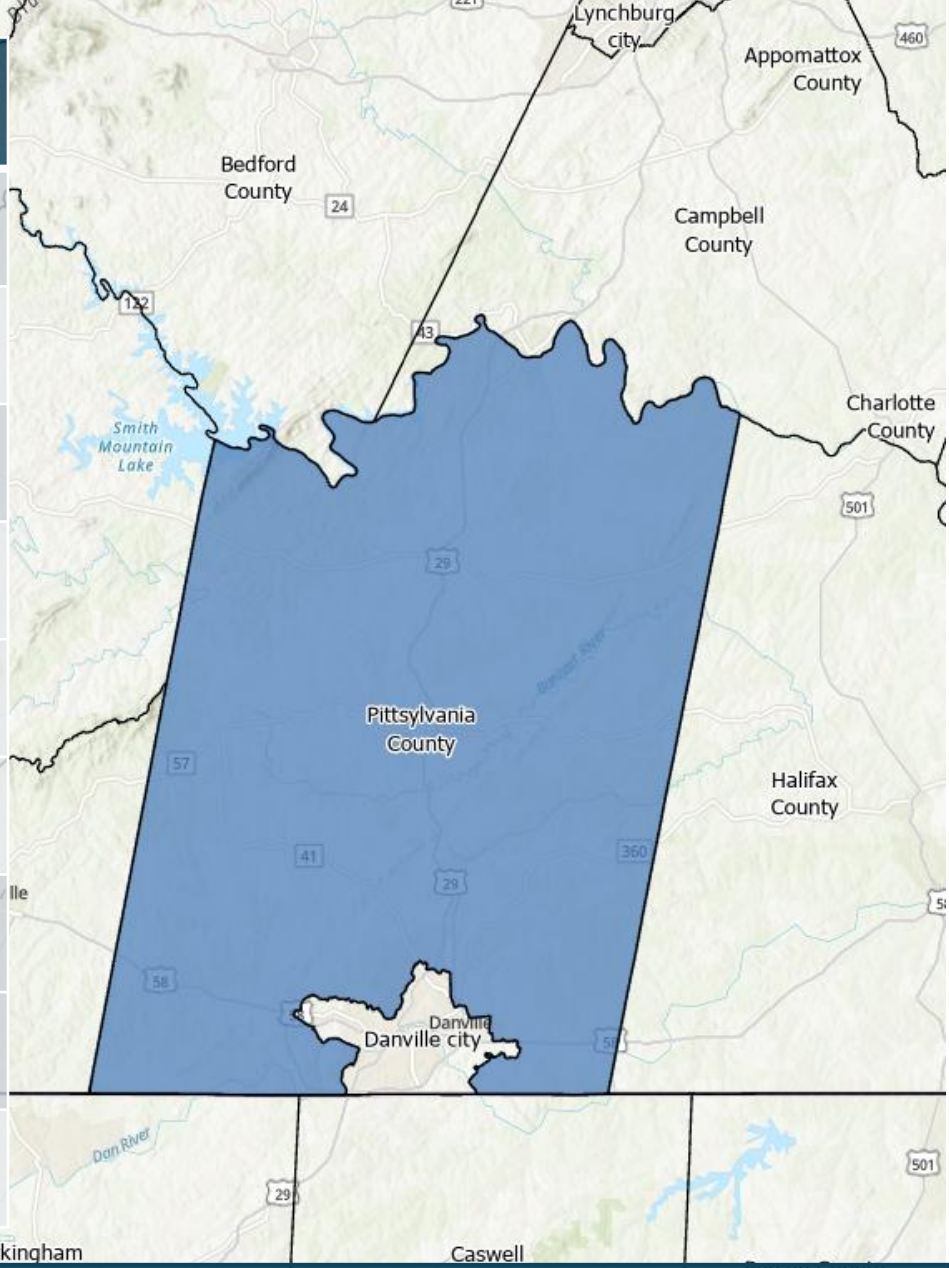
Kelly Smith, AICP
Director, Community Development

PITTSYLVANIA COUNTY, VIRGINIA

Key Stats

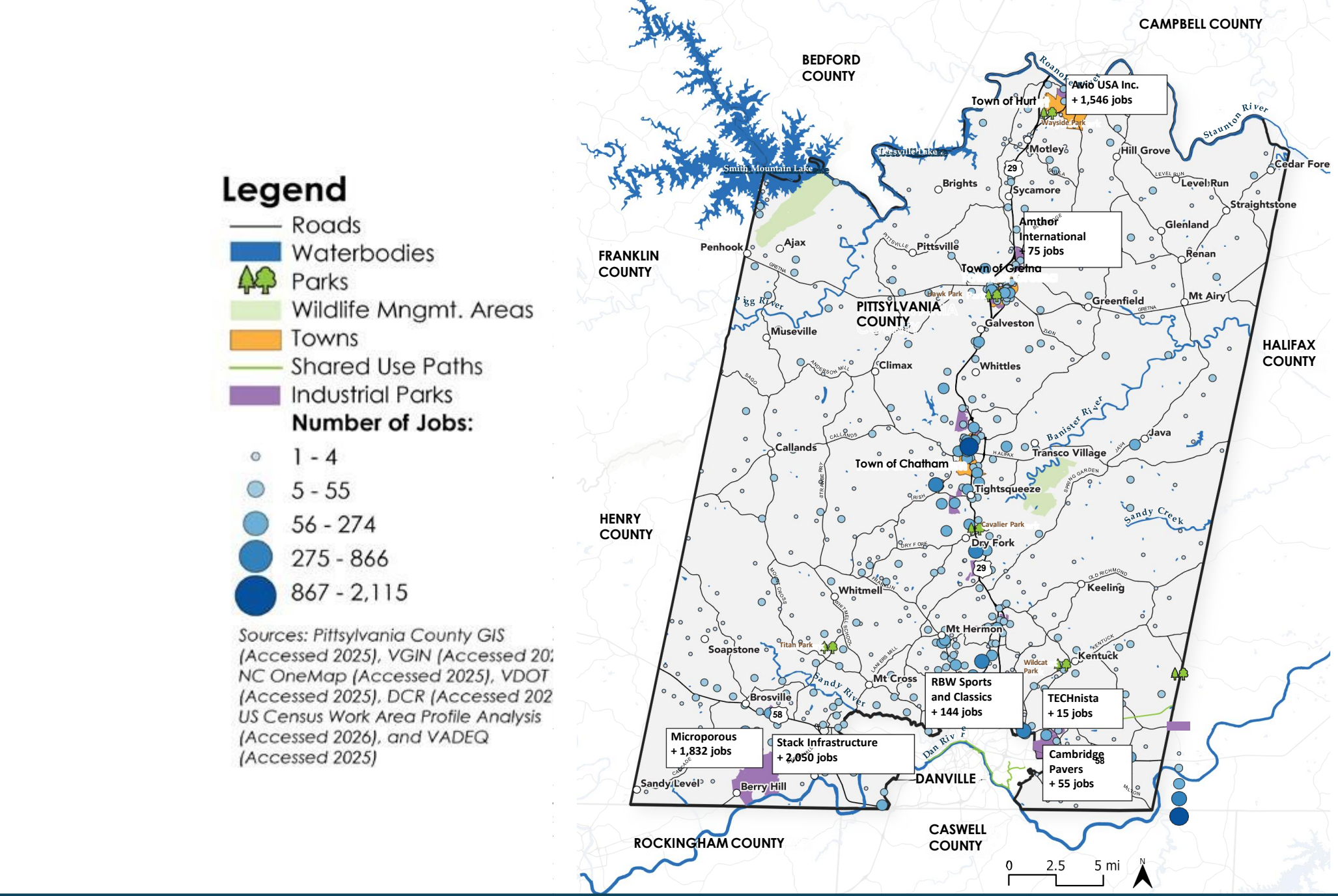
(2024 ACS 5-Year Estimates)

Total Population	59,856
Total Area	978.23 mi^2
Population Density	61.2 per mi^2
Median Age	48.1
Median Household Income	$54,085
Median Home Value	$161,400
Housing Units	29,443
Renter Occupancy %	21.3%
Vacancy %	15%



OVERVIEW

PITTSYLVANIA COUNTY, VIRGINIA



EXISTING & PROJECTED JOBS

PITTSYLVANIA COUNTY, VIRGINIA





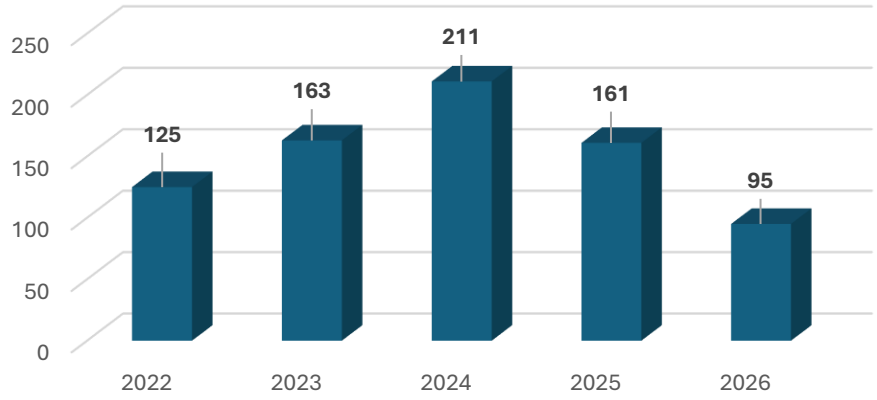


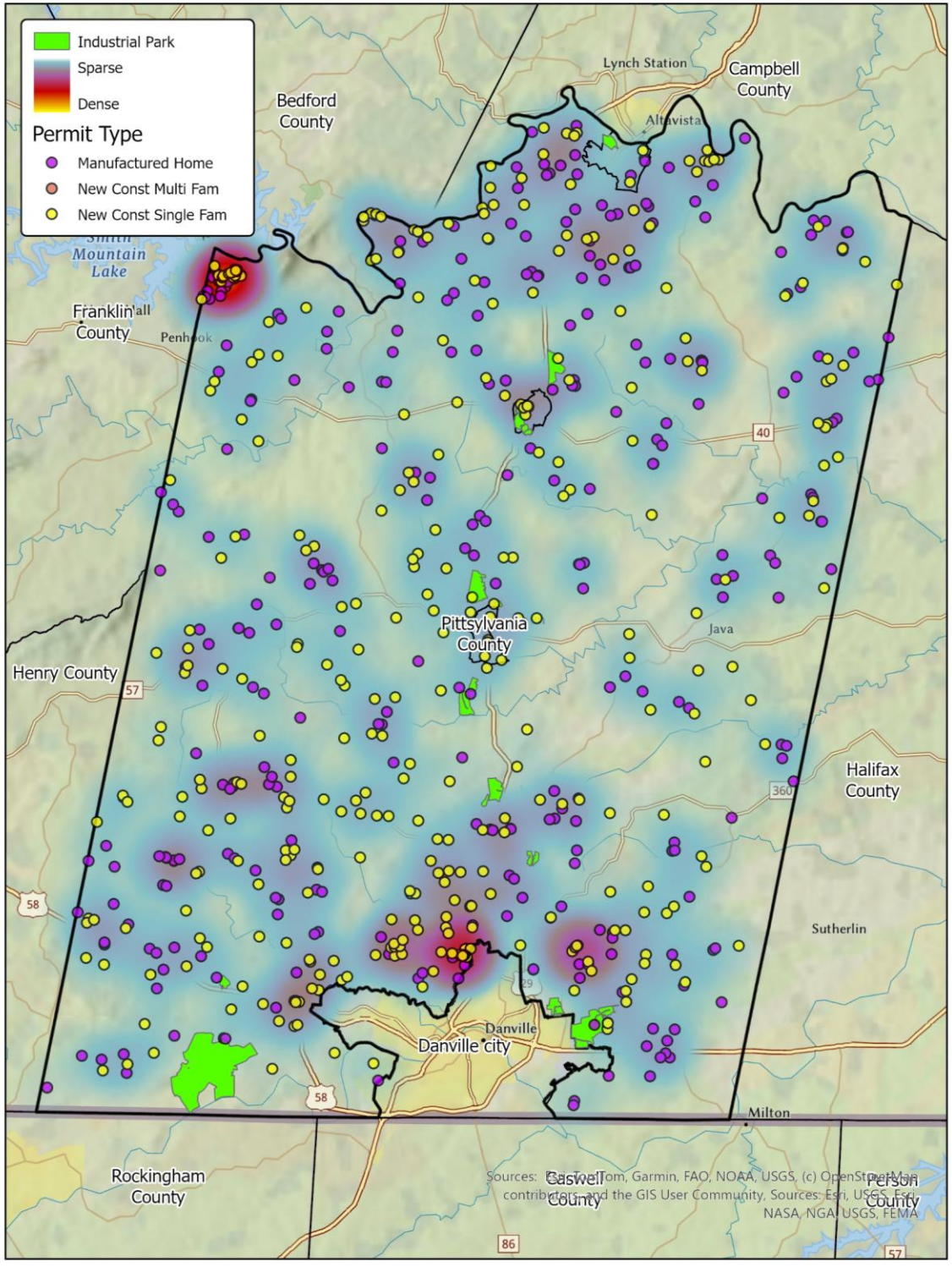
HOUSING NEEDS

PITTSYLVANIA COUNTY, VIRGINIA

Residential Construction Permits Issued Since Jan. 1, 2022	
New SF-Detached	391
New Multi-Family	3
Manufactured Home	309
Doublewide	52

New Residential Construction Permits by Year, Jan. 1, 2022 - Sept. 30, 2026

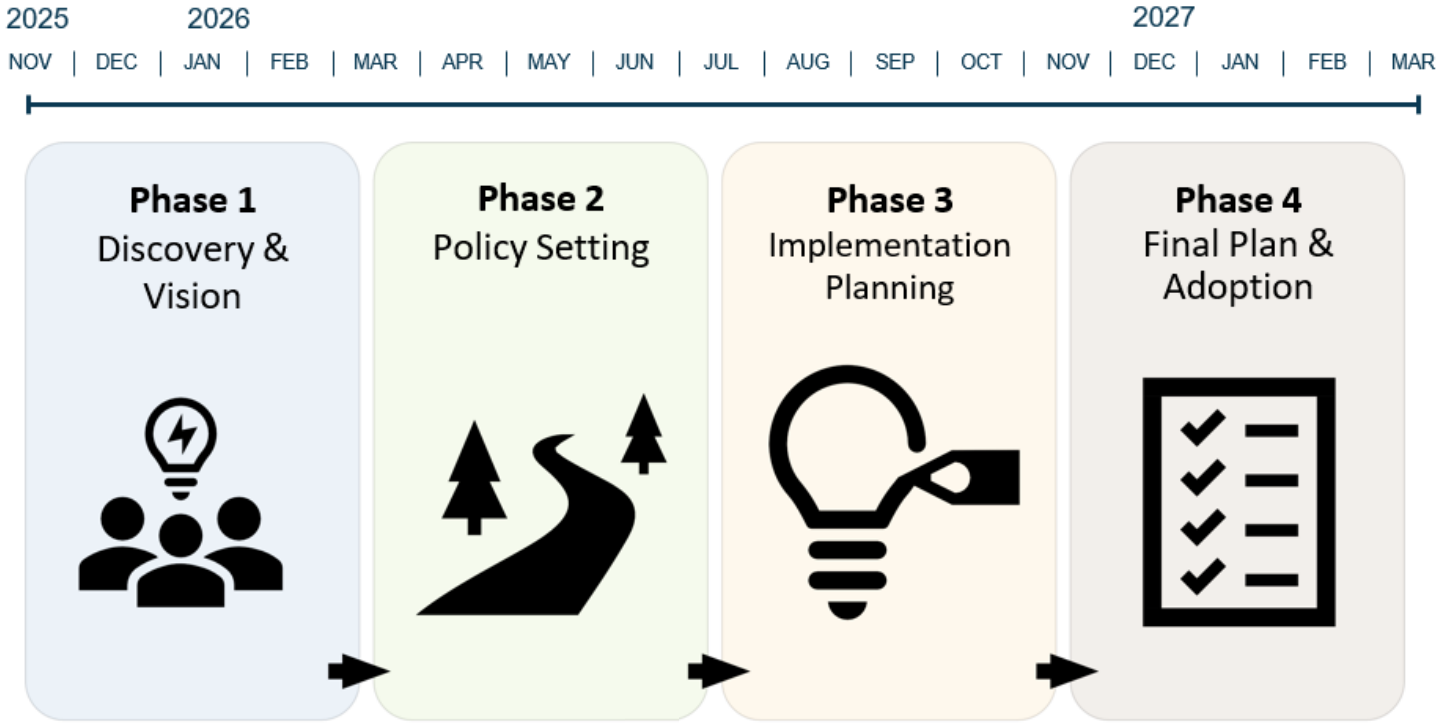




PITTSYLVANIA 2047

Plan. Progress. Preserve.

UPDATE PROCESS



COMPREHENSIVE PLAN UPDATE

PITTSYLVANIA COUNTY, VIRGINIA

DRAFT VISION



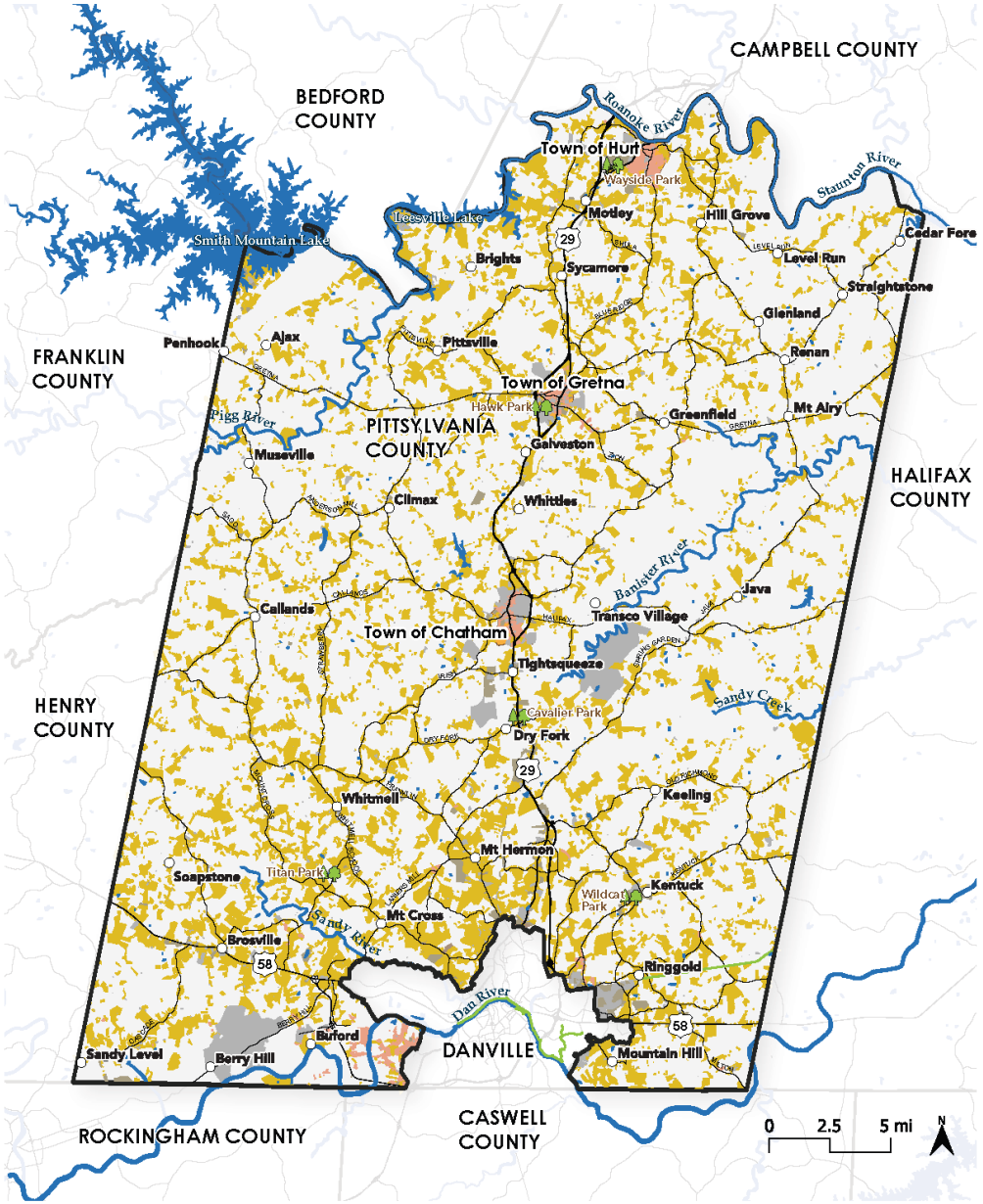
FOCUS AREAS

GROWTH FRAMEWORK

Pittsylvania County's future growth will:

1. Empower the next generation to build their futures in the County through the creation of well-paying jobs and the development of affordable, quality housing.
2. Promote responsible economic development and limit impacts to neighborhoods, rural landscapes, and the environment.
3. Diversify tax revenues, minimize the burden on County residents, and support investment in high quality public services, infrastructure, and amenities.

This map shows existing land use along with the growth node areas that were identified in the County's previous 2010 Comprehensive Plan.



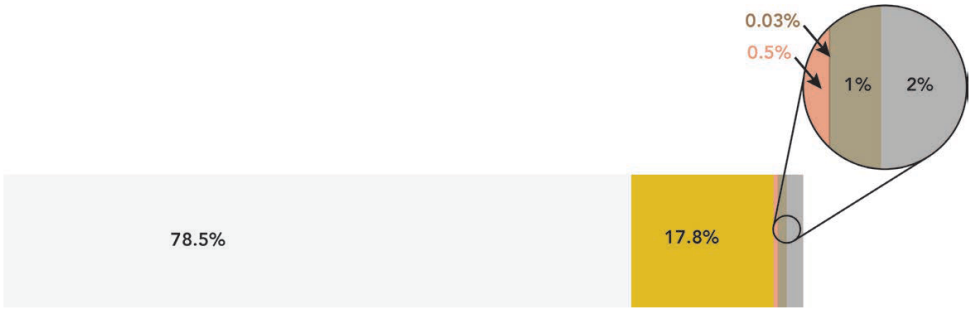
Legend

- Roads
- Waterbodies
- Parks
- Towns
- Shared Use Paths
- Growth Nodes

Existing Land Use:

- Agricultural
- Single Family Suburban
- Single Family Urban
- Multi-Family
- Industrial & Commercial
- Public/Institutional

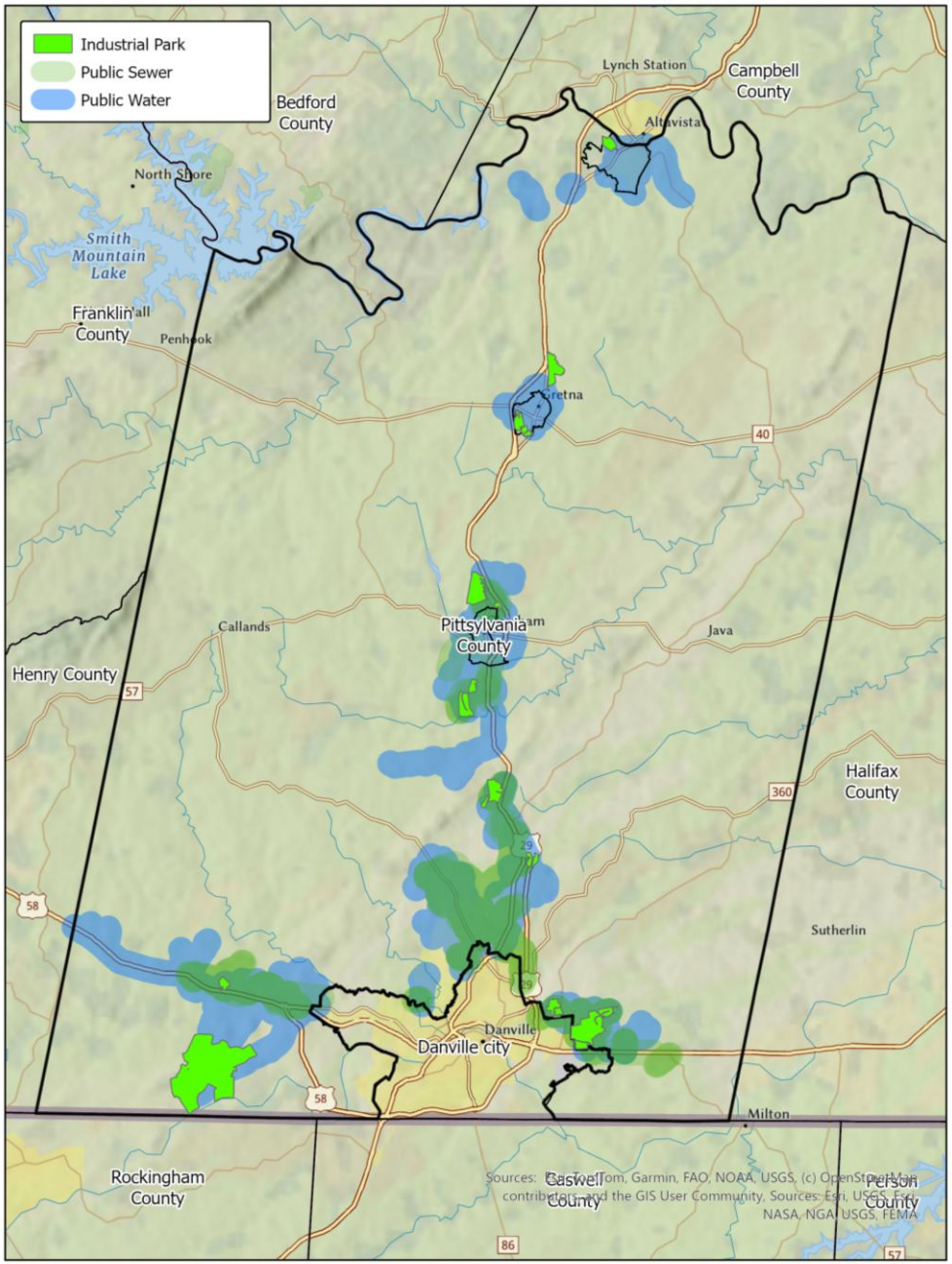
Sources: Pittsylvania County GIS (accessed 2025), VGIN (accessed 2025), NC OneMap (accessed 2025), VDOT (accessed 2025), DCR (accessed 2025), and VADEQ (accessed 2025)



Colors correspond to map legend

CURRENT LAND USE

PITTSYLVANIA COUNTY, VIRGINIA

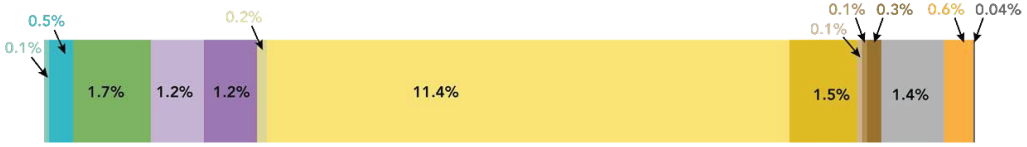


EXISTING INFRASTRUCTURE

PITTSYLVANIA COUNTY, VIRGINIA

PITTSYLVANIA 2047

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Colors correspond to map legend

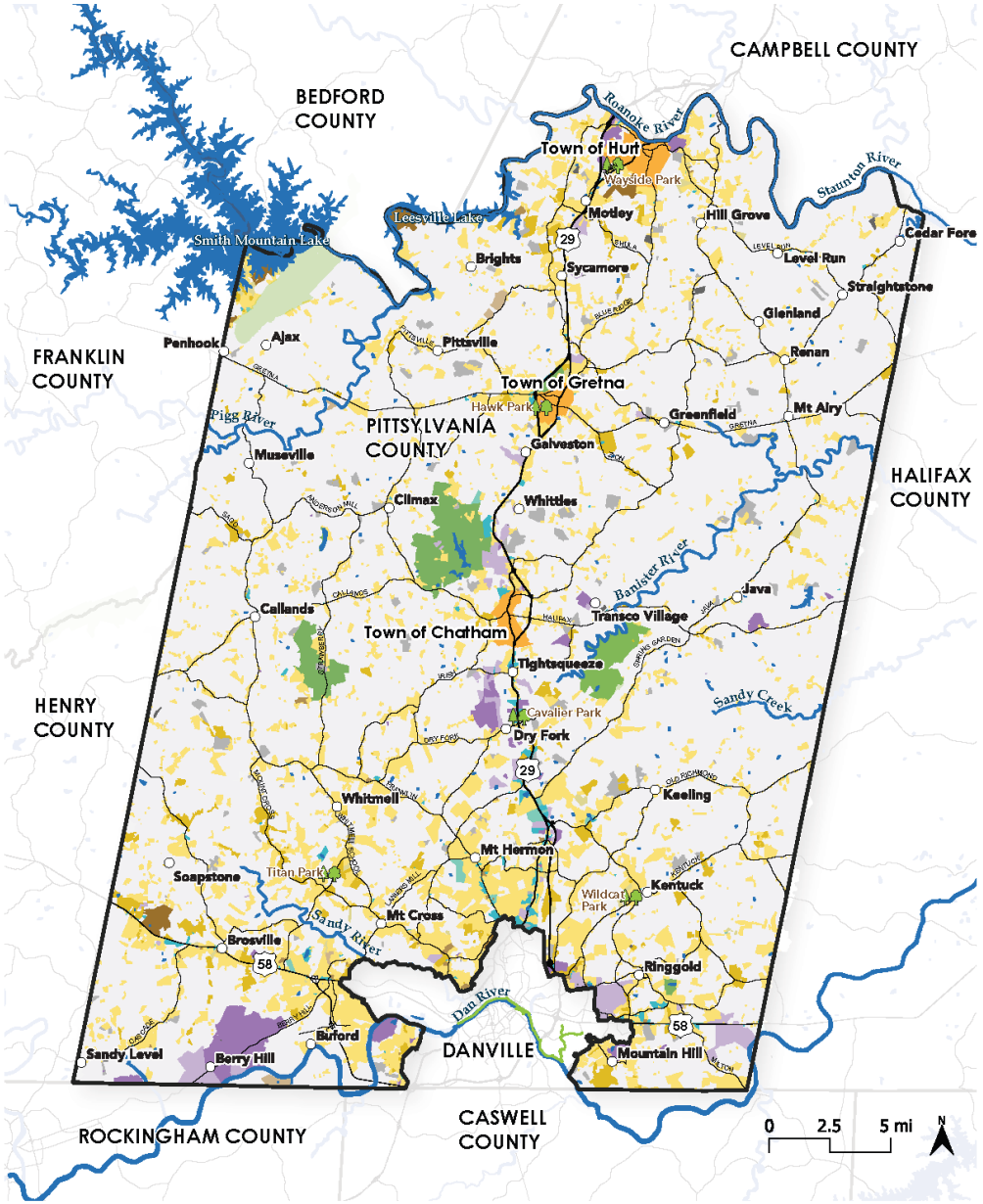
Legend

- Roads
- Waterbodies
- Parks
- Wildlife Mngmt. Areas
- Towns
- Shared Use Paths

Current Zoning:

- A-1 Agricultural
- B-1 Business, Limited
- B-2 Business, General
- C-1 Conservation
- M-1 Light Industrial
- M-2 Heavy Industrial
- MHP Residential Manuf. Housing Park
- R-1 Residential Suburban Subdivision
- RC-1 Residential Combined Subdivision
- RE Residential Estates
- RMF Residential Multi-Family Subdivision
- RPD Residential Planned Development
- DZ Double Zoned Parcels
- Town Zoning
- UK Unknown

Sources: Pittsylvania County GIS (accessed 2025), VGIN (accessed 2025), NC OneMap (accessed 2025), VDOT (accessed 2025), DCR (accessed 2025), and VADEQ (accessed 2025)



CURRENT ZONING

PITTSYLVANIA COUNTY, VIRGINIA

PITTSYLVANIA COUNTY, VIRGINIA

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