



**CUMBERLAND COUNTY PLANNING COMMISSION
Organizational Meeting**

Circuit Courtroom of the Cumberland Courthouse

**Meeting Agenda for:
Monday, January 12, 2026, 6:30 P.M.**

	<u>Action Needed</u>
1. Call to Order and Welcome of Guests: Stephany S. Johnson, Planning Commission Secretary.....	Bring to Order
2. Roll Call and Establish Quorum	Quorum
3. Discussion: Planning Commission Organizational Meeting Items	Discussion
a. Election of Officers	Motion
b. 2026 Planning Commission Bylaws (<u>pg. 1-6</u>)	Motion
c. 2026 Planning Commission Meeting Schedule (<u>pg. 7</u>)	Motion
4. Approval of Agenda	Motion
5. Approval of Minutes: N/A	Motion
6. Requests to set Public Hearings N/A	
7. Public Hearings N/A	
8. Old Business	Discussion
a. Potential Code Amendments	
b. Solar Update	
9. New Business	
a. Board of Supervisors Update – Mr. Paul Stimpson	Discussion
b. Planning Department Report (<u>pg. 8-12</u>)	
c. Building Inspection Report (<u>pg. 13-14</u>)	
d. Commission Vacancy (<u>pg. 15</u>)	
10. General Citizen Comment	Comment
11. General Commissioner Comments	Comment
12. Adjourn to the workshop scheduled for February 9, 2026, at 6:30 p.m. at the Cumberland Middle and High School Cafetorium.....	Motion

**BY-LAWS
Of the
CUMBERLAND COUNTY, VIRGINIA
PLANNING COMMISSION**

Adopted:
January 12, 2026

ARTICLE I – AUTHORIZATION

- 1.1. This Planning Commission is re-established in conformance with action by the Board of Supervisors of Cumberland, Virginia, on September 1, 1989, and in accord with the provisions of Section 15.2-2210, Code of Virginia (1950), as amended.
- 1.2. The official title of this body shall be the Cumberland County Planning Commission, hereinafter referred to as the “Commission.”

ARTICLE II – PURPOSE

- 2.1. The primary purpose of the Commission is to serve in an advisory capacity to the Board of Supervisors by preparing and recommending plans, ordinances, capital improvements program, and other documents to the Board of Supervisors for its consideration.

ARTICLE III – MEMBERSHIP

- 3.1. The Commission shall consist of seven (7) voting members appointed by the Board of Supervisors. All shall be residents of Cumberland County and qualified by knowledge and experience to make decisions on questions of growth and development. At least half of the members shall own real property in Cumberland County. In addition to the seven (7) voting members, the Board of Supervisors may appoint one of its members to serve on the Commission as an ex officio member.
- 3.2. The terms of office for the Board of Supervisors member and the county planner and/or zoning administrator shall be coextensive with their terms of office, or until the Board of Supervisors appoints their replacement. The term of the members shall be for three (3) years. Subsequent members shall be appointed for terms of three (3) years. The Board of Supervisors, at its discretion, may establish different terms of office for initial and subsequent appointments, including terms of office concurrent with those of the Board of Supervisors.

- 3.3. Vacancies shall be filled by appointment made by the Board of Supervisors and shall be for an unexpired term only.
- 3.4. Members of the Commission shall be eligible for reappointment.
- 3.5. Planning Commission members shall be encouraged to attend a certified planning commission course within six (6) months of the member's initial appointment.
- 3.6. Members of the Commission shall attempt to attend all meetings and shall not be absent from more than one-third of the total Commission meetings during any calendar year without just cause. A letter from the Secretary to the member shall be sent after any member is absent for more than one-third of the total Commission meetings during any calendar year or is absent from three consecutive regular meetings. Any such letter shall provide the member with a warning that further absences may be deemed to constitute malfeasance in office and may result in his or her removal from the Planning Commission by the Board of Supervisors.
- 3.7. In addition to the reasons set forth in Sec. 3.6, members may be removed by the Board of Supervisors for any other acts of malfeasance in office.
- 3.8. Terms of the Commission members shall expire immediately before the beginning of the regular meeting, at which time their successors' terms of office begin.
- 3.9. Members of the Planning Commission shall be compensated according to the amount set by the Board of Supervisors.

ARTICLE IV – SELECTION OF OFFICERS

- 4.1. Officers of the Commission shall consist of a chairman, vice-chairman and secretary. The chairman and the vice-chairman shall be elected by the membership. The county planner and/or zoning administrator will be appointed to serve as the secretary to the Planning Commission without voting privileges.
- 4.2. Nomination of officers shall be made from the floor at the January meeting each year. Election of officers shall follow immediately. A candidate receiving a majority vote of the membership present and voting shall be declared elected.
- 4.3. Vacancies shall be filled for an unexpired term by a majority vote of the Commission.

ARTICLE V – DUTIES OF OFFICERS

5.1 The chairman shall:

- 5.1.1. Preside at meetings of the Planning Commission.
- 5.1.2. Appoint committees.
- 5.1.3. Rule on procedural questions (subject to reversal by a two-thirds vote of the members present).
- 5.1.4. Report official communications at the next regular Commission meeting.
- 5.1.5. Certify official documents involving the authority of the Commission.
- 5.1.6. Certify minutes as true and correct copies.
- 5.1.7. Carry out other duties as assigned by the Commission.

5.2 The vice-chairman shall:

- 5.2.1. Assume the full powers of the chairman in the absence of inability of the chairman to act.
- 5.2.2. Carry out other duties as assigned by the Commission.

5.3 The secretary shall:

- 5.3.1. Notify members of all meetings.
- 5.3.2. Give notice and be responsible for publishing public notices of all Commission public hearings and public meetings.
- 5.3.3. Attend to the correspondence necessary for the execution of the duties and functions of the Commission.
- 5.3.4. Record attendance at all meetings.
- 5.3.5. Record the minutes of the Commission meetings.
- 5.3.6. Maintain a file of all official Commission records and reports.
- 5.3.7. Certify maps, records, and reports of the Commission.
- 5.3.8. Carry out other duties as assigned by the Commission.

ARTICLE VI – COMMITTEES

6.1 The following committees may be appointed at the discretion of the chairman.

- 6.1.1. *Comprehensive Plan Committee* – develops, updates, and revises the comprehensive plan and coordinates the work of other committees that are related to the plan development.
- 6.1.2. *Ordinance Committee* – at the request of the Board of Supervisors, studies, reviews, and makes recommendations on issues affecting the County.

- 6.1.3. *Zoning and Mapping Committee* – drafts zoning ordinance and subsequent amendments. Reviews applications for rezoning, special exceptions, or conditional use permits and makes recommendations to the Commission. Prepares and maintains an inventory of land uses within Cumberland County and is responsible for the preparation of land use maps. Draft subdivision regulations and subsequent amendments. Examines subdivision applications and makes recommendations to the Commission after reviewing staff comments.
 - 6.1.4. *Capital Improvements Committee* – prepares and annually updates a capital improvements program (CIP) in conjunction with Cumberland County administrative officials. Assures that the CIP is in conformance with the comprehensive plan.
- 6.2 Special Committees may be appointed by the chairman for purposes and terms approved by the Commission.
- 6.2.1. Committee meetings shall follow the same protocol as a regular meeting.
 - 6.2.2. Citizen input shall be allowed in all committee meetings but shall not exceed the time limit set by the committee chairman.
 - 6.2.3. Citizens can be appointed to subcommittees to work on special projects by the Planning Commission members serving on various committees. The subcommittee shall act in an advisory capacity to the committee that selected them. At least one Planning Commission member shall serve on the subcommittee.
 - 6.2.4. Citizens do not vote with the committee on an issue to go before the Planning Commission.

ARTICLE VII – MEETINGS

- 7.1. Regular meeting dates and times of the Commission shall be established for the coming year at the Commission’s first meeting held in January. Special meetings shall be called as needed. When a meeting date falls on a legal holiday, the meeting shall be held on the day following, unless the Commission selects an alternate day.
- 7.2. Special meetings may be called by the chairman or by two members upon written request to the secretary. The secretary shall notify the members by electronic mail or by phone, at least five days before a special meeting, stating the time, place, and purpose of the meeting.
- 7.3. All meetings of the Commission shall be open to the public.
- 7.4. Individuals of the public desiring to speak during the general public comment period must first provide their identifying information on a signup

sheet. Only residents of Cumberland County or individuals owning real property in Cumberland County are permitted to speak during the general public comment period.

ARTICLE VIII – VOTING

- 8.1. A majority of the members shall constitute a quorum.
- 8.2. No action of the Commission shall be valid unless authorized by a majority vote of those present and voting.
- 8.3. Members from the Board of Supervisors and the administrative branch shall serve as non-voting members.
- 8.4. Chairman shall vote on all matters before the Commission as appropriate.

ARTICLE IX – ORDER OF BUSINESS

- 9.1 The order of business for a regular meeting shall be:
 - 9.1.1 Call to order
 - 9.1.2 Recording of roll
 - 9.1.3 Determination of a quorum
 - 9.1.4 Approval of Agenda
 - 9.1.5 Presentation of invited speaker
 - 9.1.6 Approval of minutes
 - 9.1.7 Requests to set Public Hearings
 - 9.1.8 Public Hearings (when necessary)
 - 9.1.9 Report of standing committees
 - 9.1.10 Report of special committees
 - 9.1.11 Old business
 - 9.1.12 New business
 - 9.1.13 General public comment (items not pertaining to a public hearing matter, up to, but not more than three minutes per person, and a maximum of thirty minutes total. This timeframe can be extended an additional 30 minutes at the discretion of the Chairman.)
 - 9.1.14 Announcements and remarks by the commissioners
 - 9.1.15 Adjournment

The failure to adhere to the foregoing order of business shall not invalidate an action or recommendation of the Planning Commission.

- 9.2 The latest edition of Robert's Rules of Order shall be used as a guideline to govern the parliamentary procedure of Commission meetings; provided, however, the failure to adhere to the parliamentary procedure set forth in

Robert's Rules of Order shall not invalidate an otherwise valid action or recommendation of the Planning Commission.

- 9.3 The Commission shall keep minutes of each meeting, and after approval, these minutes shall become a public record. The secretary and the chairman shall sign all minutes.

ARTICLE X – PUBLIC HEARINGS

- 10.1. In addition to those required by law, the Commission may hold public hearings on any matter which it deems to be in the public interest.
- 10.2. Notice of a public hearing shall follow § 15.2-2204 of the Code of Virginia.
- 10.3. Individuals of the public wishing to speak during a public hearing must first provide their identifying information on a signup sheet. Only residents of Cumberland County or individuals owning real property in Cumberland County are permitted to speak at any public hearing.
- 10.4. The chairman shall summarize the matter before the Commission, allow technical presentations by qualified persons or firms, and allow interested citizens to speak. Time allowance will be at the discretion of the chairman. The chairman will accept written statements and other documentation pertinent to the matter being addressed; however, the chairman may recognize someone who has arrived late.
- 10.5. An accurate, written record shall be made of the proceedings of a public hearing, approved by the Commission and maintained as part of the Commission files.

ARTICLE XI – AMENDMENTS

- 11.1. These By-Laws may be amended by a majority vote of the entire membership after seven (7) days prior to notice.

Cumberland County Planning Commission

2026 Meeting Schedule

This meeting schedule may be subject to change

Regular Meetings			Workshop Meetings
6:30 p.m.			6:30 p.m.
Courthouse			Board Meeting Room
January 12, 2026	*	**	February 9, 2026
February 23, 2026	*		May 11, 2026
March 16, 2026			August 10, 2026
April 20, 2026			November 9, 2026
May 18, 2026			
June 15, 2026			
July 20, 2026			
August 17, 2026			
September 21, 2026			
October 19, 2026			
November 16, 2026			
December 14, 2026	*		
January 11, 2027	*	**	

* Meeting is on an alternate date
** Organizational Meeting

Regular Meetings are held monthly on the third Monday to review and conduct public hearings on current development applications. All regular meetings include a period for general public comment *and are held in the Circuit Courtroom of the Cumberland Courthouse unless otherwise posted.*

Workshop Meetings are held quarterly on the second Monday and focus on long-range and comprehensive planning matters. If there are no items for the agenda for any workshop, it may be canceled with prior notification. Workshops are open to the public, but there is no general public comment period unless noted. *Workshop meetings will be held in the Board meeting room in the basement of the Administration building unless otherwise posted.*

Adopted January 12, 2026.

**Planning Projects Update:
December 2026**

Zoning:		
<i>Pending Zoning Questions and Requests</i>		
<i>CUP's and Rezoning Requests</i>		
CUP 25-01 Kenny's Place		
CUP 25-02 Seventh Day Adventist Church		
CUP 25-03 Verizon Tower – Wayne Lipscomb		
CUP 25-04 Camp Parsons		
CUP 25-05 Osborne Carter – lot deficiencies		
REZ 24-02 Cumberland Industrial Park M-1 to M-2		
REZ 25-01 Valco Investments R-2 to B-1		
Zoning Permits Issued		
Commercial Primary: 0 Commercial Accessory: 0	Residential Primary: 3 Residential Accessory: 4	Farm Structure Permits issued: 3
<i>Other Zoning Issues-</i>		
Subdivisions:		
<i>Approved Subdivisions 2</i>		
SUB 24-62 JCM III	TBD Goshen Road	Major Subdivision – 8 lots
SUB 25-24 Daves	TBD Cartersville Road	Minor Subdivision – 3 lots
<i>Pending Subdivisions 52</i>		
SUB 21-14 Adkins	Anderson Highway	Family Subdivision – 1 lot
SUB 21-29 Mechling	Ampthill Road	Minor Subdivision
SUB 21-32 Crump	Langhorne Road	Family Subdivision – 1 lot
SUB 21-45 Hatcher	Lipscomb Road/Beverly Drive	Lot Line Adjustment – 2 lots
SUB 21-50 Gills	Holly Hill Lane	Lot Line Adjustment – 2 lots
SUB 21-52 Brown	Anderson Highway	Revised survey for Brown/Family Dollar
SUB 21-67 Peregoy	Stoney Point Road	Family Subdivision – 2 lots
SUB 22-25 Jones	Cartersville Road	Minor Subdivision – 2 lots
SUB 22-34 Newton	Duncan Store Road	Lot Line Adjustment – 2 lots
SUB 22-38 Simmons	Edgehill Drive	Family Subdivision – 2 lots
SUB 23-01 Jones	TBD Deer Run Lane	Family Subdivision – 2 lots
SUB 23-06 Morgeson	Plank Road	Vacation of lot line – 3 lots
SUB 23-16 Morris	Trents Mill Road	Vacation of lot lines – 3 lots
SUB 23-28 Baldwin LLA	Cooks Road	Lot Line Adjustment – 3 lots
SUB 24-11 Cook	TBD Cumberland Road	Minor Subdivision – 4 lots
SUB 24-30 Kay	TBD Cartersville Road	Minor Subdivision – 2 lots
SUB 24-37 Brown	TBD Jenkins Church Road	Minor Subdivision – 2 lots
SUB 24-39 Tucker	TBD Blenheim Road	Minor Subdivision – 2 lots
SUB 24-42 Stoltzfus	TBD Plank Road	Minor Subdivision – 2 lots
SUB 24-43 Swarey	TBD Belle Road	Minor Subdivision – 2 lots
SUB 24-44 Campitell	TBD Cypress Drive	Lot Line Adjustment – 2 lots
SUB 24-46 Bouknight	TBD Perkins Lane	Lot Line Adjustment – 2 lots
SUB 24-56 Backwater Properties	TBD Davenport Road	Major Subdivision – 10 lots on a private road
SUB 24-57 Backwater Properties	TBD Davenport Road	Minor Subdivision – 2 lots

SUB 24-59 Level up Construction	TBD Trents Mill Road	Minor Subdivision on a private road – 3 lots
SUB 24-60 Tate	TBD Locust Grove Road	Lot Line adjustment – 4 lots
SUB 24-61 Oak Grove Cemetery Association	637 Cartersville Road	Lot Line Adjustment – 2 lots
SUB 25-11 Farnham	TBD New Private Road	Minor Subdivision – 5 lots
SUB 25-18 TimberCreek Building	TBD New Private Road/Anderson Highway	Major Subdivision – 9 lots with public water/sewer
SUB 25-21 Thompson	Whiteville Road	Lot Line Adjustment – 3 lots
SUB 25-22 Hamlin/Thompson	Holman Mill Road	Lot Line Adjustment – 2 lots
SUB 25-27 Miller	Pleasant Valley Road	Minor Subdivision – 2 lots
SUB 25-28 Broadwater	TBD New Private Roads	Major Subdivision – 25 lots
SUB 25-32 Hatcher	Old Buckingham Road	Lot Line Adjustment – 2 lots
SUB 25-34 Flippen	TBD Wolf Creek Lane	Minor Subdivision – 5 lots
SUB 25-35 Morris	TBD Trents Mill Road	Vacation of Lot Line – 3 lots
SUB 25-36 Cunningham Family Trust	TBD Lipscomb Road	Easement Survey – 3 parcels
SUB 25-37 Timbercreek Building & Design	TBD Trents Mill Road	Lot Line Adjustment – 11 lots
SUB 25-39 Trent	TBD Lipscomb Road	Easement Survey – 3 parcels
SUB 25-40 Lapp	TBD Cumberland Road	Minor Subdivision – 3 lots
SUB 25-42 Cureton	Deer Run Lane	Minor Subdivision – 2 lots
SUB 25-43 E&C LLC	TBD Barter Hill Road	Minor Subdivision – 5 lots
SUB 25-45 Hodges	TBD Raines Tavern Road	Easement Survey
SUB 25-46 Broadwater	TBD Deep Run Road	Major Subdivision – 6 lots
SUB 25-47 McDaniel	TBD Holman Mill Road	Minor Subdivision – 5 lots
SUB 25-48 Stinson	TBD Agee Lane	Minor Subdivision – 2 lots
SUB 25-49 Atkins	TBD Cumberland Road	Easement Survey – 2 lots
SUB 25-50 Meno Life	TBD Commerce Road	Minor Subdivision – 3 lots
SUB 25-51 VDOF	TBD Sports Lake Road	Easement Survey – 3 lots
SUB 25-52 Robert & John, LLC	TBD River Road	Minor Subdivision – 2 lots
SUB 25-53 Cumberland County	TBD Samuels Drive	Easement Survey – 1 lot

Plats, Surveys and Site Plans

Approved: 0

<i>Pending 35</i>		
SEL 21-05 Jackson	85-A-20B, 85-A-20C, and 85-A-15	Survey of existing lots
SEL 22-03 Thomas Family Associates	50-A-71	Survey of an existing lot
SEL 22-20 Evans	Unknown (previously taxed in Powhatan County)	
SEL 22-29 Dunn	104-A-29	Survey of an existing lot
SEL 22-32 Palmore Lumber	45-1-39	Survey of an existing lot
SEL 23-08 Davis	81-A-24, and 81-A-24A	Survey of existing lots
SEL 23-11 Booker	29-A-13	Survey of an existing lot

SEL 23-12 Trent	59-A-31G	Survey of an existing lot
SEL 23-15 Brown	34-A-9	Survey of an existing lot
SEL 23-22 Daves	31-A-15	Survey of an existing lot
SEL 24-02 Brown	69-1-4A	Survey of an existing lot
SEL 24-06 Mills	24-A-60C	Survey of an existing lot
SEL 24-08 Claywell	68-A-32	
SEL 24-12 Bourdelias	37-A-50, 37-A-51, and 37-A-52	Survey of 3 existing lots
SEL 24-15 Farnham	50-A-18	Survey of an existing lot
SEL 24-17 Watkins	81-A-31	Survey of an existing lot
SEL 24-21 Vitalis	Various	Survey of many existing lots
SEL 24-23 Reid Family	97-A-46, 97-A-57, and 97-A-59	Survey of 3 existing lots
SEL 24-27 Vitalis	67-A-39	Survey of an existing lot
SEL 24-29 Cable	30-A-16	Survey of an existing lot
SEL 24-41 Allen	105-A-34	Survey of an existing lot
SEL 25-02 Valverde	23-A-61	Survey of an existing lot
SEL 25-04 Land	36-A-33	Survey of an existing lot
SEL 25-07 Davis	107-1-8, 107-1-9, and 107-1-10	Survey of 3 existing lots
SEL 25-13 Cable		
SEL 25-16 RMA Enterprises	71-A-16	Survey of an existing lot
SEL 25-18 Wise Rock Builders, LLC	58-6-4	Survey of an existing lot
SEL 25-19 Scott	97-A-19	Survey of an existing lot
SEL 25-20 Allen	97-A-83 and 104-A-2	Survey of 2 existing lots
SEL 25-25 McCown	85-A-6F	Survey of an existing lot
SEL 25-32 Kirksey	18-A-32	Survey of an existing lot
SEL 25-34 Farley Estate	103-A-50	Survey of an existing lot
SEL 25-36 Trent	64-A-37 & 65-A-83	Survey of 2 existing lots
SEL 25-37 Hintz, et als	73-A-86, 73-A-86A, & 73-A-86B	Survey of 3 existing lots
SEL 25-38 Rudd	42-A-42	Survey of an existing lot

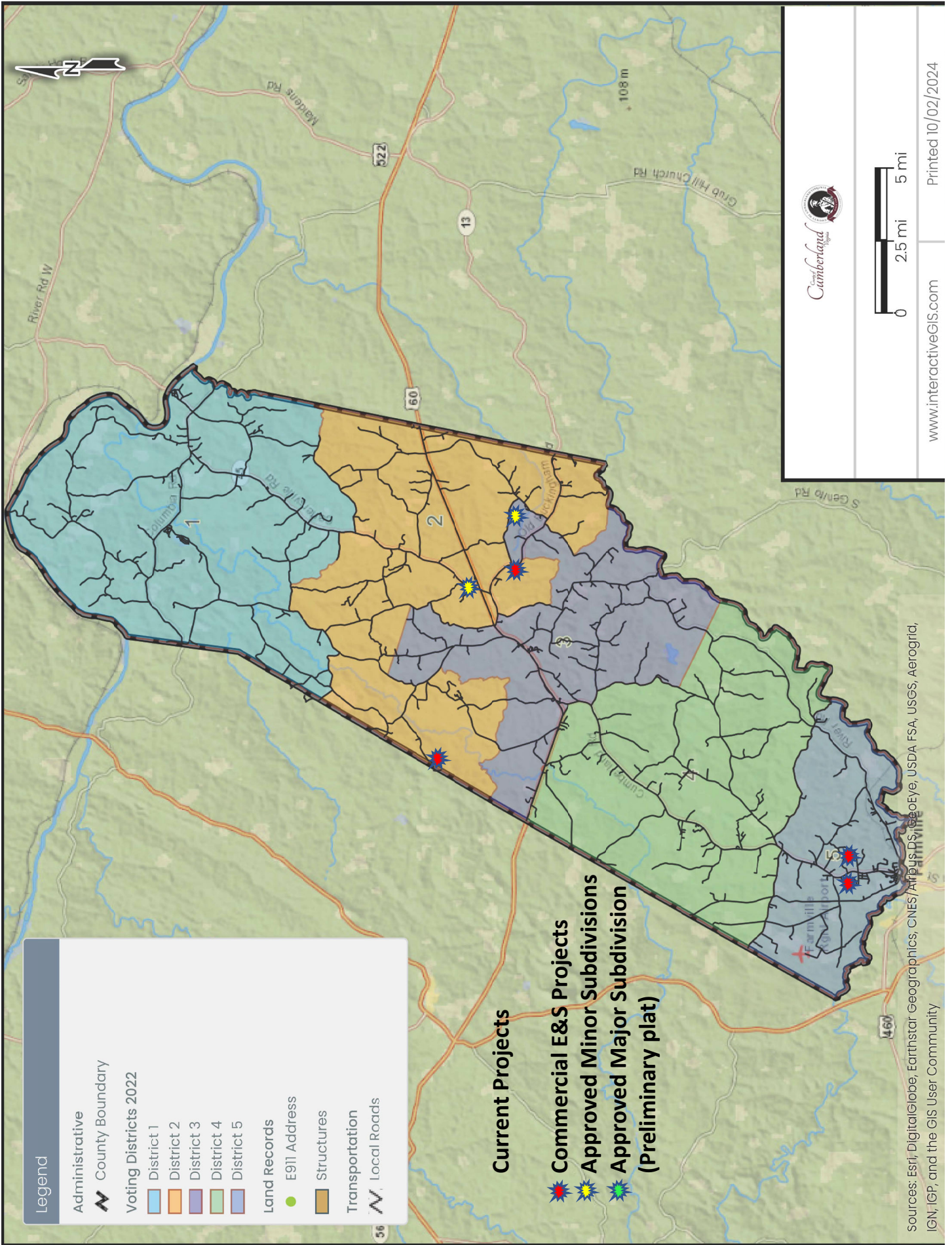
Other Regulatory Functions:

Commercial Erosion and Sediment Control Permits Open

Summit Ridge Energy (SRE)/Dunn-	Behind 1671 Cumberland Road – TBD Cumberland Road	3MW AC Solar Project
Summit Ridge Energy (SRE)/Rowlette (Site 1 and Site 2)	Behind 1650 Cumberland Road – TBD Cumberland Road	Site 1 – 3MW AC Solar Project Site 2 – 2 MW AC Solar Project
Schaeffer Landis Farm	Old Buckingham Road	Poultry Litter Shed
Swarey Farm	Belle Road	Poultry Facility

Residential Erosion and Sediment Control Permits issued: 1

Potential Code Amendments		
Erosion & Sediment Control***	Agricultural and residential zoning districts	DEQ has updated the regulations regarding Erosion & Sediment Control and Stormwater Management which will require a Code Amendment and Program Update, which is currently being drafted.
Zoning Ordinance – multi-family housing		There have been a handful of inquiries regarding tri-plex and quad-plex as a permitted use in the A-2 zoning district.
Noise Ordinance	A-2 District	Revise Section 34-153(a) to reference the exemptions listed in 34-154; textual change only. A draft Ordinance amendment has been submitted to the County Attorney for review.
Zoning Ordinance – Meat Processing	M-1 District	Processing of agricultural products such as meat in the A-2 zone.
Commercial Kitchen	Countywide	There have been a few inquiries for a commercial kitchen, which the current code does not permit. Planning Commission has asked staff to research the potential for an Ag kitchen vs a Commercial kitchen.
Business Uses	Anderson Highway between 45N and 45S	All Business uses should be inclusive as the Ordinance moves from a less intensive to a more intensive business zone. For instance, all uses in the B-3 one should be included in B-2, and so on.
Overlay District standards	Cumberland Road and Anderson Highway	Standards to require improved appearance in mixed use district around the Courthouse.
Mixed Use Zoning District		Combines uses in B-3 and R-2 for a mixed-use district. Include some Business uses in the Industrial zones as a Commerce Center, such as a restaurant or retail use.



Cumberland County
Building Inspections Department



December
2025
Monthly Report



Building Inspection Monthly Report

December	December 2025	YTD 2025
Singlewides	0	3
Doublewides	1	12
Modular	0	1
New Homes	3	71
Ag & Exempt	0	0
Garages & Carports	1	29
Additions & Remodels	1	36
Misc	39	654
Commercial	0	0
Totals from Above	45	806
Totals from Database	45	806
Total Fees Collected	\$ 6,311.39	\$ 119,492.77
E-911 Fees Collected	\$ 100.00	\$ 2,175.00
Total Estimated Value	\$ 1,750,063.41	\$ 24,521,218.39
Admin. Fees	\$ 210.68	\$ 1,590.05
CO's Issued	3	70



DATE: January 12, 2026
TO: Cumberland County Planning Commission
FROM: Stephany S. Johnson, CZA, CPC
Planning Director/Zoning Administrator
RE: Planning Commission (PC) Vacancy and volunteer
application process overview

Commissioner Harry Donahue has resigned from the Planning Commission as of January 7, 2026, for personal reasons. Mr. Donahue's term was set to expire on August 31, 2026. According to the PC bylaws, if a reappointment is made, their term will be for the unexpired term ending August 31, 2026.

Staff will advertise this vacancy in the near future.

The 2024 Volunteer Policy, adopted by the Board of Supervisors, allows for volunteer applications to be reviewed and ranked by the Planning Commission, with those rankings and recommendations submitted to the Board of Supervisors for consideration. The Board will then review the applications and make an appointment.