Existing Conditions – Demographics and Regional Commuting (Draft)

TJPDC 2050 RURAL LONG RANGE PLAN

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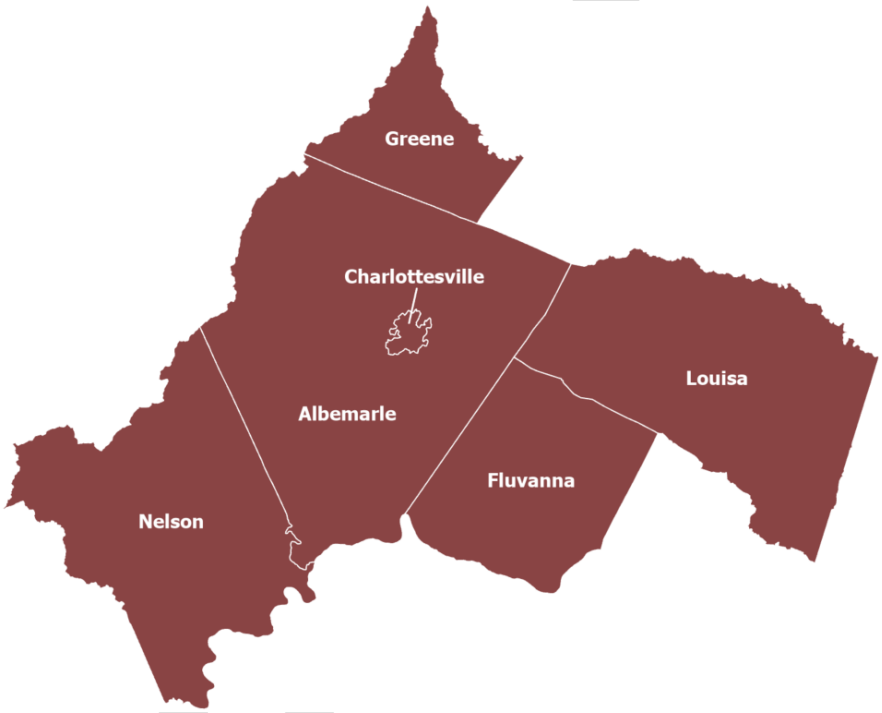
Regional Overview

The Thomas Jefferson Planning District Commission (TJPDC) serves Planning District 10 in Central Virginia. The region consists of the Counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson, and the City of Charlottesville. Together, these six localities encompass a diverse mix of urban, suburban, and rural communities connected by regional transportation corridors that support commuting, freight movement, tourism, and access to employment, education, healthcare, and recreation.

Figure 1. TJPDC Jurisdictions

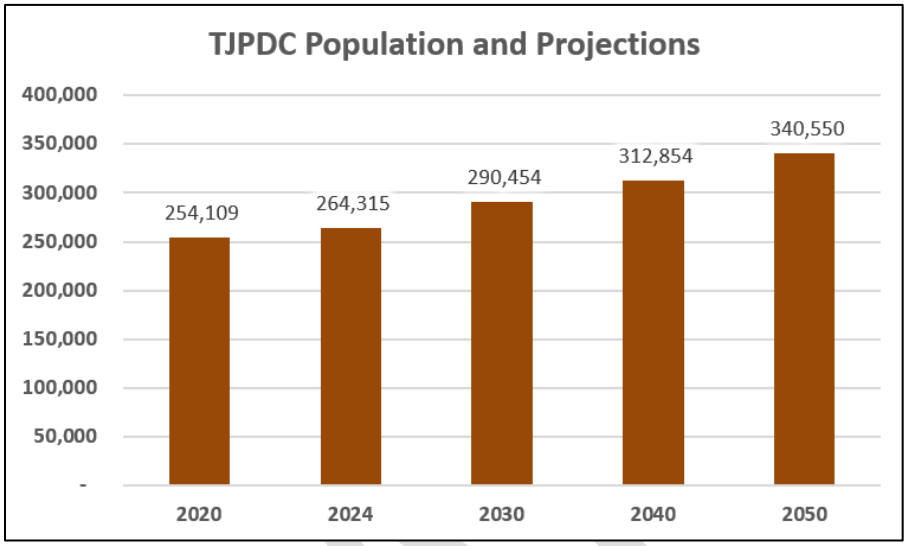


Within the TJPDC region is the federally mandated Charlottesville-Albemarle Metropolitan Planning Organization (CA-MPO), which includes the City of Charlottesville and the urbanized portion of Albemarle County in its boundary. Although Charlottesville and Albemarle serve as the region's primary urban center, the planning area outside of Charlottesville is mostly rural. Development patterns in the TJPDC region range from compact neighborhoods and employment centers within the urbanized area to dispersed residential, agricultural, forestal, and other rural communities in the surrounding counties. These varying land use patterns create diverse transportation needs and emphasize the importance of maintaining safe and reliable connections between communities.

The region has experienced steady population growth over the past several decades, driven primarily by growth in Albemarle, Fluvanna, Greene, and Louisa counties. Population and employment trends continue to shape travel demand throughout the region and influence future transportation investment priorities.

According to American Community Survey (ACS) estimates, the TJPDC region grew from 254,109 residents in 2020 to an estimated 266,709 residents in 2024. Weldon Cooper Center projections anticipate continued growth, with the regional population expected to reach approximately 340,600 residents by 2050 (an overall increase of approximately 34% from 2020).

Figure 2. TJPDC Population and Projections



Sources: US Census American Community Survey 2020 and 2024 Estimates
Weldon Cooper Center Population Projections

Growth is not anticipated to occur uniformly across the region. Albemarle County is projected to add more than 43,000 residents by 2050 (half of the region's total anticipated growth) and will remain the region's most populous locality. Louisa county is expected to experience the highest percentage growth, increasing by nearly 49% over the same period. Greene County is also expected to experience substantial growth, with projections indicating nearly a 39% increase.

Charlottesville and Fluvanna are expected to experience more modest long term growth. Nelson County is the only locality projected to experience a slight population decline by 2050. While these estimates are only projections, anticipating demographic changes is important to plan investments that support growing, steady, and declining populations.

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Table 1. Population and Projections by Jurisdiction

	2020	2024	2030	2040	2050	2020 to 2050 Difference	2020 to 2050 Growth Rate
Albemarle	108,819	114,919	124,560	137,105	152,770	43,951	40.4%
Charlottesville	47,217	45,437	54,717	57,427	57,832	10,615	22.5%
Louisa	36,654	39,980	44,679	48,809	54,467	17,813	48.6%
Fluvanna	26,873	28,092	29,125	30,487	33,885	7,012	26.1%
Greene	19,734	21,155	22,887	24,876	27,366	7,632	38.7%
Nelson	14,812	14,732	14,486	14,150	14,230	(582)	-3.9%
TJPDC Region	254,109	264,315	290,454	312,854	340,550	86,441	34.0%
Virginia	8,509,358	8,811,195	9,060,433	9,628,974	10,343,481	1,834,123	21.6%

Sources: US Census American Community Survey 2020 and 2024 Estimates
Weldon Cooper Center Population Projections

Growth Areas and Land Cover

Land use patterns across the TJPDC region vary considerably among localities and play an important role in shaping transportation needs. Virginia permits local governments to voluntarily designate urban development areas (or designated growth areas), defined in Virginia State Code as "an area designated by a locality that is (i) appropriate for higher density development due to its proximity to transportation facilities, the availability of a public or community water and sewer system, or a developed area and (ii) to the extent feasible, to be used for redevelopment or infill development."[1] These areas are intended to manage future development, support more efficient growth, and mitigate the impacts of growth on infrastructure and rural land.

In the TJPDC region, Albemarle, Fluvanna, Greene, and Louisa counties have utilized their comprehensive plans to designate urban development areas. Each of the urban development areas in Albemarle County are located within the boundary of the Charlottesville-Albemarle Metropolitan Planning Organization (CA-MPO). Nelson County has not established designated growth areas.

Land use across the Thomas Jefferson Planning District reflects a predominantly rural landscape. The majority of land remains in agriculture, forestry, and open space. Albemarle County directs most residential, commercial, and industrial development to its development areas surrounding Charlottesville, preserving extensive rural areas through agricultural and conservation policies. Greene County is characterized by low-density residential development, farmland, and forestland, with growth focused around the Stanardsville area and US 29 corridor. Fluvanna County contains a mix of agricultural land, forests, and rural residential development, with growth concentrated near Zion Crossroads, Lake Monticello, and the Palmyra areas. Nelson County remains largely mountainous and forested, with agriculture, orchards, vineyards, and tourism-related land uses playing significant roles. Large tracts of forested land are present in Nelson within the George Washington National Forest and Wintergreen Resort. Louisa County has historically consisted

[1] Code of Virginia § 15.2-2223.1. Comprehensive plan to include urban development areas.

primarily of agricultural and forested lands, with residential and commercial growth concentrated near the US Route 15 and Interstate 64 corridors, particularly around Zion Crossroads and the Town of Louisa. Louisa County's position between the Richmond and Charlottesville urbanized areas has contributed to its rapid and continued growth in population.

Transportation and Housing

Housing and transportation are interconnected. The location, type, and patterns of development influence how residents travel, the transportation facilities they rely on, and the overall cost of accessing daily destinations. Likewise, transportation investments can influence future residential and commercial development.

For most households, housing and transportation represent the two largest components of the household budget. Traditional measures of affordability typically evaluate housing costs alone, but transportation costs (vehicle ownership, fuel, insurance, maintenance, etc.) can substantially affect the affordability of living in a place. As a result, housing that appears affordable based solely on purchase price or rent may be less affordable when transportation costs are considered, and additionally, people rarely choose housing based on price alone. Households balance numerous considerations, including:

- Housing affordability
- Access to employment and commute time
- Location of schools, healthcare, and other destinations
- Location of family and social networks
- Quality of life

Some households may willingly accept longer daily commutes in exchange for other considerations, while others may choose to live closer to employment despite higher costs because overall costs may be lower once transportation is considered. Understanding the relationship between housing and transportation helps identify where future transportation investments may be needed to support existing communities, accommodate anticipated growth, improve access to services, and preserve regional mobility.

As of 2024, the Thomas Jefferson Planning District has a population of 264,315 residents with 106,013 households and 119,477 total housing units. Albemarle County has the highest share of households (45,912) and Housing Units (49,159) in the region.

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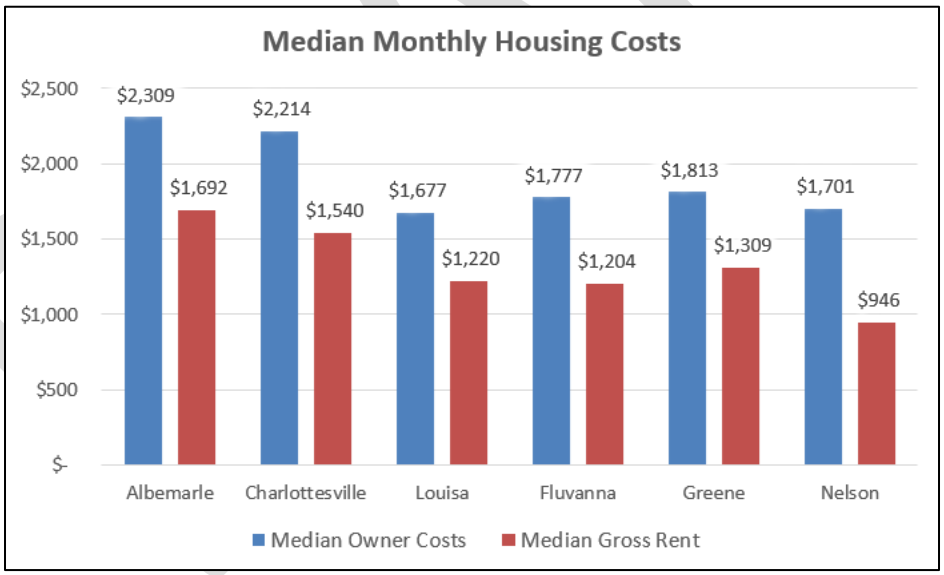
Table 2. TJPDC Households and Housing Units

	Households	Percent of Region	Housing Units	Percent of Region
Albemarle	45,912	43.3%	49,159	41.1%
Charlottesville	19,815	18.7%	21,610	18.1%
Louisa	15,561	14.7%	18,366	15.4%
Fluvanna	10,329	9.7%	11,495	9.6%
Greene	8,032	7.6%	8,852	7.4%
Nelson	6,364	6.0%	9,995	8.4%
TJPDC Region	106,013	-	119,477	-

Source: US Census American Community Survey 2024 Estimates

Median housing costs vary considerably throughout the region, reflecting differences in local housing markets, development patterns, and housing supply. As shown in Figure 3, Albemarle County ($2,309) and the City of Charlottesville ($2,214) have the highest median monthly owner housing costs among the region's jurisdictions, while Louisa County ($1,677) and Nelson County ($1,701) have the lowest. Median gross rents follow a similar pattern, ranging from $1,692 in Albemarle County to $946 in Nelson County.

Figure 3. TJPDC Average Monthly Housing Costs



Source: US Census American Community Survey 2024 Estimates

The TJPDC is currently conducting a Regional Housing Study to better understand current and future housing needs across the region. Upon completion, the Regional Housing Study will include more granular data related to housing and identify strategies to effectively guide regional and local housing policy and investment in the coming years.

Regional Commuter Patterns

Commuter patterns provide important insight into the economic and transportation relationships that connect communities across the Thomas Jefferson Planning District Commission (TJPDC) region. Travel time is one of many indicators of how residents interact with the regional transportation system. Average commute times further reflect the relationship between housing, employment locations, and transportation infrastructure throughout the region.

The mean travel time to work within the TJPDC region is 28.3 minutes. Commute times vary considerably among jurisdictions. Charlottesville has the shortest average commute at 17 minutes, reflecting the concentration of employment opportunities within the urban core. Albemarle County residents also experience shorter commutes compared to other jurisdictions (23.5 minutes), also benefiting from proximity to major employment centers.

The region's more rural counties experience substantially longer average commute times. Louisa County has the longest average commute (35.7 minutes), followed by Greene (32.3 minutes), Fluvanna (32 minutes), and Nelson (30.3 minutes). Longer commute times reflect the greater distances between residential areas and employment centers, as well as the rural nature of much of the region.

Table 4. TJPDC Mean Travel Time to Work

Mean Travel Time to Work (Minutes)	
Albemarle	22.2
Charlottesville	17
Fluvanna	32
Greene	32.3
Louisa	35.7
Nelson	30.3
TJPDC Region	28.3
Virginia	28.3
United States	27.2

Source: US Census American Community Survey 2024 Estimates

Charlottesville and Albemarle County have the highest percent of workers who work from home (21.7% and 21.4% respectively). Nelson County follows the two with 19.1% of workers who work from home, with Louisa County having the lowest percent (11.7%). With the exception of Louisa County, all other TJPDC jurisdictions have rates of telework that are higher than the United States average.

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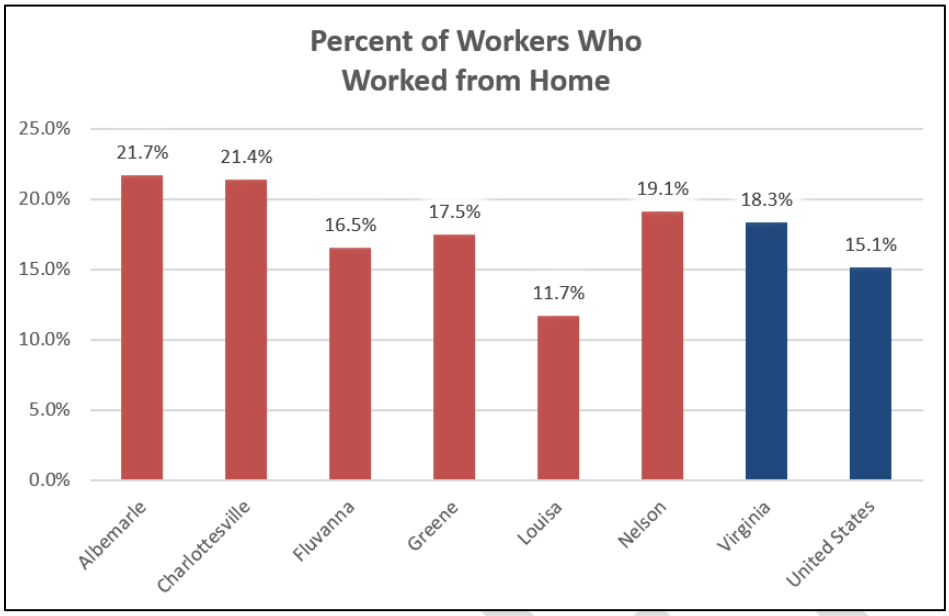
Figure 4. Percent of Workers Who Worked From Home by Jurisdiction



Source: US Census American Community Survey 2024 Estimates

Using U.S. Census Bureau OnTheMap data, a jurisdiction-to-jurisdiction commuting matrix was developed to identify where employed residents live (**home location**) and where they work (**work location**). An inflow/outflow analysis also examined workers who both live and work within the same jurisdiction, workers who leave their jurisdiction for employment, and workers who travel into a jurisdiction from elsewhere for employment.

In the tables and graphics in this section, various terms and measures will be cited for describing commuter patterns. **Resident workers** represent all employed residents living within a jurisdiction, regardless of where they work. **Total jobs** represent all jobs located within a jurisdiction, regardless of where workers live. Together, these measures help illustrate both the travel behavior of residents and the extent to which jurisdictions function as employment centers. A related measure is **self-containment**, which is the percentage of resident workers who both live and work within the same jurisdiction. Higher self-containment rates indicate that a jurisdiction can retain a larger share of its workforce locally, while lower rates suggest greater reliance on employment opportunities elsewhere.

The TJPDC region functions as a highly interconnected labor market. In 2023, over 100,000 employed residents were within the six-jurisdiction region. Of these workers, 65,676 both lived and worked somewhere within the TJPDC region, while over 36,000 (over one third of residents) commuted to jobs outside the region. Although commuting outside the region is common, particularly in the rural counties, most regional workers remain within the TJPDC region. The region also attracts workers from surrounding areas.

Table 5. TJPDC Region Commute Matrix

Work Location / Home Location	Albemarle	Charlottesville	Fluvanna	Greene	Louisa	Nelson	Outside Region
Albemarle	18,099	10,871	432	446	425	266	14,128
Charlottesville	5,862	5,984	101	91	118	56	5,385
Fluvanna	3,105	2,022	1,852	87	457	42	3,578
Greene	2,472	1,211	87	1,479	144	19	3,262
Louisa	1,843	991	330	102	3,418	26	7,605
Nelson	1,029	580	42	24	23	1,540	2,727
Outside Region	20,564	12,824	2,218	1,706	5,215	1,528	

Source: US Census OnTheMap, 2023 Data

The strongest commuting relationship occurs between Charlottesville and Albemarle County. More than 10,800 Albemarle residents work in Charlottesville, and more than 5,800 Charlottesville residents work in Albemarle County. This bidirectional relationship is substantially larger than any other interjurisdictional commute flow in the region and reflects the concentration of employment opportunities associated with the University of Virginia, UVA Health, local government, and the boarder Charlottesville-Albemarle employment market.

Table 6. Residents Employed Within and Outside of the Region by Jurisdiction

	Resident Workers	Employed within Region	Percent	Employed Outside Region	Percent
Albemarle	44,667	30,539	68.4%	14,128	31.6%
Charlottesville	17,597	12,212	69.4%	5,385	30.6%
Fluvanna	11,143	7,565	67.9%	3,578	32.1%
Greene	8,674	5,412	62.4%	3,262	37.6%
Louisa	14,315	6,710	46.9%	7,605	53.1%
Nelson	5,965	3,238	54.3%	2,727	45.7%

Source: US Census OnTheMap, 2023 Data

Tables 5 and 6 yield several important considerations. Albemarle and Charlottesville serve as the region's primary employment center. While Albemarle has the highest number of residents that are employed outside of the TJPDC region, Louisa County exhibits the highest percentage of its residents that are employed outside of the region (53.1%), reflecting its location along I-64 and proximity to other urbanized areas. Jurisdictions outside of the TJPDC that are included in Louisa County's top 10 include Fairfax County (4.8% of resident workers), Orange County (4.6%), Spotsylvania County (3.5%), Goochland County (3.2%), Henrico County (2.8%), and Prince William County (2.5%).

Nelson County also has a significant share of workers employed outside the region (45.7%), reflecting commuting patterns toward Amherst, Augusta, Lynchburg, and other neighboring employment centers.

Commuting patterns vary considerably by jurisdiction. Albemarle County has the highest percentage of residents who work within their home jurisdiction (40.5%). The City of Charlottesville, while geographically small, has 82.6% of jobs filled by workers who live outside of the city. Albemarle County also has a substantial commuter workforce, with 65.8% of local jobs filled by non-residents.

Table 7. Resident Workforce and Commuting Patterns by Jurisdiction[2]

	Resident Workers in Jurisdiction	Total Employed in Jurisdiction	Living and Working Within Jursidction	Living in Jurisdiction but Employed Outside	Employed in Jurisdiction but Living Elsewhere
Albemarle	44,667	52,974	40.5%	59.5%	65.8%
Charlottesville	17,597	34,483	34.0%	66.0%	82.6%
Fluvanna	11,143	5,062	16.6%	83.4%	63.4%
Greene	8,674	3,935	17.1%	82.9%	62.4%
Louisa	14,315	9,800	23.9%	76.1%	65.1%
Nelson	5,965	3,477	25.8%	74.2%	55.7%

Source: US Census OnTheMap, 2023 Data

The surrounding rural counties serve as residential communities for many workers. Between 74% and 83% of employed residents in Fluvanna, Greene, Louisa, and Nelson counties commute outside of their home jurisdiction for work, demonstrating the importance of regional travel corridors and regional mobility. At the same time, each of these counties attracts workers from neighboring jurisdictions.

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[2] **How to read this table:** "Living and Working Within Jurisdiction" and "Living in Jurisdiction but Employed Outside" are calculated as a share of employed residents. "Employed in Jurisdiction but Living Elsewhere" is calculated as a share of jobs located within the jurisdiction. As a result, the first two percentages sum to 100% while the third represents a separate measure of the local employment base.

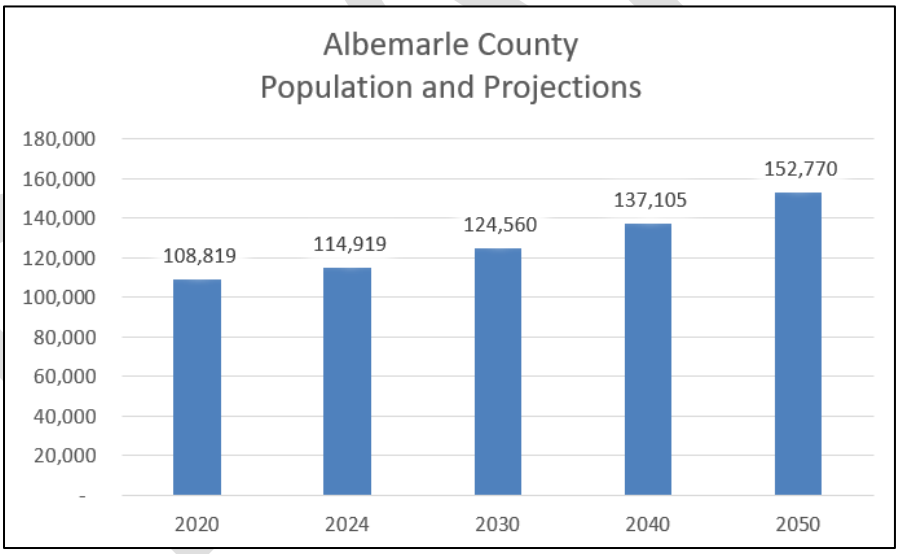
Albemarle County Overview

Albemarle County is the largest jurisdiction by population and land area in the Thomas Jefferson Planning District. Together with the City of Charlottesville, Albemarle County serves as the region's primary economic center. The County is home to major employment centers, including the University of Virginia, UVA Health, the Charlottesville-Albemarle Airport, and numerous technology, research, manufacturing, and professional service employers. Albemarle's strategic location along Interstate I-64 and the US 29 and 250 corridors make it the hub of the regional transportation network, supporting both local mobility and regional travel throughout Central Virginia.

Population Demographics

According to 2024 American Community Survey (ACS) estimates, Albemarle County is home to 114,919 residents. Population projections prepared by the Weldon Cooper Center indicate the county will continue to experience substantial growth through 2050, accounting for the largest share of regional population growth within the planning horizon. This continued growth will increase demand for infrastructure related to housing, public services, and transportation. The median age in the county is 39.7 years.

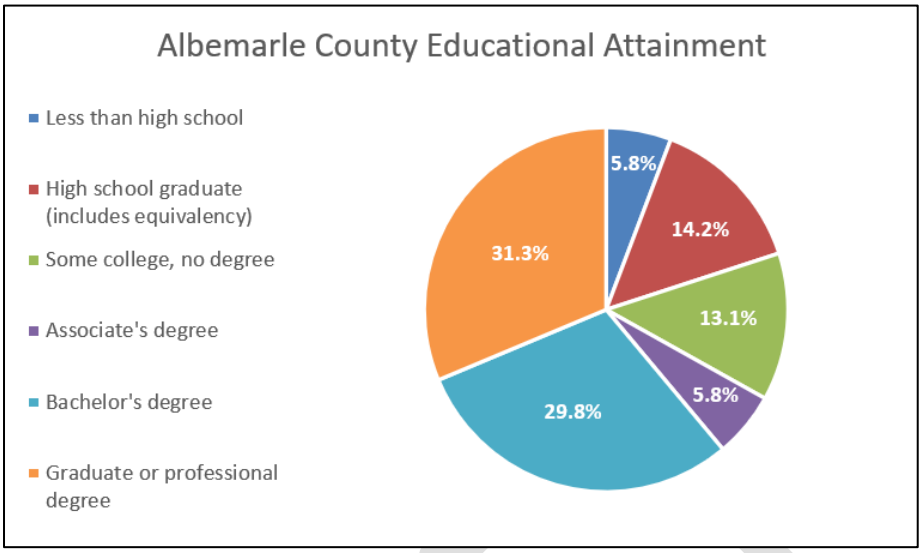
Figure 1. Albemarle County Population and Projections



Source: US Census American Community Survey 2024 Estimates
Weldon Cooper Center Population Projections

Albemarle County has a highly educated population, reflecting the presence of the University of Virgina and a diverse professional workforce. Over 61% of adults 25 and older have earned a bachelor's degree or higher, among the highest educational attainment rates in Virgina. This workforce supports the county's concentration of professional, scientific, technical, healthcare, and research industries.

Figure 2. Albemarle County Educational Attainment



Source: US Census American Community Survey 2024 Estimates

Albemarle County is also one of the more diverse jurisdictions in the region. Approximately 73% of residents identify as White, 9% as Black or African American, 5.8% as Asian, and 3.8% as two or more races. More than 7% of the population identifies as Hispanic or Latino of any race.

Table 1. Albemarle County Race/Ethnicity

Race/Ethnicity	Number	Percent
White alone	84,395	73.4%
Black or African American alone	10,344	9.0%
American Indian and Alaska Native alone	74	0.1%
Asian alone	6,660	5.8%
Native Hawaiian and Other Pacific Islander alone	9	0.0%
Some Other Race alone	432	0.4%
Two or More Races	4,358	3.8%
Hispanic or Latino (of any race)	8,647	7.5%
Total population	114,919	100.0%

Source: US Census American Community Survey 2024 Estimates

Economic and Commuter Characteristics

Albemarle County serves as the employment center for the TJPDC region. According to the 2024 ACS 5-Year estimates, the largest employment sectors include educational services, health care, and social assistance (33.6%); professional, scientific, management, administrative, and waste management services (17.5%); and retail trade (8.8%). The county's economy benefits from a highly skilled workforce and a broad mix of public institutions, private employers, technology firms,

advanced manufacturing, tourism, and agricultural enterprises. As of 2024, the estimated median household income was $104,392.

Table 2. Albemarle County Employment by Industry

Industry	Number	Percent
Educational services, and health care and social assistance	18,896	33.6%
Professional, scientific, and management, and administrative and waste management services	9,843	17.5%
Retail trade	4,935	8.8%
Arts, entertainment, and recreation, and accommodation and food services	4,128	7.3%
Finance and insurance, and real estate and rental and leasing	3,762	6.7%
Other services, except public administration	2,966	5.3%
Construction	2,935	5.2%
Public administration	2,620	4.7%
Manufacturing	2,136	3.8%
Transportation and warehousing, and utilities	1,375	2.4%
Information	1,198	2.1%
Agriculture, forestry, fishing and hunting, and mining	765	1.4%
Wholesale trade	676	1.2%
Civilian employed population 16 years and over	**56,235**	**100.0%**

Source: US Census American Community Survey 2024 Estimates

According to data from the Virginia Employment Commission, the largest employers located in Albemarle County include:

1. University of Virginia / Blue Ridge Hospital
2. County of Albemarle
3. Sentara Healthcare
4. State Farm Mutual Automobile Insurance
5. U.S. Department of Defense
6. University of Virginia Medical Center
7. Atlantic Coast Athletic Club
8. Piedmont Virginia Community College
9. Crutchfield Corporation
10. Wal-Mart

Out of the six TJPDC jurisdictions, Albemarle County and the City of Charlottesville have the highest rates of workers who worked from home (21.7% and 21.4% respectively). Despite increasing teleworking, the private automobile remains the dominant commuting mode for workers. Just under 65% of workers drive alone. Carpooling accounts for 7.9% of commuting trips, while walking, public transportation, and bicycling make up for a larger share of trips than in the region's other rural counties due to the county's more urbanized development areas and additional multimodal travel options that are part of their transportation network. The county's mean travel time to work is

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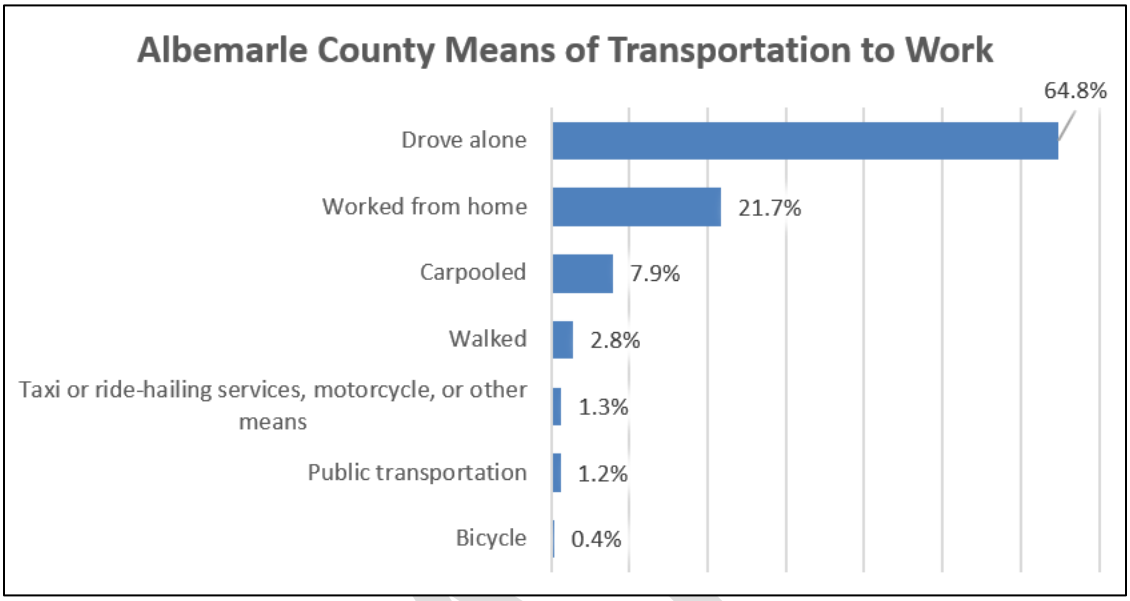
approximately 23 minutes, among the shortest in the TJPDC region, reflecting the concentration of jobs within the county despite significant regional commuting.

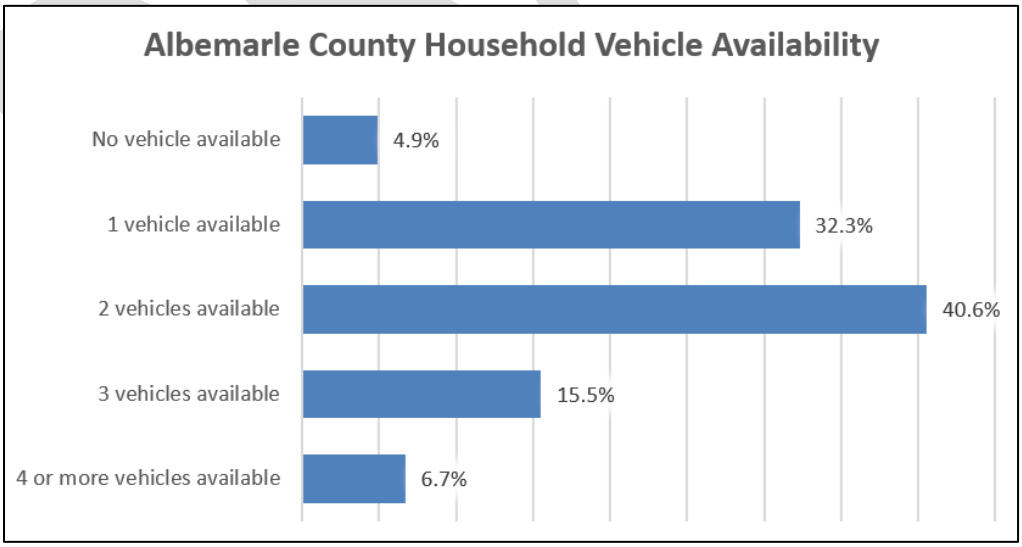
Figure 3. Albemarle County Means of Transportation to Work[3]



Source: US Census American Community Survey 2024 Estimates

Although Albemarle County has a more extensive multimodal transportation network, most households continue to rely on personal vehicles for daily travel. Over 60% of households have access to at least two vehicles, while 4.9% of households have no vehicle available.

Figure 4. Albemarle County Household Vehicle Availability



Source: US Census American Community Survey 2024 Estimates

[3] Percentages are based on ACS estimates and may not sum to exactly 100% because of independent rounding.

Using U.S. Census Bureau OnTheMap data, a Destination Analysis and Inflow/Outflow Analysis was run for each jurisdiction to identify commuter patterns throughout the region. Of the county's 44,667 working residents[4], approximately 40.7% both live and work within Albemarle, the highest within the region. Although 59.5% of residents leave the county for work, many of them (24.3%) commute to Charlottesville.

Table 3. Resident Workforce and Commuting Patterns by Jurisdiction[5]

	Resident Workers in Jurisdiction	Total Employed in Jurisdiction	Living and Working Within Jursidction	Living in Jurisdiction but Employed Outside	Employed in Jurisdiction but Living Elsewhere
Albemarle	44,667	52,974	40.5%	59.5%	65.8%
Charlottesville	17,597	34,483	34.0%	66.0%	82.6%
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Greene	8,674	3,935	17.1%	82.9%	62.4%
Louisa	14,315	9,800	23.9%	76.1%	65.1%
Nelson	5,965	3,477	25.8%	74.2%	55.7%

Source: US Census OnTheMap, 2023 Data

While Albemarle County retains a significant share of its resident workforce, over 65% of jobs located within the County are filled by workers who live elsewhere, illustrating its importance as regional economic center.

Table 4. Residents Employed Within and Outside of the Region by Jurisdiction

	Resident Workers	Employed within Region	Percent	Employed Outside Region	Percent
Albemarle	44,667	30,539	68.4%	14,128	31.6%
Charlottesville	17,597	12,212	69.4%	5,385	30.6%
Fluvanna	11,143	7,565	67.9%	3,578	32.1%
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Louisa	14,315	6,710	46.9%	7,605	53.1%
Nelson	5,965	3,238	54.3%	2,727	45.7%

Source: US Census OnTheMap, 2023 Data

[4] Note: Worker totals may differ between Census OnTheMap and the American Community Survey (ACS) because they are derived using different data sources and methodologies. OnTheMap is based on administrative employment records, while the ACS is a household survey. Additionally, 2023 was the latest year available for OnTheMap data.

[5] **How to read this table:** "Living and Working Within Jurisdiction" and "Living in Jurisdiction but Employed Outside" are calculated as a share of employed residents. "Employed in Jurisdiction but Living Elsewhere" is calculated as a share of jobs located within the jurisdiction. As a result, the first two percentages sum to 100% while the third represents a separate measure of the local employment base.

Just under a third (31.6%) of resident workers commute outside of the TJPDC region, reflecting Albemarle County's connections to other employment centers along the I-64 corridor and Northern Virginia.

Table 5. Top Commute Destinations

Commute Destination	Count	Share
Albemarle County, VA	18,099	40.5%
Charlottesville city, VA	10,871	24.3%
Fairfax County, VA	1,965	4.4%
Henrico County, VA	860	1.9%
Richmond city, VA	746	1.7%
Augusta County, VA	678	1.5%
Harrisonburg city, VA	547	1.2%
Chesterfield County, VA	507	1.1%
Rockingham County, VA	474	1.1%
Greene County, VA	446	1.0%
All Other Locations	**9,474**	**21.2%**
Total Resident Workers	**44,667**	**100.0%**

Table 6. Top Home Locations of Workers

Home Location	Count	Share
Albemarle County, VA	18,099	34.2%
Charlottesville city, VA	5,862	11.1%
Fluvanna County, VA	3,105	5.9%
Greene County, VA	2,472	4.7%
Louisa County, VA	1,843	3.5%
Augusta County, VA	1,798	3.4%
Waynesboro city, VA	1,190	2.2%
Orange County, VA	1,124	2.1%
Nelson County, VA	1,029	1.9%
Fairfax County, VA	949	1.8%
All Other Locations	**15,503**	**29.3%**
Total Employed	**52,974**	**100.0%**

Source: US Census OnTheMap, 2023 Data

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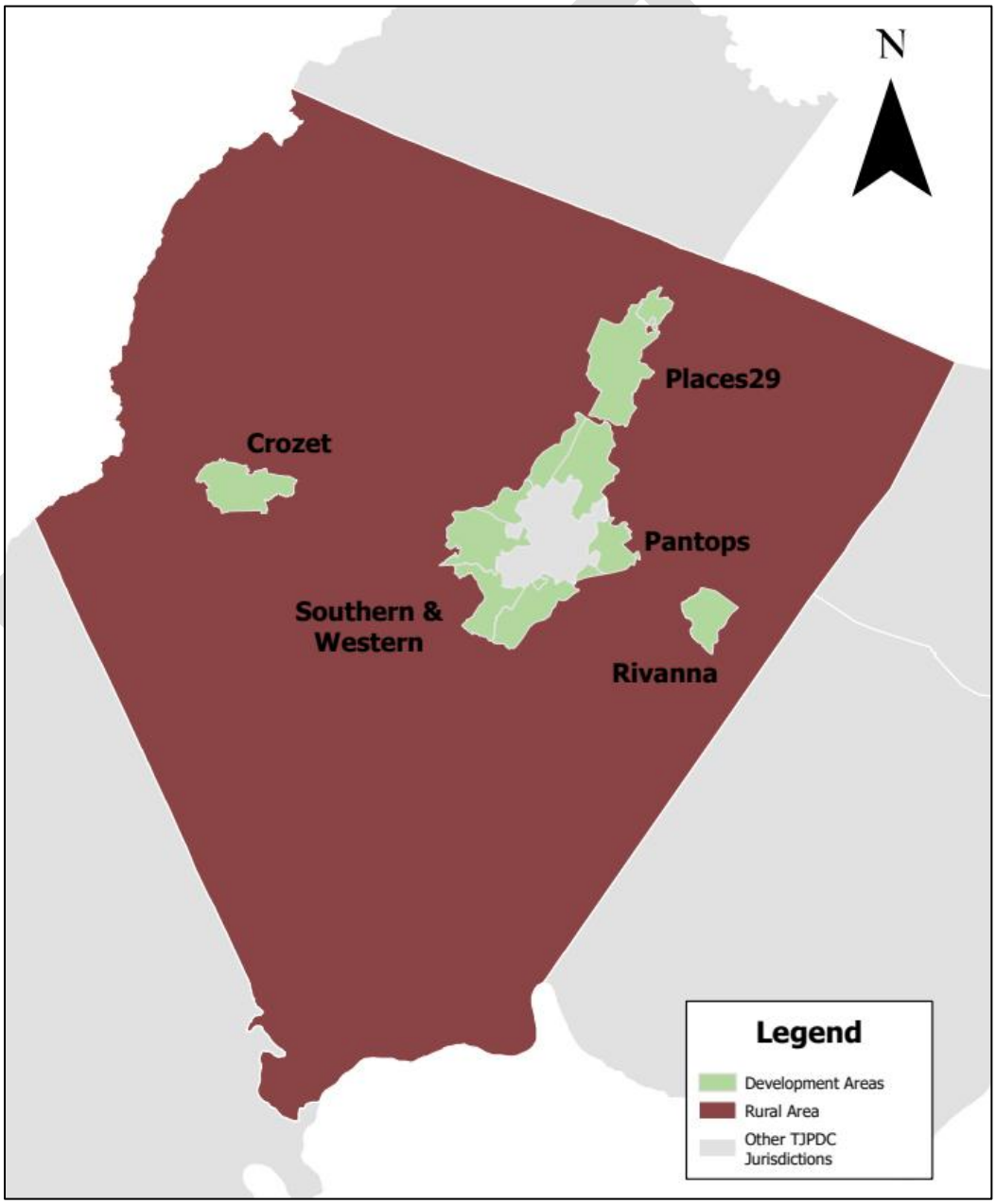
Land Use and Other Local Planning Context

Albemarle County adopted its current Comprehensive Plan (AC44) in 2025, which continued the long range vision of growth management by primarily directing growth into development areas and preserving approximately 95% of the county as rural. While accommodating significant growth, the county has remained committed to protecting its rural areas, scenic resources, and quality of life.

Each development area has its own Master Plan and Community Advisory Committee (CAC). The development areas are all within the metropolitan planning area boundary of the Charlottesville-Albemarle Metropolitan Planning Organization (CA-MPO).

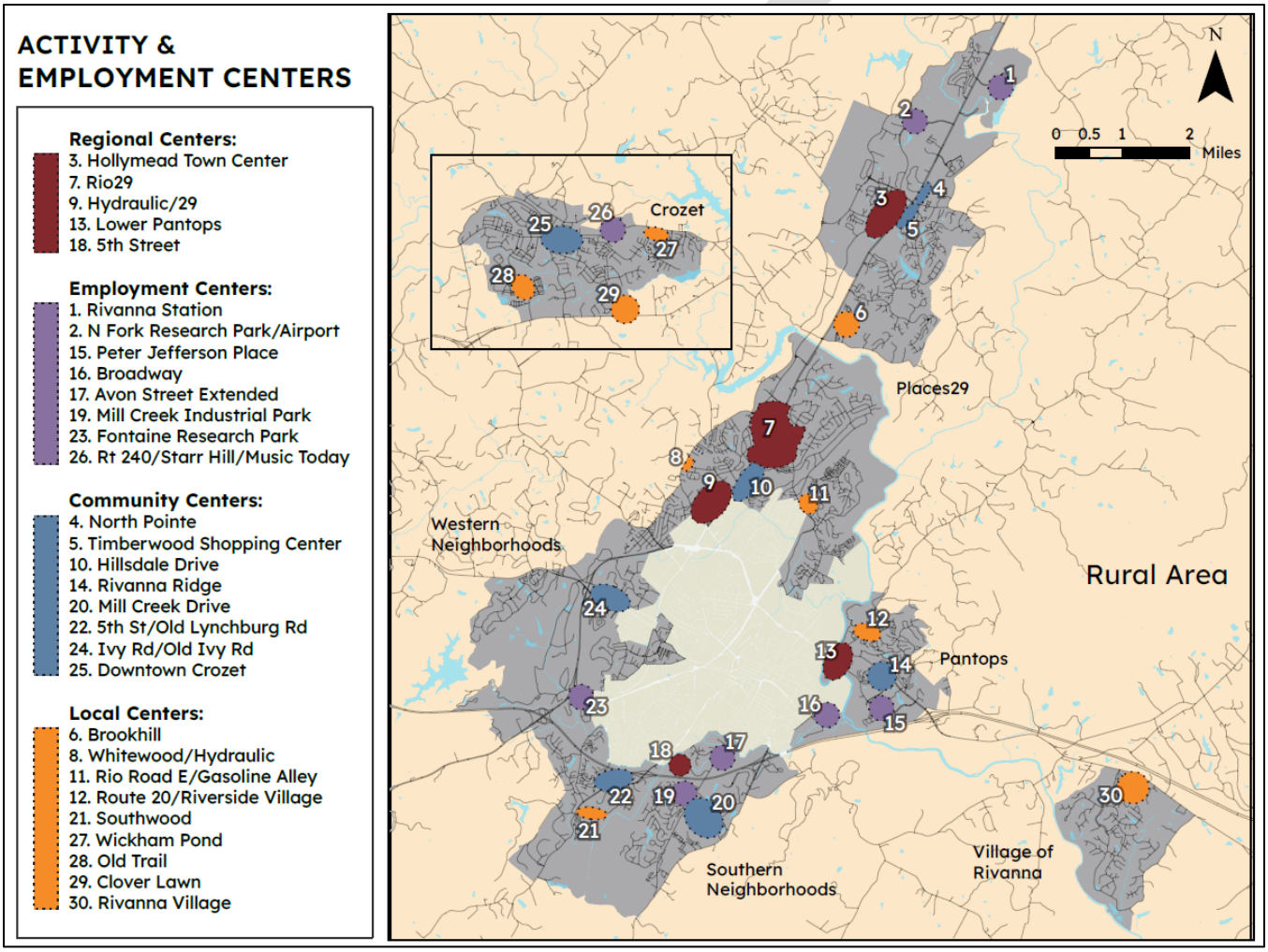
Figure 5. Albemarle County Development Areas



Albemarle County identified multiple work projects to guide implementation of AC44. Many are already underway or preparing to begin, including zoning modernization, activity center planning, and a countywide multimodal transportation plan. Though not scheduled for completion in the short-term, a rural area plan was also identified as a work project for the coming years.

AC44 identified 30 activity and employment centers, all located within the development areas. They are organized into the following categories: Regional Centers, Employment Centers, Community Centers, and Local Centers.

Figure 6. Activity and Employment Centers



Source: Albemarle County Comprehensive Plan, AC44

AC44 and other local planning efforts help inform and shape transportation investment decisions and priorities. Because Albemarle serves as the region's largest population and employment center, coordination between land use and transportation planning will remain critical for accommodating future growth while preserving the county's rural areas.

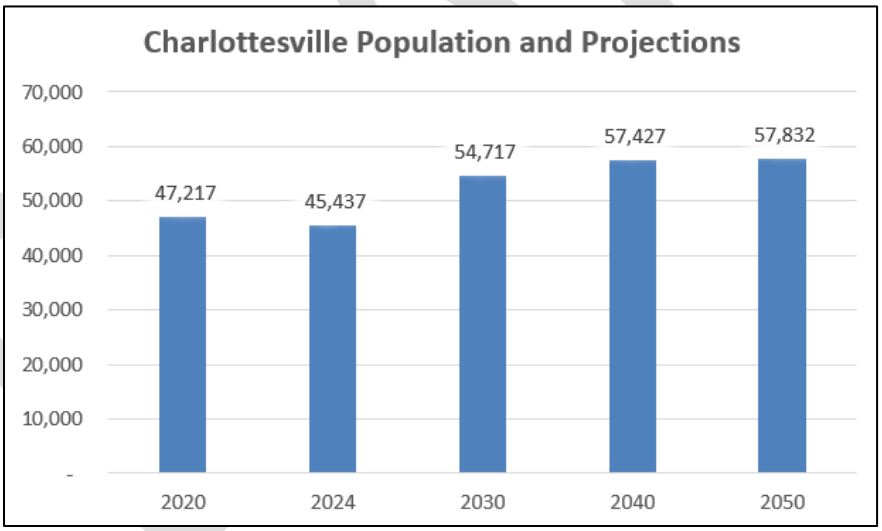
City of Charlottesville Overview

The City of Charlottesville is the urban center of the Thomas Jefferson Planning District Commission (TJPDC) region and is the core of the federally mandated Charlottesville-Albemarle Metropolitan Planning Organization (CA-MPO). Together with Albemarle County, it serves as the center for higher education, employment, and healthcare. Although it is the smallest jurisdiction geographically, Charlottesville has the highest population density. The city's transportation network supports not only residents, but also thousands of daily commuters traveling from surrounding counties in the region to destinations within and around the city.

Population Demographics

According to 2024 American Community Survey (ACS) 5-Year Estimates, Charlottesville is home to approximately 45,000 residents. Population projections from the Weldon Cooper Center estimate that the population will reach approximately 54,717 by 2030, 57,427 by 2040, and 57,832 by 2050. While the city's population has been relatively stable, future growth is expected to occur primarily through redevelopment, infill development, and increased density rather than geographical expansion.

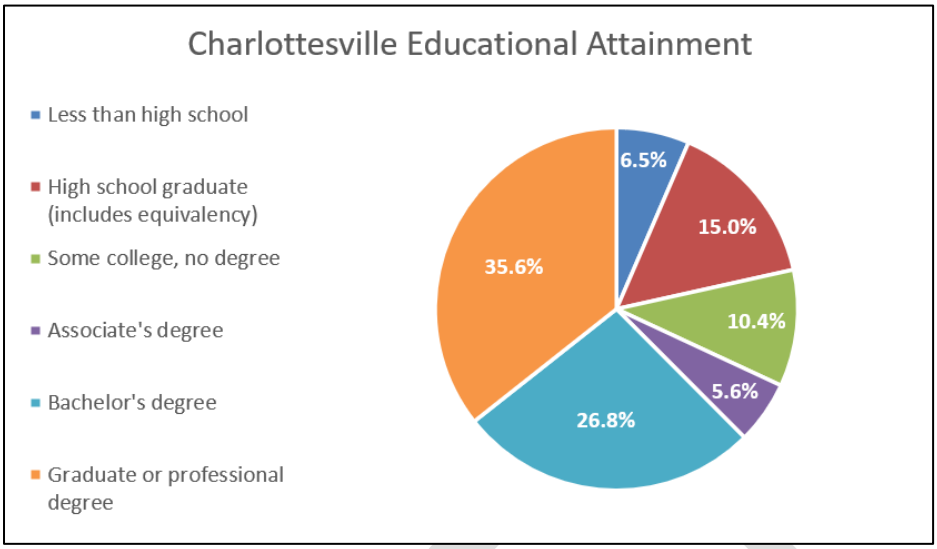
Figure 1. Charlottesville Population and Projections



Source: US Census American Community Survey 2024 Estimates
Weldon Cooper Center Population Projections

Charlottesville has one of the youngest and most highly educated populations in Virginia, influenced by its proximity to the University of Virgia. The median age is 33.1 years, substantially younger than neighboring rural counties. Over 62% of adults aged 25 and older have earned a bachelor's degree or higher, reflecting the city's concentration of professional, healthcare, research, and academic employment.

Figure 2. Charlottesville Educational Attainment



Source: US Census American Community Survey 2024 Estimates

Charlottesville is the most diverse jurisdiction in the region. Approximately 64% of residents identify as White, 15.5% identify as Black or African American, 7% identify as Asian, 6.9% identify as Hispanic or Latino (of any race), and 5.7% identify as two or more races.

Table 1. Charlottesville Race/Ethnicity

Race/Ethnicity	Number	Percent
White alone	29,163	64.2%
Black or African American alone	7,026	15.5%
American Indian and Alaska Native alone	15	0.0%
Asian alone	3,198	7.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	302	0.7%
Two or More Races	2,601	5.7%
Hispanic or Latino (of any race)	3,132	6.9%
Total population	45,437	100.0%

Source: US Census American Community Survey 2024 Estimates

Economic and Commuter Characteristics

Together with Albemarle County, the City of Charlottesville serves as the economic center of the TJPDC region, with a workforce concentrated in education, healthcare, government, professional services, and retail. According to ACS 2024 estimates, the largest employment sector is educational services, health care, and social assistance (41.5%), reflecting the presence of the University of Virginia and UVA Health. In 2024, the estimated median household income was $74,824.

Table 2. Charlottesville Employment by Industry

Industry	Number	Percent
Educational services, and health care and social assistance	9,939	41.5%
Professional, scientific, and management, and administrative and waste management services	3,694	15.4%
Arts, entertainment, and recreation, and accommodation and food services	2,305	9.6%
Retail trade	1,728	7.2%
Finance and insurance, and real estate and rental and leasing	1,184	4.9%
Other services, except public administration	1,104	4.6%
Manufacturing	872	3.6%
Construction	799	3.3%
Transportation and warehousing, and utilities	795	3.3%
Public administration	729	3.0%
Information	569	2.4%
Wholesale trade	145	0.6%
Agriculture, forestry, fishing and hunting, and mining	100	0.4%
Civilian employed population 16 years and over	**23,963**	**100.0%**

Source: US Census American Community Survey 2024 Estimates

According to data from the Virginia Employment Commission, the largest employers located in the City of Charlottesville include:

1. University of Virginia Medical Center
2. City of Charlottesville
3. UVA Health Services Foundation
4. Charlottesville City School Board
5. Sevicelink Management Com Inc
6. Lakeland Tours
7. Assoc for Investment Management
8. Capital IQ Inc
9. Rmc Events
10. County of Albemarle

Charlottesville experiences significant commuter activity from within and outside of the region. The city's mean travel time to work is 17 minutes, the shortest of all of the TJPDC jurisdictions, reflecting closer proximity of housing and residents' employment. Charlottesville also has the lowest household vehicle availability percentage; a higher share of households have one or no vehicles available (52.4%) than in neighboring jurisdictions.

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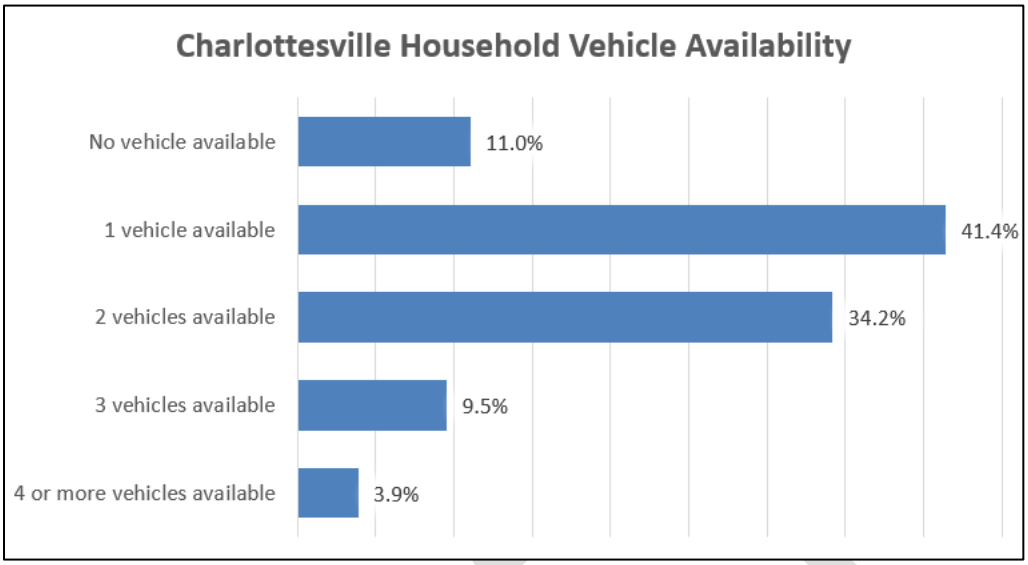
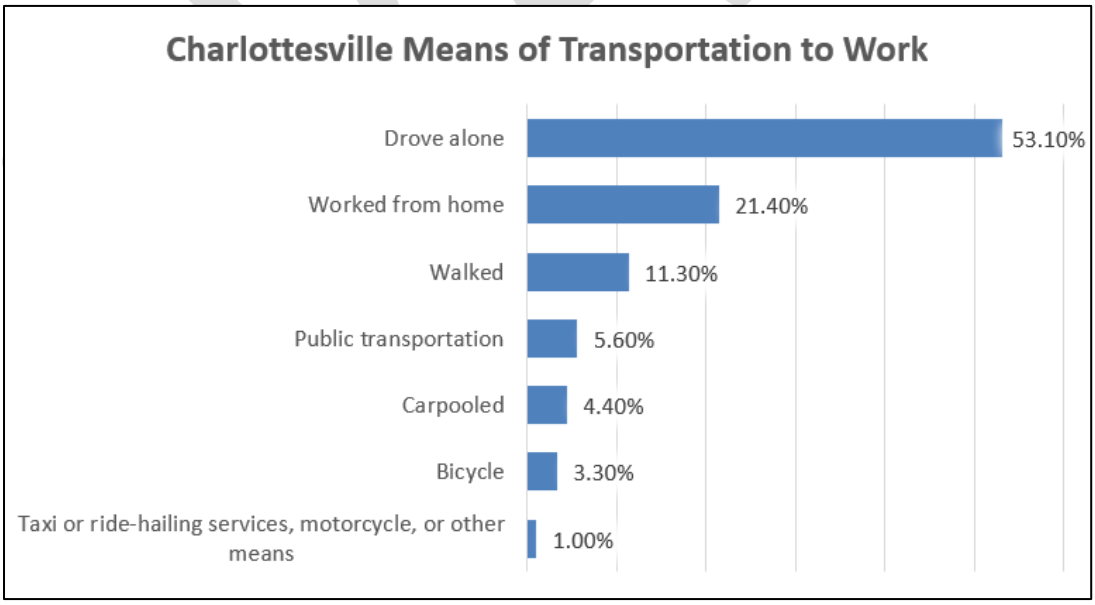
Figure 3. Charlottesville Household Vehicle Availability



Source: US Census American Community Survey 2024 Estimates

As with other jurisdictions, personal vehicles remain the dominant mode of transportation for commuting (53.1%). However, other modes of transportation are significantly higher in Charlottesville, with walking, using public transportation, and bicycling accounting for over 20% of commuters' work transportation means.

Figure 4. Charlottesville Means of Transportation to Work



Source: US Census American Community Survey 2024 Estimates

Using U.S. Census Bureau OnTheMap data, a Destination Analysis and Inflow/Outflow Analysis was run for each jurisdiction to identify commuter patterns throughout the region. Of the city's 17,597

working residents[6], approximately 34% both live and work within Charlottesville, the second highest within the region. Although 66% of residents leave the city for work, many of them (33.3%) commute to Albemarle.

Table 3. Resident Workforce and Commuting Patterns by Jurisdiction[7]

	Resident Workers in Jurisdiction	Total Employed in Jurisdiction	Living and Working Within Jursidction	Living in Jurisdiction but Employed Outside	Employed in Jurisdiction but Living Elsewhere
Albemarle	44,667	52,974	40.5%	59.5%	65.8%
Charlottesville	17,597	34,483	34.0%	66.0%	82.6%
Fluvanna	11,143	5,062	16.6%	83.4%	63.4%
Greene	8,674	3,935	17.1%	82.9%	62.4%
Louisa	14,315	9,800	23.9%	76.1%	65.1%
Nelson	5,965	3,477	25.8%	74.2%	55.7%

Source: US Census OnTheMap, 2023 Data

While Charlottesville retains 34% of its resident workforce, over 82% of jobs located within the City are filled by workers who live elsewhere, illustrating its importance as regional economic center.

Table 4. Residents Employed Within and Outside of the Region by Jurisdiction

	Resident Workers	Employed within Region	Percent	Employed Outside Region	Percent
Albemarle	44,667	30,539	68.4%	14,128	31.6%
Charlottesville	17,597	12,212	69.4%	5,385	30.6%
Fluvanna	11,143	7,565	67.9%	3,578	32.1%
Greene	8,674	5,412	62.4%	3,262	37.6%
Louisa	14,315	6,710	46.9%	7,605	53.1%
Nelson	5,965	3,238	54.3%	2,727	45.7%

Source: US Census OnTheMap, 2023 Data

Just under a third (30.6%) of resident workers commute outside of the TJPDC region, reflecting Charlottesville's connections to other employment centers along the I-64 corridor and Northern Virginia.

[6] Note: Worker totals may differ between Census OnTheMap and the American Community Survey (ACS) because they are derived using different data sources and methodologies. OnTheMap is based on administrative employment records, while the ACS is a household survey. Additionally, 2023 was the latest year available for OnTheMap data.

[7] **How to read this table:** "Living and Working Within Jurisdiction" and "Living in Jurisdiction but Employed Outside" are calculated as a share of employed residents. "Employed in Jurisdiction but Living Elsewhere" is calculated as a share of jobs located within the jurisdiction. As a result, the first two percentages sum to 100% while the third represents a separate measure of the local employment base.

Table 5. Top Commute Destinations

Commute Destination	Count	Share
Charlottesville city, VA	5,984	34.0%
Albemarle County, VA	5,862	33.3%
Fairfax County, VA	778	4.4%
Henrico County, VA	371	2.1%
Richmond city, VA	275	1.6%
Loudoun County, VA	207	1.2%
Harrisonburg city, VA	205	1.2%
Chesterfield County, VA	192	1.1%
Arlington County, VA	175	1.0%
Augusta County, VA	161	0.9%
All Other Locations	**3,387**	**19.2%**
Total Resident Workers	**17,597**	**100.0%**

Table 6. Top Home Locations of Workers

Home Location	Count	Share
Albemarle County, VA	10,871	31.5%
Charlottesville city, VA	5,984	17.4%
Fluvanna County, VA	2,022	5.9%
Greene County, VA	1,211	3.5%
Louisa County, VA	991	2.9%
Augusta County, VA	935	2.7%
Fairfax County, VA	672	1.9%
Waynesboro city, VA	601	1.7%
Nelson County, VA	580	1.7%
Henrico County, VA	561	1.6%
All Other Locations	**10,055**	**29.2%**
Total Employed	**34,483**	**100.0%**

Source: US Census OnTheMap, 2023 Data

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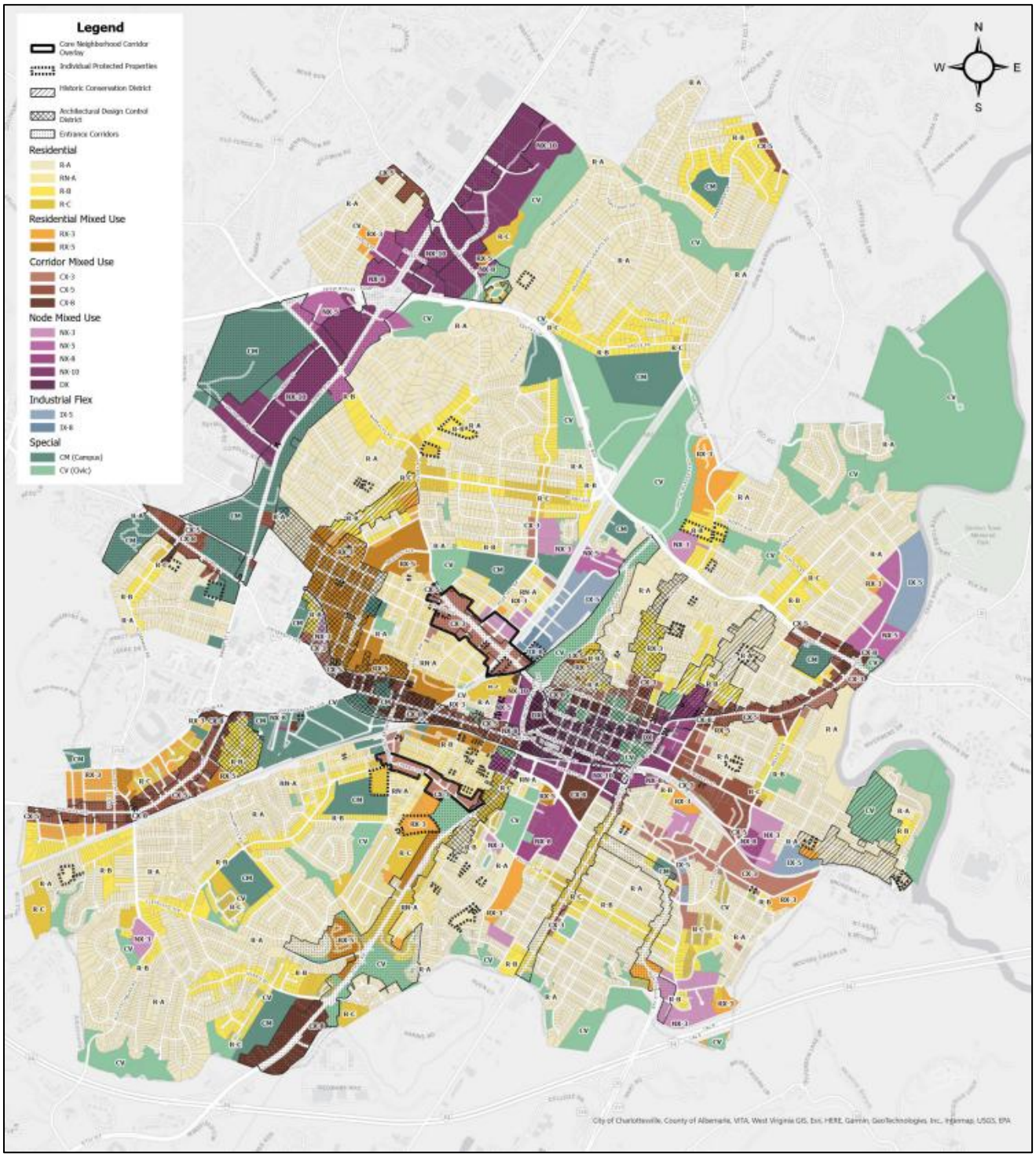
Land Use and Other Local Planning Context

The City of Charlottesville is approximately 10.3 square miles. Charlottesville's land use reflects its role as an urban center with a diverse mix of residential, commercial, and mixed uses. Due to geographical constraints, future growth will occur primarily through infill development, redevelopment, and increased density. It is surrounded on each side by Albemarle County.

Charlottesville adopted its most recent Comprehensive Plan in 2021, establishing a long-range vision for equitable growth, neighborhood livability, housing affordability, and a safe, accessible transportation network. Since the adoption of the Comprehensive Plan, the city has also implemented a new zoning ordinance designed to increase housing opportunities, encourage mixed-use development, and support walkable and bikeable neighborhoods. Charlottesville and Albemarle County serve as the region's primary employment, healthcare, and higher education center. Thousands of commuters travel into the urban core each day from neighboring jurisdictions, making the coordination of local land use and regional mobility planning essential.

The city is preparing to conduct a citywide mobility plan in the near-term, which will develop a community-driven strategy for safer, more equitable, and more connected transportation network. As an independent city, Charlottesville utilizes its own transportation project design guidelines, which will also be updated as part of the citywide mobility plan.

Figure 5. City of Charlottesville Zoning Map



Fluvanna County Overview

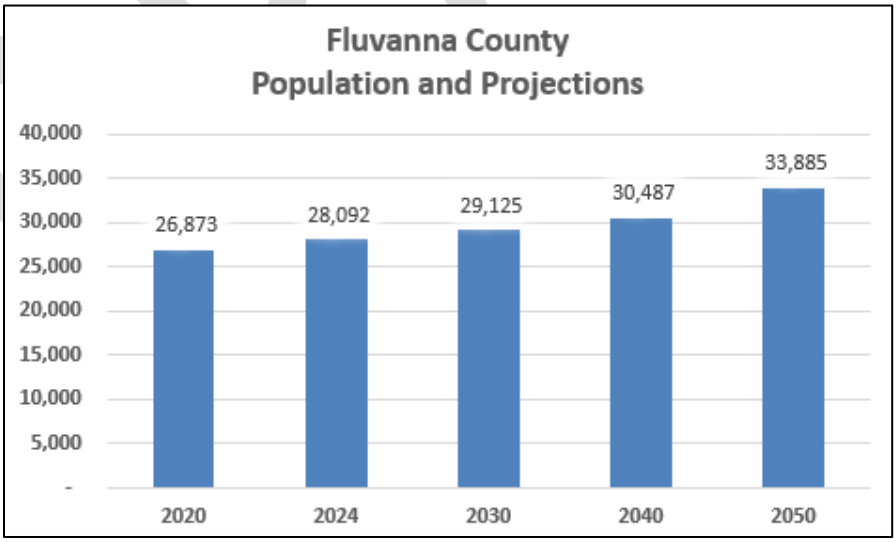
Fluvanna County is located in the southeastern portion of the Thomas Jefferson Planning District Commission (TJPDC) region and serves as a growing rural community. The County's location along the US 15 and State Route 53 corridors, combined with its proximity to I-64, has contributed to its steady growth while it also maintains a rural landscape, agricultural heritage, and natural resources.

The County most recently adopted an update to its Comprehensive Plan in 2024, establishing the long range vision for land use, transportation, housing, economic development, public facilities, and environmental stewardship. The plan emphasizes directing growth toward designated development areas while protecting rural landscapes, agricultural resources, and the county's network of natural and recreational resources.

Population Demographics

Fluvanna County continues to experience steady population growth and is projected to remain one of the faster growing rural jurisdictions within the region. According to the 2024 American Community Survey (ACS), the county's population is estimated at 28,092 residents, an increase from 26,873 in 2020. Population projections prepared by the Weldon Cooper Center estimate continued growth to approximately 29,125 by 2030, 30,487 by 2040, and 33,085 by 2050. This sustained growth will increase demand for housing, schools, transportation infrastructure, and public services over the coming decades.

Figure 1. Fluvanna County Population and Projections

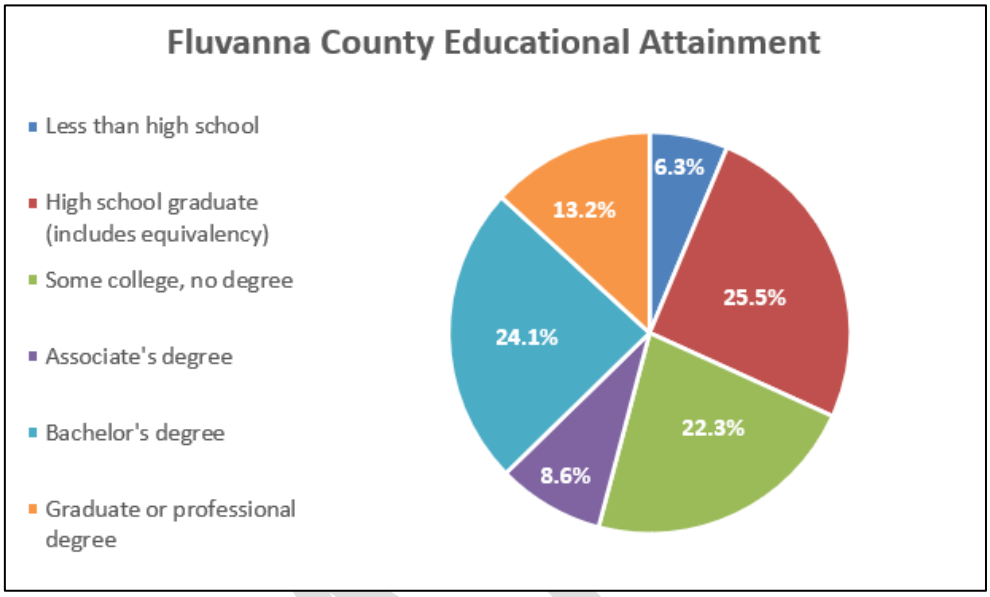


Source: US Census American Community Survey 2024 Estimates
Weldon Cooper Center Population Projections

The County has a relatively mature population with a median age of 43.5 years. Educational attainment demonstrates a diverse workforce with varying levels of education. Approximately

25.3% of adults have earned a high school diploma or equivalent as their highest level of education, while 24.1% hold a bachelors degree and 11.2% have earned a graduate or professional degree.

Figure 2. Fluvanna County Educational Attainment



Source: US Census American Community Survey 2024 Estimates

While the population is predominantly white (75%), Fluvanna County is becoming increasingly diverse with 11.8% of residents who identify as Black or African American, 6.4% who identify as two or more races, and 0.9% why identify as Asian. Residents who identify as Hispanic or Latino comprise 4.6% of the population.

Table 1. Fluvanna County Race/Ethnicity

Race/Ethnicity	Number	Percent
White	21,055	75.0%
Black or African American	3,311	11.8%
American Indian and Alaska Native	29	0.1%
Asian	251	0.9%
Native Hawaiian and Other Pacific Islander	0	0.0%
Some Other Race	352	1.3%
Two or More Races	1806	6.4%
Hispanic or Latino (of any race)	1,288	4.6%
Total Population	28,092	100.0%

Source: US Census American Community Survey 2024 Estimates

Economic and Commuter Characteristics

Fluvanna County's economy is centered on education, healthcare, government, manufacturing, retail, and professional services. The largest employment sector is educational services, health

care, and social assistance, accounting for approximately 4,466 workers (33%). Other major industries include professional, scientific, management, administrative, and waste management services (14.2%), retail trade (12.6%), and arts, entertainment, recreation, accommodation, and food services (8%). In 2024, the estimated median household income for Fluvanna County was $96,768.

Table 2. Fluvanna County Employment by industry

Industry	Number	Percent
Educational services, and health care and social assistance	4,466	33.0%
Professional, scientific, and management, and administrative and waste management services	1,915	14.2%
Retail trade	1,706	12.6%
Arts, entertainment, and recreation, and accommodation and food services	1,085	8.0%
Construction	945	7.0%
Other services, except public administration	683	5.1%
Public administration	645	4.8%
Manufacturing	597	4.4%
Transportation and warehousing, and utilities	506	3.7%
Finance and insurance, and real estate and rental and leasing	493	3.6%
Agriculture, forestry, fishing and hunting, and mining	210	1.6%
Wholesale trade	188	1.4%
Information	77	0.6%
Civilian employed population 16 years and over	**13,516**	**100.0%**

Source: US Census American Community Survey 2024 Estimates

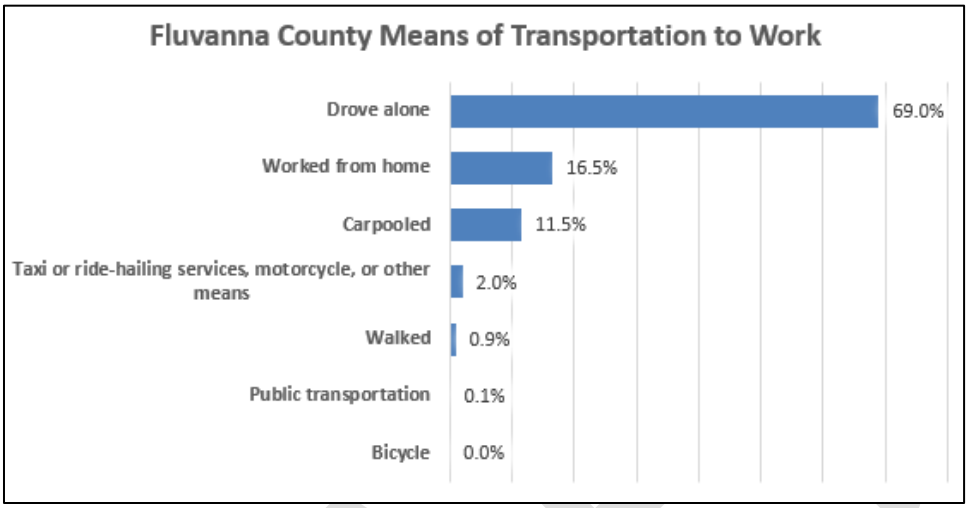
According to data from the Virginia Employment Commission, the largest employers located in Fluvanna County include:

1. Fluvanna County Public School Board
2. Fluvanna Correctional Center
3. County of Fluvanna
4. Fork Union Military Academy
5. BFI Transfer Systems of Virginia
6. Lake Monticello Owners
7. Dominos Pizza
8. A G Dillard Inc
9. Food Lion
10. Armor Correctional Health

Personal vehicles remain the primary means of commuting. Approximately 69% of workers drove alone to work, while 11.5% carpooled. The rise of remote work continues to influence commuting patterns, with 16.5% of employed residents working from home. Alternative transportation modes

account for a relatively small share of trips, with approximately 2% using taxis, ride-hailing services, motorcycles, and other means; 0.9% walking; 0.1% using public transportation; and no bicycle commuting.

Figure 2. Fluvanna County Means of Transportation to Work

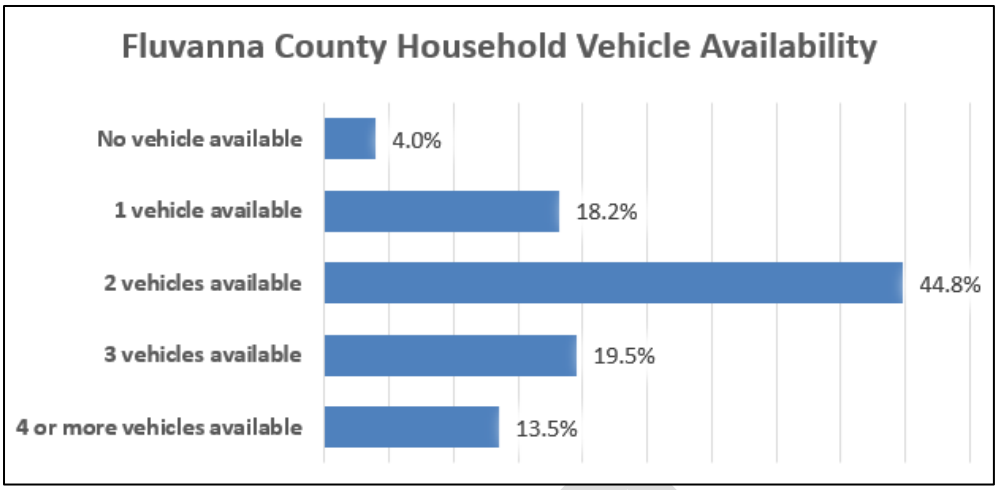


Source: US Census American Community Survey 2024 Estimates

Workers in Fluvanna County experience an average commute time of 32 minutes, reflecting the county's strong commuting ties to external employment centers. Maintaining reliable connections will remain critical as the population continues to grow.

Household vehicle ownership is high, representing the high reliance on automobiles for employment, healthcare, shopping, and other daily activities. Approximately 44.8% of households own two vehicles, 19.5% own three vehicles, and 13.5% own four or more vehicles. An additional 18.2% of households own one vehicle, while 4% of households have no vehicle available.

Figure 3. Fluvanna County Household Vehicle Availability



Source: US Census American Community Survey 2024 Estimates

Using U.S. Census Bureau OnTheMap data, a Destination Analysis and Inflow/Outflow Analysis was run for each jurisdiction to identify commuter patterns throughout the region. Of the county's 11,143 working residents[8], approximately 16.6% both live and work within Fluvanna. Approximately 63.4% of residents leave the county for work, with just under half of them commuting to Albemarle and Charlottesville (27.9% and 18.1% respectively). More than 63% of jobs in Fluvanna are filled by workers who live elsewhere.

Table 3. Resident Workforce and Commuting Patterns by Jurisdiction[9]

	Resident Workers in Jurisdiction	Total Employed in Jurisdiction	Living and Working Within Jursidction	Living in Jurisdiction but Employed Outside	Employed in Jurisdiction but Living Elsewhere
Albemarle	44,667	52,974	40.5%	59.5%	65.8%
Charlottesville	17,597	34,483	34.0%	66.0%	82.6%
Fluvanna	11,143	5,062	16.6%	83.4%	63.4%
Greene	8,674	3,935	17.1%	82.9%	62.4%
Louisa	14,315	9,800	23.9%	76.1%	65.1%
Nelson	5,965	3,477	25.8%	74.2%	55.7%

Source: US Census OnTheMap, 2023 Data

[8] Note: Worker totals may differ between Census OnTheMap and the American Community Survey (ACS) because they are derived using different data sources and methodologies. OnTheMap is based on administrative employment records, while the ACS is a household survey. Additionally, 2023 was the latest year available for OnTheMap data.

[9] **How to read this table:** "Living and Working Within Jurisdiction" and "Living in Jurisdiction but Employed Outside" are calculated as a share of employed residents. "Employed in Jurisdiction but Living Elsewhere" is calculated as a share of jobs located within the jurisdiction. As a result, the first two percentages sum to 100% while the third represents a separate measure of the local employment base.

Table 4. Residents Employed Within and Outside of the Region by Jurisdiction

	Resident Workers	Employed within Region	Percent	Employed Outside Region	Percent
Albemarle	44,667	30,539	68.4%	14,128	31.6%
Charlottesville	17,597	12,212	69.4%	5,385	30.6%
Fluvanna	11,143	7,565	67.9%	3,578	32.1%
Greene	8,674	5,412	62.4%	3,262	37.6%
Louisa	14,315	6,710	46.9%	7,605	53.1%
Nelson	5,965	3,238	54.3%	2,727	45.7%

Source: US Census OnTheMap, 2023 Data

Just under a third (32.1%) of resident workers commute outside of the TJPDC region.

Table 5. Top Commute Destinations

Commute Destination	Count	Share
Albemarle County, VA	3,105	27.9%
Charlottesville city, VA	2,022	18.1%
Fluvanna County, VA	1,852	16.6%
Louisa County, VA	457	4.1%
Fairfax County, VA	445	4.0%
Henrico County, VA	226	2.0%
Richmond city, VA	190	1.7%
Chesterfield County,	144	1.3%
Rockingham County,	134	1.2%
Orange County, VA	133	1.2%
All Other Locations	**2,435**	**21.9%**
Total Resident Workers	**11,143**	**100.0%**

Table 6. Top Home Locations of Workers

Home Location	Count	Share
Fluvanna County, VA	1,852	36.6%
Albemarle County, VA	432	8.5%
Louisa County, VA	330	6.5%
Buckingham County,	261	5.2%
Chesterfield County, VA	225	4.4%
Richmond city, VA	120	2.4%
Henrico County, VA	102	2.0%
Charlottesville city, VA	101	2.0%
Greene County, VA	87	1.7%
Orange County, VA	74	1.5%
All Other Locations	**1,478**	**29.2%**
Total Employed	**5,062**	**100.0%**

Source: US Census OnTheMap, 2023 Data

Land Use and Other Local Planning Context

Fluvanna County's development pattern reflects a balance between rural preservation and planned growth. Much of the county remains devoted to agriculture, forestry, and low density residential development, while more concentrated development has occurred around Palmyra, Lake Monticello, Zion Crossroads, and other growth areas identified in the Comprehensive Plan.

Greene County Overview

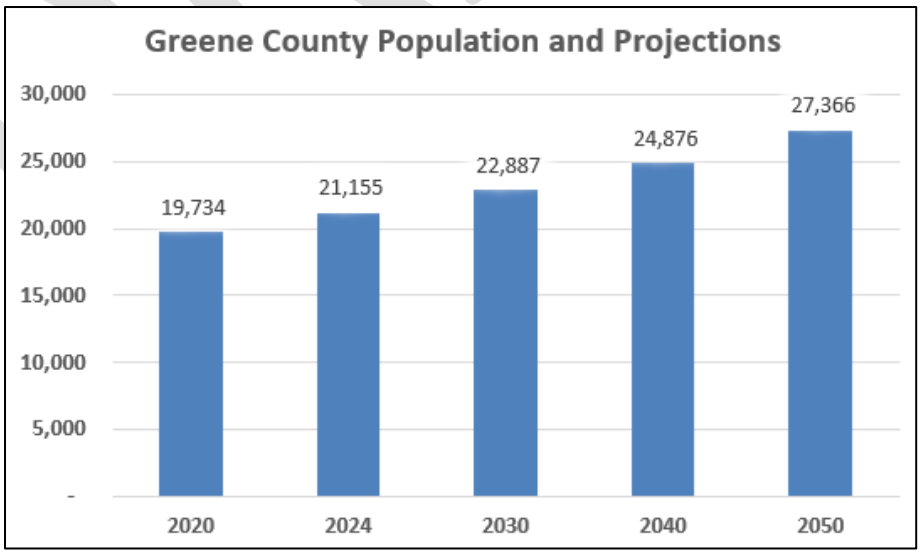
Greene County is a rural jurisdiction located in the northern portion of the Thomas Jefferson Planning District Commission region. While maintaining its rural character, Greene County has experienced steady population growth driven by its proximity to employment opportunities in neighboring jurisdictions and its location along the US 29 corridor. This growth has increased demand for housing, transportation infrastructure, and public services while reinforcing the need to balance future development with the preservation of agricultural lands, natural resources, and the county's rural identity.

Greene County most recently updated its Comprehensive Plan in 2023, providing the framework guiding future land use, transportation, housing, economic development, and resource conservation decisions. The county has begun the next comprehensive planning process, which will build on the 2023 update and develop a shared vision for growth over the next 20 years. The final document is anticipated in summer 2027.

Population Demographics

Greene County's population has grown steadily over the past decade and is projected to continue increasing through 2050. According to the 2024 American Community Survey (ACS), the county's population is estimated at 21,155, representing growth from an estimated 19,734 residents in 2020. Weldon Cooper Center population projections estimate the population will reach approximately 22,887 by 2030, 24,876 by 2040, and 27,366 by 2050, reflecting the county's attractiveness as a community.

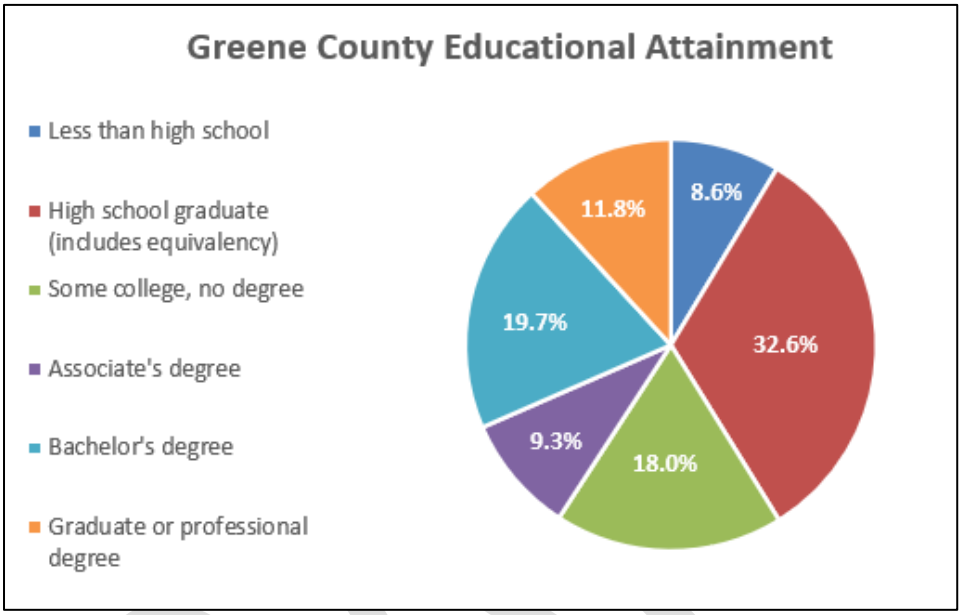
Figure 1. Greene County Population and Projections



Source: US Census American Community Survey 2024 Estimates
Weldon Cooper Center Population Projections

Educational attainment illustrates a workforce with a range of educational backgrounds. Approximately 32.6% of residents have earned a high school diploma or equivalent as their highest level of education, while 19.7% have completed a bachelor's degree and 11.8% hold a graduate or professional degree. Approximately 8.6% of adults have less than a high school education.

Figure 2. Greene County Educational Attainment



Source: US Census American Community Survey 2024 Estimates

Greene County has a predominantly white population (78.8%) with Hispanic or Latino (7.5%) and Black or African American (7.4%) representing the largest minority groups. While the county's population is predominantly white, demographic trends could suggest increasing diversity over time as the region continues to grow.

Table 1. Greene County Race/Ethnicity

Race/Ethnicity	Number	Percent
White	16,667	78.8%
Black or African American	1,563	7.4%
American Indian and Alaska Native	8	0.0%
Asian	464	2.2%
Native Hawaiian and Other Pacific Islander	41	0.2%
Some Other Race	196	0.9%
Two or More Races	638	3.0%
Hispanic or Latino (of any race)	1,578	7.5%
Total Population	21,155	100.0%

Source: US Census American Community Survey 2024 Estimates

Economic and Commuter Characteristics

Greene County's economy is supported by a diverse mix of employment sectors. The largest employment sector is educational services, health care, and social assistance, employing approximately 2,903 workers (26.3%). Other major industries include professional, scientific, management, administrative, and waste management services (14.2%), retail trade (12.4%), construction (8.6%), and manufacturing (7.1%). In 2024, the estimated median household income for Greene was $89,808.

Table 2. Greene County Employment by Industry

Industry	Estimate	Percent
Educational services, and health care and social assistance	2,903	26.3%
Professional, scientific, and management, and administrative and waste management services	1,569	14.2%
Retail trade	1,364	12.4%
Construction	952	8.6%
Manufacturing	788	7.1%
Public administration	701	6.3%
Finance and insurance, and real estate and rental and leasing	677	6.1%
Other services, except public administration	670	6.1%
Arts, entertainment, and recreation, and accommodation and food services	589	5.3%
Transportation and warehousing, and utilities	373	3.4%
Wholesale trade	192	1.7%
Agriculture, forestry, fishing and hunting, and mining	186	1.7%
Information	79	0.7%
Civilian employed population 16 years and over	**11,043**	**100.0%**

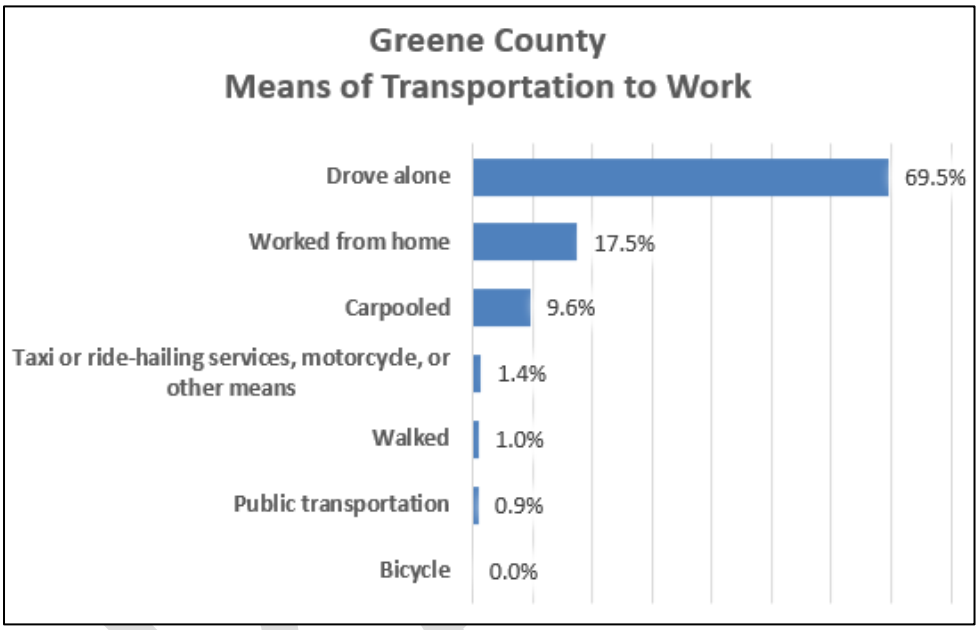
Source: US Census American Community Survey 2024 Estimates

According to data from the Virginia Employment Commission, the largest employers located in Greene County include:

1. Greene County School Board
2. Wal-Mart
3. Sunland Employee Leasing LLC
4. County of Greene
5. Lowes' Home Centers, Inc.
6. Blue Ridge School
7. Osen Hunter Group LLC
8. Insurance Institute for H Inc
9. McDonalds
10. Food Lion

As with most jurisdictions in the TJPDC region, personal vehicles remain the dominant mode of transportation for commuting. Approximately 69.5% of workers drove alone to work, while 9.6% carpooled. Remote work has become an increasingly significant component of Greene County's workforce, with 17.5% of employed residents working from home. The utilization of alternative modes of transportation remains limited, with approximately two percent of commuters walking, biking, or using public transportation.

Figure 3. Greene County Means of Transportation to Work

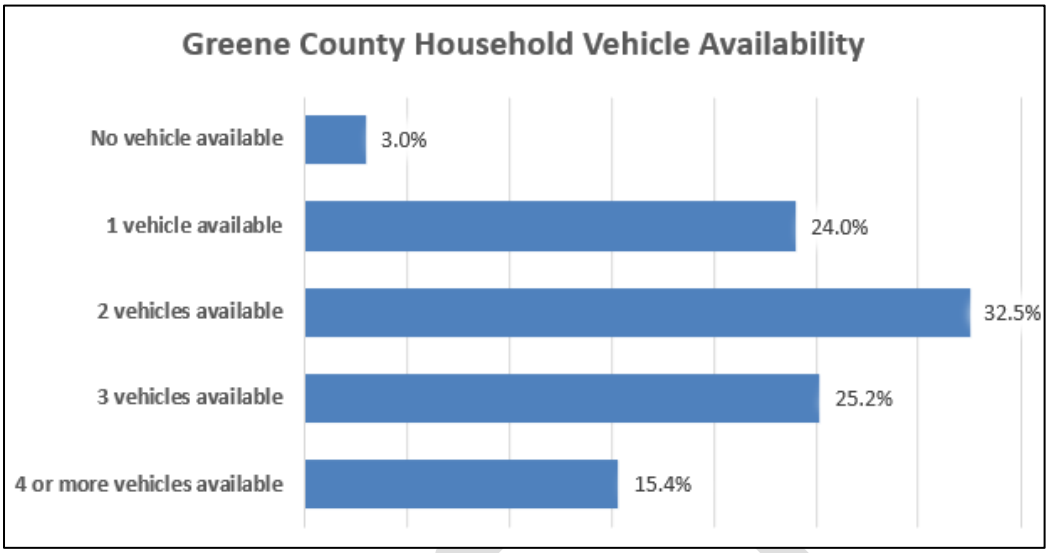


Source: US Census American Community Survey 2024 Estimates

The average commute time is 32.3 minutes, among the longer commute times in the region, highlighting the importance of maintaining reliable access to employment centers in surrounding jurisdictions. Continued population growth and regional commuting patterns will increase the importance of maintaining safe, reliable transportation connections while considering expansion of access to transit and ridesharing where feasible.

Household vehicle ownership is high, with 32.5% of households owning two vehicles, 25.2% owning three vehicles, and 15.4% owning four or more vehicles. Approximately 24% of households own one vehicle, while only 3% of households do not have access to a vehicle. Many households rely of automobiles for employment, education, healthcare, and daily services. As Greene County continues to grow, coordinating future land use decisions with transportation investments can help support and improve long-term mobility throughout the county and the broader TJPDC region.

Figure 4. Greene County Household Vehicle Availability



Source: US Census American Community Survey 2024 Estimates

Using U.S. Census Bureau OnTheMap data, a Destination Analysis and Inflow/Outflow Analysis was run for each jurisdiction to identify commuter patterns throughout the region. Of the county's 8,674 working residents[10], approximately 17.1% both live and work within Greene. Although 82.9% of residents leave the county for work, many of them commute to Albemarle and Charlottesville (28.5% and 14% respectively). Over a third (37.6%) of resident workers commute outside of the TJPDC region.

Table 3. Resident Workforce and Commuting Patterns by Jurisdiction[11]

	Resident Workers in Jurisdiction	Total Employed in Jurisdiction	Living and Working Within Jursidction	Living in Jurisdiction but Employed Outside	Employed in Jurisdiction but Living Elsewhere
Albemarle	44,667	52,974	40.5%	59.5%	65.8%
Charlottesville	17,597	34,483	34.0%	66.0%	82.6%
Fluvanna	11,143	5,062	16.6%	83.4%	63.4%
Greene	8,674	3,935	17.1%	82.9%	62.4%
Louisa	14,315	9,800	23.9%	76.1%	65.1%
Nelson	5,965	3,477	25.8%	74.2%	55.7%

Source: US Census OnTheMap, 2023 Data

[10] Note: Worker totals may differ between Census OnTheMap and the American Community Survey (ACS) because they are derived using different data sources and methodologies. OnTheMap is based on administrative employment records, while the ACS is a household survey. Additionally, 2023 was the latest year available for OnTheMap data.

[11] **How to read this table:** "Living and Working Within Jurisdiction" and "Living in Jurisdiction but Employed Outside" are calculated as a share of employed residents. "Employed in Jurisdiction but Living Elsewhere" is calculated as a share of jobs located within the jurisdiction. As a result, the first two percentages sum to 100% while the third represents a separate measure of the local employment base.

Table 4. Residents Employed Within and Outside of the Region by Jurisdiction

	Resident Workers	Employed within Region	Percent	Employed Outside Region	Percent
Albemarle	44,667	30,539	68.4%	14,128	31.6%
Charlottesville	17,597	12,212	69.4%	5,385	30.6%
Fluvanna	11,143	7,565	67.9%	3,578	32.1%
Greene	8,674	5,412	62.4%	3,262	37.6%
Louisa	14,315	6,710	46.9%	7,605	53.1%
Nelson	5,965	3,238	54.3%	2,727	45.7%

Source: US Census OnTheMap, 2023 Data

Table 5. Top Commute Destinations

Commute Destination	Count	Share
Albemarle County, VA	2,472	28.5%
Greene County, VA	1,479	17.1%
Charlottesville city, VA	1,211	14.0%
Fairfax County, VA	351	4.0%
Orange County, VA	220	2.5%
Madison County, VA	210	2.4%
Rockingham County,	186	2.1%
Henrico County, VA	185	2.1%
Culpeper County, VA	175	2.0%
Harrisonburg city, VA	152	1.8%
All Other Locations	2,033	23.4%
Total Resident Workers	8,674	100.0%

Table 6. Top Home Locations of Workers

Home Location	Count	Share
Greene County, VA	1,479	37.6%
Albemarle County, VA	446	11.3%
Orange County, VA	178	4.5%
Madison County, VA	172	4.4%
Rockingham County, VA	145	3.7%
Louisa County, VA	102	2.6%
Charlottesville city, VA	91	2.3%
Fluvanna County, VA	87	2.2%
Augusta County, VA	74	1.9%
Spotsylvania County, VA	69	1.8%
All Other Locations	1,092	27.8%
Total Employed	3,935	100.0%

Source: US Census OnTheMap, 2023 Data

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Land Use and Other Local Planning Context

Greene County's land use pattern remains predominantly rural, characterized by agricultural lands, forested areas, and low density residential development. Growth has generally occurred around the US 29 and US 33 corridors and in areas with access to regional transportation networks, while much of the county retains its rural character. As population growth continues, balancing residential and commercial development with farmland preservation, environmental protection, and infrastructure capacity will remain a key planning consideration.

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Louisa County Overview

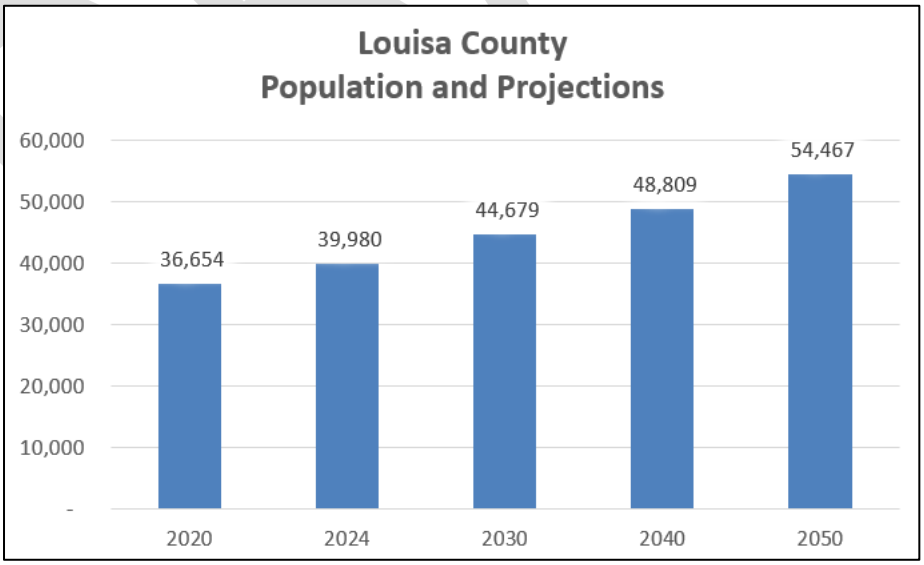
Louisa County is located in the eastern portion of the Thomas Jefferson Planning District, strategically positioned between the Charlottesville and Richmond metropolitan areas. Its location along the I-64 corridor, US Route 15, and US Route 33 has made the county an increasingly attractive place for residential growth, business investment, and industrial development while maintaining its predominantly rural character. Agriculture, forestry, manufacturing, energy production, and tourism continue to play important roles in the local economy, complemented by growing residential communities that support commuters traveling throughout Central Virginia.

Louisa County adopted its current 2040 Comprehensive Plan in 2019, establishing a long range vision for managing growth, preserving rural landscapes, strengthening economic development, and coordinating infrastructure investments. The plan emphasizes concentrating future development to protect the county's agricultural resources, historic assets, and natural environment.

Population Demographics

Louisa County continues to experience sustained population growth making it the fastest growing jurisdiction within the TJPDC region. According to 2024 American Community Survey (ACS) estimates, the county's population is estimated at just under 40,000 residents. Population projections prepared by the Weldon Cooper center indicate that by 2050, the county's population is projected to grow to more than 54,000 residents.

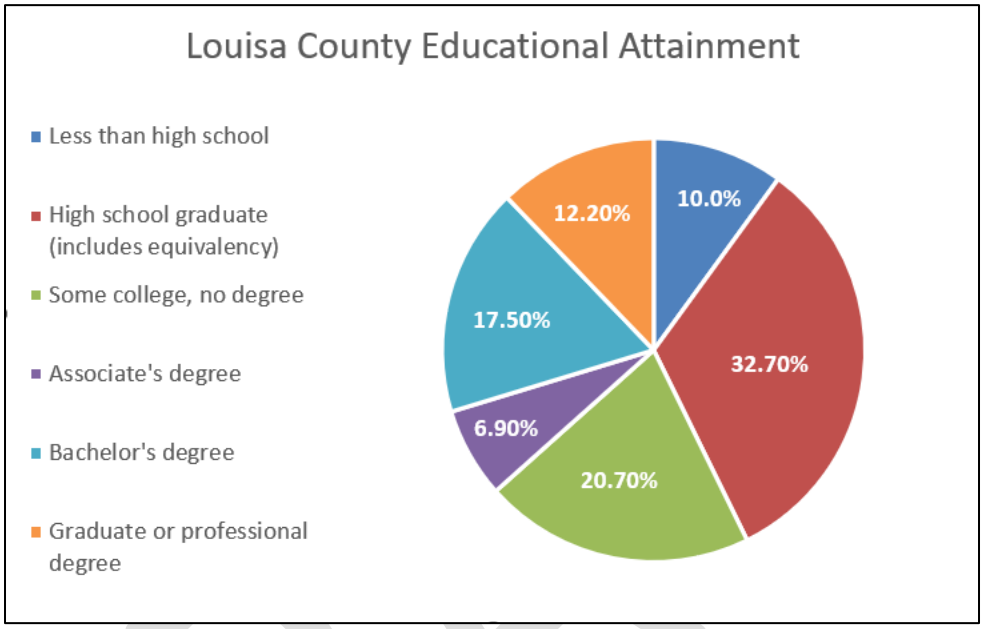
Figure 1. Louisa County Population and Projections



Source: US Census American Community Survey 2024 Estimates
Weldon Cooper Center Population Projections

Louisa County has a relatively mature population, with a median age of approximately 45 years. Educational attainment reflects a workforce with a range of educational backgrounds. Nearly 30% of adults hold a bachelor's degree or higher, while many additional residents have completed associate degrees, technical training, or some college coursework. The county's workforce supports a diverse economy requiring both skilled trades and professional occupations.

Figure 2. Louisa County Educational Attainment



Source: US Census American Community Survey 2024 Estimates

Current ACS estimates indicate that approximately 76% of residents identify as White, 11.5% identify as Black or African American, 6.4% identify as two or more races, and 4.1% identify as Hispanic or Latino. Smaller portions of the population identify as Asian, American Indian, or other racial groups.

Table 1. Louisa County Race/Ethnicity

Race/Ethnicity	Number	Percent
White alone	30,420	76.1%
Black or African American alone	4,604	11.5%
American Indian and Alaska Native alone	129	0.3%
Asian alone	242	0.6%
Native Hawaiian and Other Pacific Islander alone	10	0.0%
Some Other Race alone	353	0.9%
Two or More Races	2563	6.4%
Hispanic or Latino (of any race)	1,659	4.1%
Total Population	39,980	100.0%

Source: US Census American Community Survey 2024 Estimates

Economic and Commuter Characteristics

Louisa County maintains one of the most diverse economies among the rural jurisdictions in the TJPDC region. Employment is supported by a combination of industries, with major employment sectors including educational services, health care, and social assistance (24.3%), retail trade (12.4%), professional, scientific, management, administrative, and waste management (11%), and construction (9.5%). In 2024, the median household income in Louisa County was $86,689.

Table 2. Louisa County Employment by Industry

Industry	Number	Percent
Educational services, and health care and social assistance	4,739	24.3%
Retail trade	2,420	12.4%
Professional, scientific, and management, and administrative and waste management services	2,152	11.0%
Construction	1,847	9.5%
Finance and insurance, and real estate and rental and leasing	1381	7.1%
Transportation and warehousing, and utilities	1326	6.8%
Public administration	1226	6.3%
Manufacturing	1200	6.2%
Other services, except public administration	1078	5.5%
Arts, entertainment, and recreation, and accommodation and food services	1038	5.3%
Agriculture, forestry, fishing and hunting, and mining	710	3.6%
Wholesale trade	187	1.0%
Information	187	1.0%
Civilian employed population 16 years and over	**19,491**	**100.0%**

Source: US Census American Community Survey 2024 Estimates

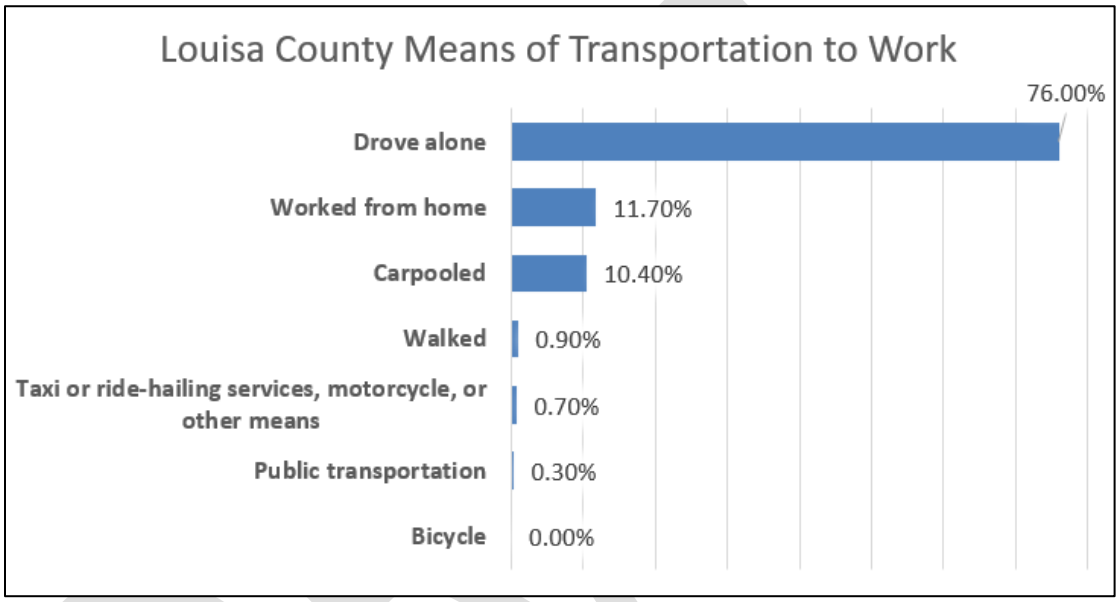
According to data from the Virginia Employment Commission, the largest employers located in Louisa County include:

11. Wal-Mart
12. Louisa County Public School Board
13. Dominion Virginia Power
14. Fluor Daniel Services Corporation
15. Klockner Pentaplast America
16. County of Louisa
17. Tri Dim Filter Corporation
18. Lowes' Home Centers, Inc.
19. Food Lion
20. The Atlantic Group Inc.

The presence of industrial employers also distinguishes Louisa County's economic base from many neighboring rural localities. While local employment continues to expand, many residents also commute to the City of Charlottesville, Albemarle County, the City of Richmond, Fredericksburg, and other places for work, reflecting the County's centralized location in Virginia.

Personal vehicles remain the dominant mode of transportation for Louisa County residents. Most workers commute by driving alone (76%) followed by carpooling (10.4%). The growth of remote work since 2020 has increased the share of residents working from home, although the majority of commuters continue to rely on inter- or intra-regional mobility.

Figure 3. Louisa County Means of Transportation to Work

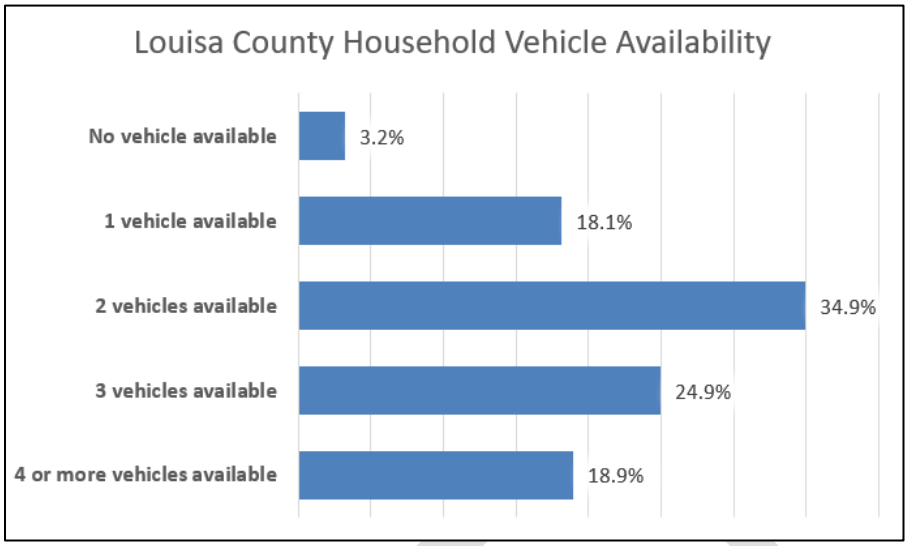


Source: US Census American Community Survey 2024 Estimates

The county's mean commute time is approximately 35.7 minutes, among the longest within the TJPDC region, highlighting the importance of safe and reliable corridors. Continued improvements to roadway safety and the exploration of alternative multimodal transportation options will be essential to support future population and employment growth.

Consistent with other rural counties in the region, Louisa County households are highly dependent on personal vehicles. High rates of vehicle ownership reflect dispersed development patterns and limited transit availability, making continued investment in regional connectivity essential. Most households (78.7%) have at least two vehicles available, while 3.2% of households have no vehicle available. Coordinating future transportation improvements with planned growth will help support economic development, improve mobility, and preserve rural character that remains central to Louisa County's identity.

Figure 4. Louisa County Household Vehicle Availability



Source: US Census American Community Survey 2024 Estimates

Using U.S. Census Bureau OnTheMap data, a Destination Analysis and Inflow/Outflow Analysis was run for each jurisdiction to identify commuter patterns throughout the region. Of the county's 14,315 working residents[12], approximately 23.9% both live and work within Louisa. Approximately 76% of resident workers leave Louisa County for work, with over 53% of those workers commuting outside of the TJPDC region entirely. Over 65% of jobs located within the County are filled by workers who live elsewhere.

Table 3. Resident Workforce and Commuting Patterns by Jurisdiction[13]

	Resident Workers in Jurisdiction	Total Employed in Jurisdiction	Living and Working Within Jursidction	Living in Jurisdiction but Employed Outside	Employed in Jurisdiction but Living Elsewhere
Albemarle	44,667	52,974	40.5%	59.5%	65.8%
Charlottesville	17,597	34,483	34.0%	66.0%	82.6%
Fluvanna	11,143	5,062	16.6%	83.4%	63.4%
Greene	8,674	3,935	17.1%	82.9%	62.4%
Louisa	14,315	9,800	23.9%	76.1%	65.1%
Nelson	5,965	3,477	25.8%	74.2%	55.7%

Source: US Census OnTheMap, 2023 Data

[12] Note: Worker totals may differ between Census OnTheMap and the American Community Survey (ACS) because they are derived using different data sources and methodologies. OnTheMap is based on administrative employment records, while the ACS is a household survey. Additionally, 2023 was the latest year available for OnTheMap data.

[13] **How to read this table:** "Living and Working Within Jurisdiction" and "Living in Jurisdiction but Employed Outside" are calculated as a share of employed residents. "Employed in Jurisdiction but Living Elsewhere" is calculated as a share of jobs located within the jurisdiction. As a result, the first two percentages sum to 100% while the third represents a separate measure of the local employment base.

Table 4. Residents Employed Within and Outside of the Region by Jurisdiction

	Resident Workers	Employed within Region	Percent	Employed Outside Region	Percent
Albemarle	44,667	30,539	68.4%	14,128	31.6%
Charlottesville	17,597	12,212	69.4%	5,385	30.6%
Fluvanna	11,143	7,565	67.9%	3,578	32.1%
Greene	8,674	5,412	62.4%	3,262	37.6%
Louisa	14,315	6,710	46.9%	7,605	53.1%
Nelson	5,965	3,238	54.3%	2,727	45.7%

Source: US Census OnTheMap, 2023 Data

The county's central location between the Charlottesville and Richmond metropolitan regions provides residents with access to a wide range of employment opportunities. As a result, commuting patterns extend in multiple directions rather than being dominated by a single jurisdiction.

Table 5. Top Commute Destinations

Commute Destination	Count	Share
Louisa County, VA	3,418	23.9%
Albemarle County, VA	1,843	12.9%
Charlottesville city, VA	991	6.9%
Fairfax County, VA	694	4.8%
Orange County, VA	656	4.6%
Spotsylvania County,	508	3.5%
Goochland County, VA	453	3.2%
Henrico County, VA	404	2.8%
Prince William County,	352	2.5%
Fluvanna County, VA	330	2.3%
All Other Locations	4,666	32.6%
Total Resident Workers	14,315	100.0%

Table 6. Top Home Locations of Workers

Home Location	Count	Share
Louisa County, VA	3,418	34.9%
Spotsylvania County, VA	464	4.7%
Fluvanna County, VA	457	4.7%
Albemarle County, VA	425	4.3%
Orange County, VA	374	3.8%
Henrico County, VA	327	3.3%
Hanover County, VA	219	2.2%
Chesterfield County, VA	216	2.2%
Goochland County, VA	183	1.9%
Augusta County, VA	148	1.5%
All Other Locations	3,569	36.4%
Total Employed	9,800	100.0%

Source: US Census OnTheMap, 2023 Data

Land Use and Other Local Planning Context

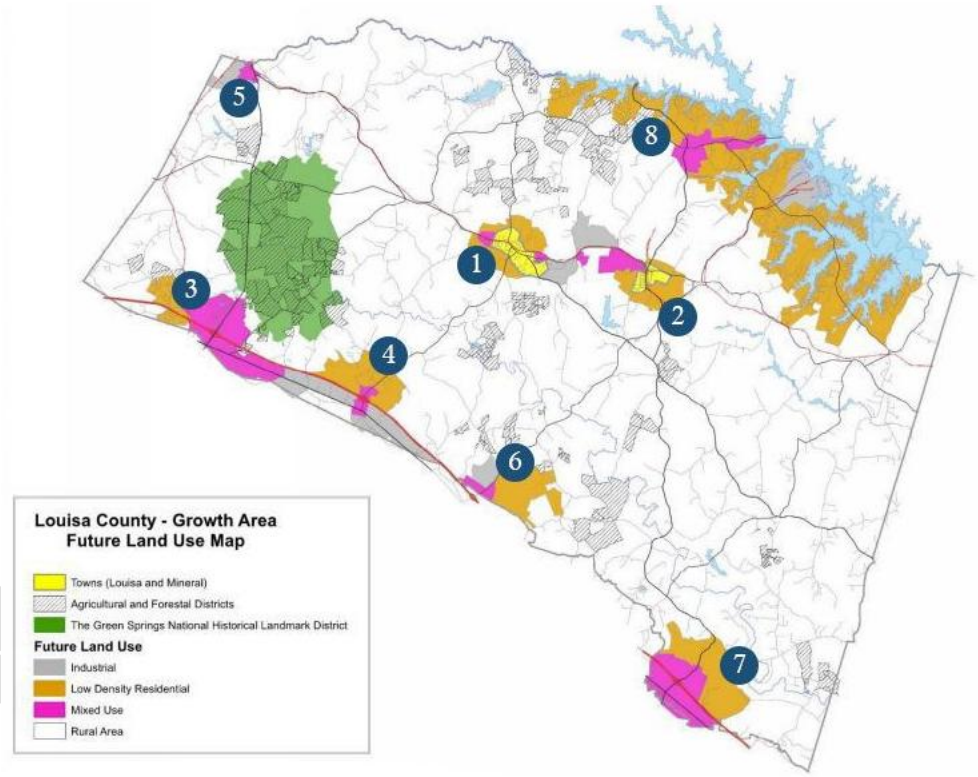
Louisa County's land use pattern reflects its expansive rural landscape, with agriculture, forestry, open space, and low-density residential development comprising the majority of the county. More intensive development is concentrated around the Town of Louisa, Zion Crossroads, and the Town of Mineral.

Louisa County adopted its current Comprehensive Plan in 2019 with a 2040 planning horizon. The county conducted a public survey in fall 2025 to collect resident feedback for use in the upcoming update to the Comprehensive Plan. Since adoption of its 2019 Comprehensive Plan, Louisa has experienced continued residential and commercial growth, continuing to stand out as one of

Virginia's fastest growing localities. Out of the six jurisdictions in the TJPDC region, Louisa County is projected to have the highest growth rate between 2020 and 2050 (48.6%, or approximately 17,000 residents). Only Albemarle County will add a greater number of residents in the coming decades.

Loisa County has eight identified designated growth areas, which are intended to help manage growth and keep rural areas rural. Managing the growth areas in partnership with establishing the Agricultural and Forestal District Program helps the county remain committed to preserving its agricultural economy, scenic resources, and rural character.

Figure 5. Louisa County Growth Areas



Louisa County's designated growth areas are:

1. Town of Louisa
2. Town of Mineral
3. Zion Crossroads
4. Ferncliff
5. Gordonsville
6. Shannon Hill
7. Gum Springs
8. Lake Anna

Nelson County Overview

Nelson County is a rural jurisdiction located in the Blue Ridge Mountains of Central Virginia. The county is characterized by scenic mountain landscapes, agricultural heritage, and recreational destinations. Development patterns center around communities including Lovingston, Nellysford, and Colleen. Natural resource conservation, economic development, transportation infrastructure, and the balance between growth and preservation remain central themes in local planning efforts. The County's location along US Route 29, US Route 151, and the Blue Ridge Parkway contribute to its importance as both a tourism destination and a regional transportation corridor.

The County recently completed an update to its comprehensive plan, adopting Nelson 2042 in April 2024. Developed through an extensive public engagement process, the plan established a vision for growth, land use, transportation, housing, economic development, environmental stewardship, and community facilities through 2042. The plan is organized around several broad themes, including protecting rural character, expanding community services, strengthening the local economy, and preserving the County's natural and cultural resources. Other plans completed by the County within the last decade include the Rockfish Valley Area Plan (2017), the Route 29 Economic Development Corridor Plan (2019), and the VDOT Route 151 Corridor Study (2024).

Population Demographics

Nelson County is the smallest locality in the TJPDC region by population and is characterized by an older population and predominantly rural settlement pattern. According to the 2024 American Community Survey (ACS) 5-Year Estimates, Nelson County had a total population of 14,732 residents and a median age of 51.3 years, significantly older than state and national averages. The county's aging population has implications for transportation planning, including increasing demand for accessible transportation options, specialized mobility services, and infrastructure that supports aging in place.

Population forecasts prepared by the Weldon Cooper Center for Public Service indicate that Nelson County is expected to experience negative population growth over the next several decades. The County's population is projected to decline slightly from 14,486 residents in 2030 to approximately 14,230 residents by 2050. The relatively stable population suggests that transportation planning efforts should focus on maintaining existing infrastructure, improving system resiliency, and meeting the needs of an aging population rather than accommodating largescale growth.

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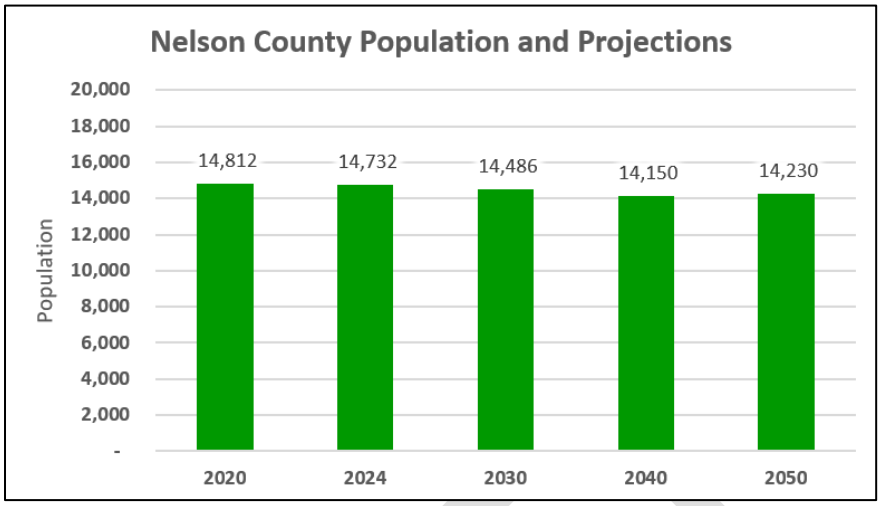
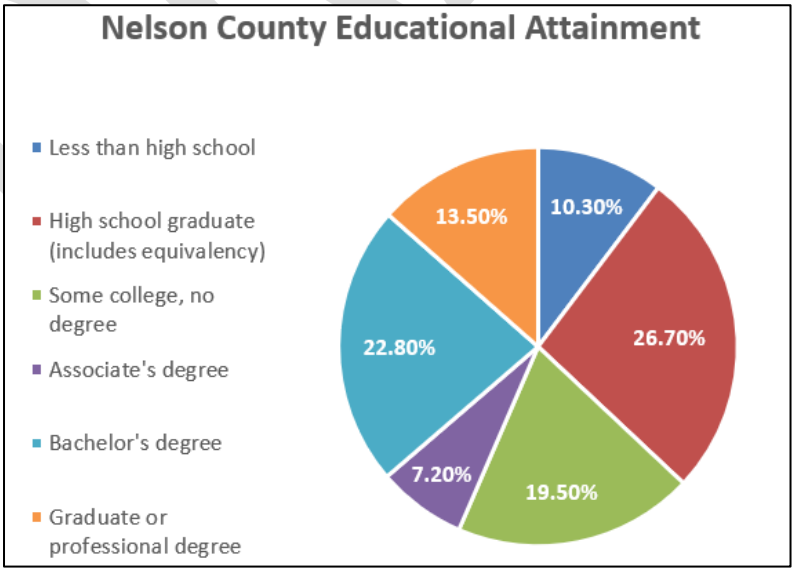
Figure 1. Nelson County Population and Projections



Source: US Census American Community Survey 2024 Estimates
Weldon Cooper Center Population Projections

Educational attainment reflects a mix of workforce backgrounds. Among residents age 25 and older, 89.7% have earned a high school diploma or equivalent, and 36.3% hold a bachelor's degree or higher. Approximately 26.7% of adults have a high school diploma as their highest level of education, while 22.8 percent have earned a bachelor's degree and 13.5% hold a graduate or professional degree. These educational attainment levels support a workforce that spans agriculture, tourism, manufacturing, healthcare, education, and professional occupations, many of which require commuting to employment centers outside of the county.

Figure 2. Nelson County Educational Attainment



Source: US Census American Community Survey 2024 Estimates

Nelson County has a predominantly white population (79.8%) with Black or African American representing the largest minority group (11%). In Table 1 below, while Hispanic or Latino is an ethnicity that can overlap with any race, it is broken out separately.

Table 1. Nelson County Race/Ethnicity

Race/Ethnicity	Total	Percent
White	11,752	79.8%
Black or African American	1623	11.0%
American Indian and Alaska Native	28	0.2%
Asian	132	0.9%
Native Hawaiian and Other Pacific Islander	0	0.0%
Some Other Race	17	0.1%
Two or More Races	475	3.2%
Hispanic or Latino (of any race)	705	4.8%

Source: US Census American Community Survey 2024 Estimates

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Economic and Commuter Characteristics

Nelson County's economy is diverse, with employment spread across a range of service-producing and goods-producing industries. According to the 2024 American Community Survey estimates, the county had approximately 6500 employed residents 16 years and older. The largest employment sector is educational services, health care, and social assistance, accounting for 22.4% of the workforce. This reflects the importance of schools, health care providers, and social service organizations as major employers and service providers for county residents.

Professional, scientific, management, administrative, and waste management services represent the second-largest employment sector at 11.09%, followed closely by arts, entertainment, recreation, accommodation, and food services (10.3%). The prominence of tourism and hospitality related employment reflects Nelson County's role as a destination for outdoor recreation, wineries, breweries, agritourism, and visitors traveling along the Blue Ridge Parkway and nearby mountain attractions. In 2024, the estimated median household income for Nelson was $72,589.

Table 2. Nelson County Employment by Industry

Industry	Estimate	Percent
Civilian employed population 16 years and over	**6,548**	**100.00%**
Educational services, and health care and social assistance:	1,466	22.39%
Professional, scientific, and management, and administrative and waste management services:	726	11.09%
Arts, entertainment, and recreation, and accommodation and food services:	676	10.32%
Retail trade	618	9.44%
Construction	578	8.83%
Manufacturing	476	7.27%
Other services, except public administration	393	6.00%
Public administration	386	5.89%
Finance and insurance, and real estate and rental and leasing:	357	5.45%
Transportation and warehousing, and utilities:	349	5.33%
Agriculture, forestry, fishing and hunting, and mining:	297	4.54%
Wholesale trade	144	2.20%
Information	82	1.25%

Source: US Census American Community Survey 2024 Estimates

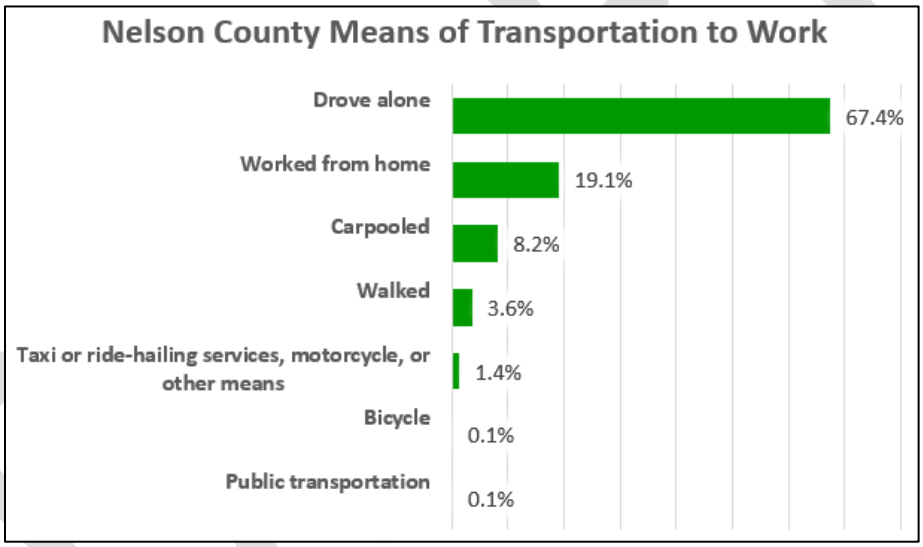
According to data from the Virginia Employment Commission, the largest employers located in Nelson County include:

1. Wintergreen Resort
2. Nelson County School Board
3. County of Nelson
4. Craft USA Holdings LLC

5. Blue Ridge Health Care Center
6. Wintergreen Property Owners Association
7. Blue Mountain Brewery Inc
8. Veritas Vineyard & Winery
9. Central Virginia Electric Co-Operative
10. Bold Rock Partners LP

Transportation and commuting characteristics further illustrate Nelson County's rural nature. Among workers aged 16 and older, 75.7% commute by car, truck, or van, with 67.4% driving alone and 8.2% carpooling. Nearly one-fifth of workers (19.1%) work from home, reflecting the growing role of remote work in the county. Walking accounts for 3.6% of commute trips, while public transportation and bicycling each represent less than one percent of commute modes. The average commute time is 30.3 minutes, among the longer commute times in the region, highlighting the importance of maintaining reliable access to employment centers in surrounding jurisdictions.

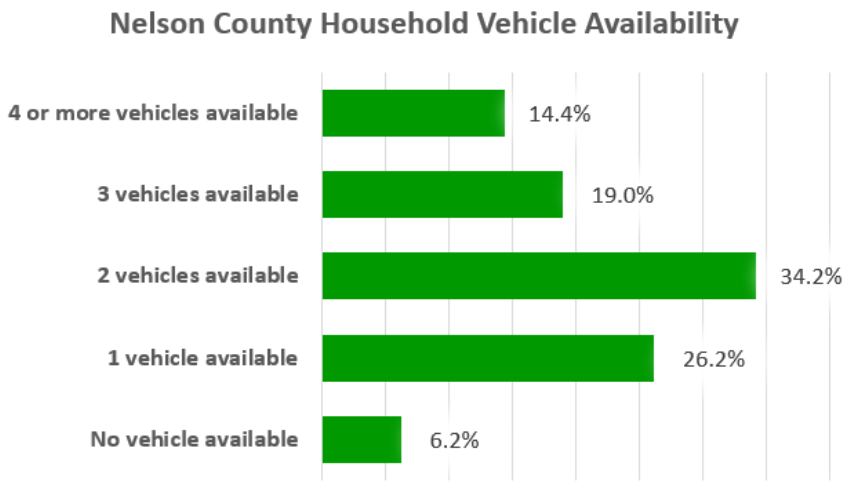
Figure 3. Nelson County Means of Transportation to Work



Source: US Census American Community Survey 2024 Estimates

Most households in Nelson County have access to two or more vehicles (67.6%). The 6.2% of households that do not have access to a vehicle may face access and mobility challenges, limited by alternative modes of travel that are available.

Figure 4. Nelson County Household Vehicle Availability



Source: US Census American Community Survey 2024 Estimates

Using U.S. Census Bureau OnTheMap data, a Destination Analysis and Inflow/Outflow Analysis was run for each jurisdiction to identify commuter patterns throughout the region. Of the county's 5,965 working residents[14], 25.8% both live and work within Nelson. Approximately 74% of residents leave the county for work, and 55.7% of jobs in Nelson are filled by workers that live elsewhere.

Table 3. Resident Workforce and Commuting Patterns by Jurisdiction[15]

	Resident Workers in Jurisdiction	Total Employed in Jurisdiction	Living and Working Within Jursidction	Living in Jurisdiction but Employed Outside	Employed in Jurisdiction but Living Elsewhere
Albemarle	44,667	52,974	40.5%	59.5%	65.8%
Charlottesville	17,597	34,483	34.0%	66.0%	82.6%
Fluvanna	11,143	5,062	16.6%	83.4%	63.4%
Greene	8,674	3,935	17.1%	82.9%	62.4%
Louisa	14,315	9,800	23.9%	76.1%	65.1%
Nelson	5,965	3,477	25.8%	74.2%	55.7%

Source: US Census OnTheMap, 2023 Data

Over 45% of resident workers commute outside of the TJDPC region entirely for employment.

Table 4. Residents Employed Within and Outside of the Region by Jurisdiction

[14] Note: Worker totals may differ between Census OnTheMap and the American Community Survey (ACS) because they are derived using different data sources and methodologies. OnTheMap is based on administrative employment records, while the ACS is a household survey. Additionally, 2023 was the latest year available for OnTheMap data.

[15] **How to read this table:** "Living and Working Within Jurisdiction" and "Living in Jurisdiction but Employed Outside" are calculated as a share of employed residents. "Employed in Jurisdiction but Living Elsewhere" is calculated as a share of jobs located within the jurisdiction. As a result, the first two percentages sum to 100% while the third represents a separate measure of the local employment base.

	Resident Workers	Employed within Region	Percent	Employed Outside Region	Percent
Albemarle	44,667	30,539	68.4%	14,128	31.6%
Charlottesville	17,597	12,212	69.4%	5,385	30.6%
Fluvanna	11,143	7,565	67.9%	3,578	32.1%
Greene	8,674	5,412	62.4%	3,262	37.6%
Louisa	14,315	6,710	46.9%	7,605	53.1%
Nelson	5,965	3,238	54.3%	2,727	45.7%

Source: US Census OnTheMap, 2023 Data

Table 5. Top Commute Destinations

Commute Destination	Count	Share
Nelson County, VA	1,540	25.8%
Albemarle County, VA	1,029	17.3%
Charlottesville city, VA	580	9.7%
Amherst County, VA	231	3.9%
Augusta County, VA	229	3.8%
Lynchburg city, VA	215	3.6%
Waynesboro city, VA	158	2.6%
Fairfax County, VA	116	1.9%
Henrico County, VA	100	1.7%
Chesterfield County, VA	90	1.5%
All Other Locations	1,677	28.1%
Total Resident Workers	5,965	100.0%

Table 6. Top Home Locations of Workers

Home Location	Count	Share
Nelson County, VA	1,540	44.3%
Amherst County, VA	375	10.8%
Albemarle County, VA	266	7.7%
Augusta County, VA	216	6.2%
Lynchburg city, VA	107	3.1%
Waynesboro city, VA	78	2.2%
Campbell County, VA	58	1.7%
Bedford County, VA	56	1.6%
Charlottesville city, VA	56	1.6%
Staunton city, VA	55	1.6%
All Other Locations	670	19.3%
Total Employed	3,477	100.0%

Source: US Census OnTheMap, 2023 Data

Several demographic and economic characteristics distinguish Nelson County within the TJPDC region. The county has one of the oldest populations in the region and is one of the few localities projected to experience a modest population decline over the coming decades. At the same time, Nelson County maintains a relatively high share of remote workers and continues to serve as both a tourism destination and a residential community for workers employed elsewhere in the region. These trends underscore the importance of transportation investments that support regional connectivity, safe travel along major corridors, access to services for older adults, and resiliency improvements that maintain mobility during emergencies.

Land Use and Other Local Planning Context

Nelson County's comprehensive plan update established a more detailed framework for future land use and community planning. The county identified a range of place types, including rural residential areas, rural villages, small-town centers, mixed-use nodes, and industrial development areas. The planning process examined opportunities for targeted investment in areas such as Lovingston, Nellysford, and others along US Route 29 while continuing to protect the surrounding rural landscape that defines much of Nelson County's character and economy. Strategy #15 from Nelson 2042 states:

> *"Encourage new development in designated growth areas so that existing infrastructure can be more efficiently used, and rural lands will be protected from development."*

Following adoption of the comprehensive plan, the county initiated efforts to update zoning and development regulations to better align with the new plan's goals and future land use framework.

Reflecting the county's rural nature, the Agricultural District covers the majority of land in the current zoning ordinance. Its location in the Blue Ridge Mountains also places constraints on development due to steep slopes, flood risk, limitations of expanding services, and lands under conservation-related protection. Also located in the County are large tracts of forested land within the George Washington National Forest and Wintergreen Resort.

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