



**CUMBERLAND COUNTY PLANNING COMMISSION
Regular Monthly Meeting**

Circuit Courtroom of the Cumberland Courthouse

**Meeting Agenda for:
Monday, March 16, 2026, 6:30 P.M.**

	<u>Action Needed</u>
1. Call to Order and Welcome of Guests: Mr. Steve Rosen, Planning Commission Chair.....	Bring to Order
2. Roll Call and Establish Quorum	Quorum
3. Approval of Agenda	Motion
4. Approval of Minutes: N/A	Motion
5. Requests to set Public Hearings	
a. CUP 25-05 Dabney/Carter – to address lot deficiencies (pg. 1-1).....	Motion
6. Public Hearings	
a. CUP 25-05 Dabney/Carter – to address lot deficiencies (pg. 2-20).....	
7. Old Business	
a. Potential Code Amendments	
b. Solar Update	Discussion
8. New Business	
a. Board of Supervisors Update – Mr. Paul Stimpson	
b. Planning Department Report (pg. 21-22)	Discussion
c. Building Inspection Report (pg. 23-27)	
9. General Citizen Comment	Comment
10. General Commissioner Comments	Comment
11. Adjourn to the next regular meeting of the Commission on April 20, 2026, at 6:30 p.m. in the Circuit Courtroom of the Cumberland Courthouse	Motion

Meeting Postponed until March 23, 2026

Meeting Postponed until March 23, 2026



DATE: March 16, 2026
TO: Cumberland County Planning Commission
FROM: Stephany S. Johnson, CZA, CPC
Planning Director | Zoning Administrator
RE: CUP 25-05 Dabney – Carter request to address lot deficiencies at 717 Cooks Road. Request to set for public hearing.

Information

CUP 25-05 Dabney Carter is a request for CUP to address lot deficiencies.

Request

Staff respectfully requests that the Cumberland County Planning Commission set and hear CUP 25-05 on March 16, 2026.

Meeting Postponed until March 25, 2026

**CUMBERLAND COUNTY PLANNING COMMISSION
PUBLIC HEARINGS**

The Cumberland County Planning Commission will meet on Monday, March 16, 2026, at 6:30 p.m., or as soon thereafter as may be heard, in the Circuit Courtroom of Cumberland County in Cumberland, Virginia, to conduct public hearings pursuant to Virginia Code Section 15.2-2204, which such hearings may be continued or adjourned, as required under applicable law, and to consider the following items and taking actions in furtherance thereof:

Conditional Use Permit (CUP) 25-05: Dabney - Carter – A request pursuant to Section 74-786 of the Cumberland County Zoning Ordinance to grant a conditional use permit to allow for the use of a non-conforming parcel that fails to meet the minimum lot area requirements and other dimensional requirements on an existing parcel of record. The parcel is 0.50 acres, zoned A-2, and is identified as Tax Map 99-A-22, or 717 Cooks Road. The property is located just west of the Stoddert Rural Crossroads, as designated in the Comprehensive Plan, and is within election district 4.

Copies of the proposed application are available for public review at the office of the Cumberland County Planning Department, County Administration Building, 1 Courthouse Circle, Cumberland, Virginia, between 8:30 am and 4:30 pm on each business day. The public is invited to attend these hearings at which persons affected may appear and present their views orally or in writing. Questions or comments may be directed to the Planning & Zoning Department at (804) 492-3520. Persons with disabilities are urged to contact the County Administrator's Office at (804) 492-3625 at least five (5) days prior to the meeting to arrange for any necessary accommodations.

TO: Farmville Herald

Advertise on the following dates: Wednesday, March 4, 2026, and
Wednesday, March 11, 2026
Authorized by: Cumberland County Planning Department
Bill to: Cumberland County Planning Commission
PO Box 110, Cumberland, VA, 23040

Stephany S. Johnson, CZA
Planning Director | Zoning Administrator
Cumberland County, Virginia 23040
Email: sjohnson@cumberlandcounty.virginia.gov
Phone: (804) 492-3520 Fax: (804)492-9224



STAFF REPORT
CUP 25-05
Conditional Use Permit
Cumberland County, Virginia
Planning Commission Public Hearing

Application Information:

Property Owner: Cynthia Dabney and Osborne W. Carter, Jr.
Applicant: Cynthia Dabney
Requested Action: Conditional Use Permit to address lot issues
Tax Parcel Number: 99-A-22
Address: 713 Cooks Road, Farmville, Virginia 23901
Election District: 4
Existing Zoning: A-2
Proposed Zoning: A-2 with CUP
Size: 0.50 acres
Existing land uses: Residential
Comp. plan area: Stoddert Rural Crossroads
Overlay districts: None

Surrounding Area Information:

<u>Direction</u>	<u>Adjacent existing uses</u>	<u>Adjacent zoning</u>	<u>Adjacent Comp. Plan Area (2023)</u>
North	Agricultural	A-2	None
South	Agricultural/Residential	A-2	None
East	Agricultural/Residential	A-2	Stoddert Rural Crossroads
West	Agricultural/Residential	A-2	None

Background Information and Summary of Request:

The owners have a 1968 10'X48' manufactured home on the property, which has been there for many years. The structure has become a danger to the elderly residents and is no longer a safe and suitable structure. The applicant proposes to replace the existing structure with a new 14'X60' singlewide with two 4'X6' decks. However, since the lot is less than one acre, it is considered legal non-conforming, and staff is unable to approve a zoning permit administratively. Ultimately, the Zoning Ordinance, more specifically, section 74-786.b. states that pre-existing, non-conforming lots that fail to meet the width, area, setback, or frontage requirements may apply for a conditional use permit to address any lot

deficiencies. Therefore, the staff recommended that they go through the process of obtaining a CUP for lot deficiencies and setback relief.

Consistency with the 2023 Comprehensive Plan:

The Vision Statement of the Comprehensive Plan is “To ensure safety, opportunity, and prosperity for all residents while respecting and preserving the rural, historical, and agricultural heritage of Cumberland County.” This proposal will allow the continued use of this property in a way that is consistent with surrounding development and will ensure the continued safety of the residents there.

Consistency with the Zoning Ordinance:

Section 74-786 of the Zoning Ordinance states the grounds for granting a CUP for lot issues. It states, “Preexisting nonconforming lots, parcels, uses or structures that fail to meet the width, area, setback or frontage requirements of this chapter may apply for a conditional use permit to address any such deficiencies, provided the granting of the conditional use permit promotes good zoning practice and will not adversely affect the public health, safety and welfare. The fee for this conditional use permit shall be waived.”

Conclusion:

Staff believes the requested action is consistent with the recommendations of the Comprehensive Plan and the Zoning Ordinance.

Public Notification:

Notice was published in *The Farmville Herald* on March 4, 2026, and March 11, 2026.

Adjoining property owners were sent a notice for the public hearing via first-class mail on March 4, 2026. Public hearing notice was posted on the three bulletin boards in the Cumberland Administration building and added to the Public Hearings page of the Cumberland Website on the same day.

Staff Recommendation:

It is the opinion of the staff that the request promotes good zoning practice and allows the owners the ability to fully utilize their property.

Staff feels that the location and intended use of the property are consistent with the recommendations of the Zoning Ordinance and Comprehensive Plan. Therefore, staff recommends approval of CUP 25-05 with the following conditions:

1. The lot shall not be subdivided any further than it exists at the time of this CUP.
2. Setbacks for this parcel are:

Front:	75 feet from the centerline of SR 653, Cooks Road
Rear:	35 feet
West side yard:	14 feet
East side yard:	20 feet
Accessory:	5 feet
3. This CUP is granted indefinitely. However, if the underlying zoning is changed in the future to allow the same, similar, or greater development on the parcel than what is granted by this CUP,

it shall be rescinded at the initiation of the Zoning Administrator, with no further action required by the Planning Commission or Board of Supervisors.

Suggested Motion:

Mr. Chairman, because this request meets the intent and spirit of the Zoning Ordinance and Comprehensive Plan, I move that the Planning Commission recommend to the Board of Supervisors approval of CUP 25-05, a conditional use permit to address lot issues on Tx Map number 99-A-22, with the conditions recommended by staff.

Or

Mr. Chairman, because this request does not meet the intent and spirit of the Zoning Ordinance and Comprehensive Plan, I move that the Planning Commission recommend to the Board of Supervisors denial of CUP 25-05.

Respectfully submitted by:
Stephany S. Johnson, CZA
Planning Director | Zoning Administrator

Meeting Postponed until March 23, 2026



Internal Use Only
FILE # _____
RECEIVED _____
RECEIPT # _____

Application for Conditional Use Permit

Last revised 9/13/2023

IMPORTANT NOTE: For some large-scale developments, VA State Code requires that a Traffic Impact Study (TIS) or a Traffic Impact Analysis (TIA) be completed and submitted with a rezoning application **before** the conditional use permit application is deemed complete.

Address/Location: 717 Cooks Rd Farmville VA 23901
Election District: 4th Current Zoning: _____
Proposed Use: Replace a singlewide
Acreage of Parcel: .50 Acreage to be covered by CUP: .50
Tax Map Parcel(s): 099-A-22
Comprehensive Plan Area: N/A

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
A Preliminary Site Plan is required to be attached to any CUP application. Is a preliminary site plan attached to this application?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is this a proposal for a shopping center or telecommunication tower? If so, additional information and conditions may apply.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Is an amendment to the subdivision or zoning ordinance proposed as part of this CUP application? If so, attach the Code Amendment application.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Contact Person/Applicant: Cynthia M. Dabney
Address: 717 Cooks Rd
City: Farmville State: VA Zip: 23901
Phone Number: 434-390-3936
cmear1966@gmail.com

Owner(s) of Record (If different than applicant):
Cynthia M. Dabney + Osborne Willie Carter Jr.
Address: P.O. Box 210
City: Cumberland State: VA Zip: 23901
Phone Number: 434-390-3936

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers: ~~No~~ yes

99-A-22

Section 74-702 of the Cumberland County Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
5. Adequate utilities, access roads, drainage, and necessary facilities are provided;
6. Ingress and egress to property and structures on the property with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access of fire or catastrophe are adequately provided for;
7. Off-street parking and loading areas where required, with particular attention to the items in section 1 of this section as well as the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district, are adequately provided for;
8. Refuse and service areas, with particular reference to the items in #s 1. and 2. above are adequately provided for;
9. Appropriate screening and buffering with reference to type, dimensions and character of the use are adequately provided for;
10. Any signs and exterior lighting are compatible and in harmony with properties in the district with reference to aesthetics, glare, traffic safety and economic effect;
11. Required yards and other open spaces are adequately provided for;

12. The proposed use is compatible with adjacent properties and other property in the zoning district;
13. An adequate supply of light and air to adjacent properties is adequately provided for; and
14. The conditional use shall, in all other respects, conform to the applicable regulations of the district within which it is located, except as such regulations may, in each instance, be modified by the Board of Supervisors.

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

Attachments Required – provide a copy of each

1. *Recorded plat or boundary survey of the parcel(s) requested for the rezoning.* If there is no recorded plat or boundary survey, please provide legal description of the parcel(s) and the Deed Book and page number.

Note: If you are requesting a rezoning for a portion of a parcel, it must be described or delineated on a copy of the plat or surveyed drawing.

2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

If the applicant is a contract purchaser or an agent of the owner, an owner/agent agreement must be attached (ask staff for form if needed).

Certification

I (We) hereby certify that I (we) own the subject property, or have the legal power to act on behalf of the owner in filing this application. I (We) also certify that the information furnished in this application is accurate to the best of my (our) knowledge.

Cynthia C. Dabney

Print Name of Owner/Applicant

Cynthia C. Dabney

Signature of Owner/Applicant

10/2/2025

Date

Print Name of Owner/Applicant

Signature of Owner/Applicant

Date

From: [Cynthia Dabney](#)
To: [Stephany Johnson](#)
Subject: Completed CUP - Jerry Carter
Date: Thursday, October 9, 2025 9:18:58 PM
Attachments: [Scanned_20251009_210758.pdf](#)

Warning: Unusual sender <cmcar1966@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good evening,

Attached you will find the completed application for a conditional use permit. Also, below you will find the answer to questions one through 14 also the rest of page 3. Please let me know if there is anything else that I need to include if that is not everything. Please let me know that you have received this email. Thank you and I look forward to hearing from you soon.

1. Yes, the issuance of the CUP will not be detrimental to or endangered the public health safety morals comfort or general welfare.
2. Yes, the issuance of the CUP will not be injurious to the youth and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminished and impair property values within the neighborhood.
3. Yes, the issuance of the CUP will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district
4. Yes, proposed house will not be at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction and the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
5. Yes, adequate utilities, access roads, drainage, and necessary facilities are provided;
6. Does not apply
7. Yes, there is adequate parking,
- 8.-10. Does not apply
11. Addressed with CUP, requesting a reduced side set back
12. Yes , the proposed use is compatible with adjacent properties and other property in the zoning district;
13. Does not apply;
14. With the CUP, once approved, the property will conform to all local regulations.

A. The request is requesting adequate living quarters for two elderly people ages 74 and 78, in addition to looking out for their well-being and safety.

B. The improvements will be a new structure (single wide mobile home) that has two bedrooms, and two bathrooms, equaling to 820 ft and the length and width of the structure is 14x60.

Cynthia M. Dabney

Meeting Postponed until March 23, 2024

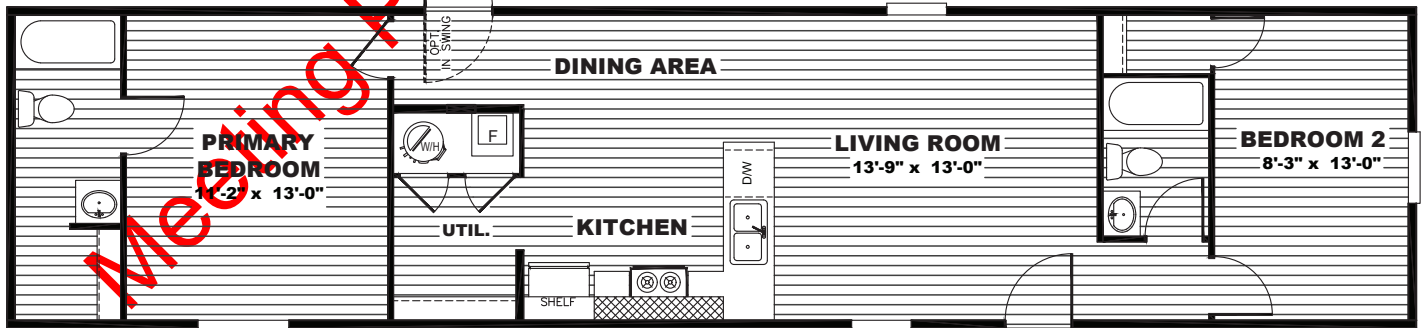


Delight

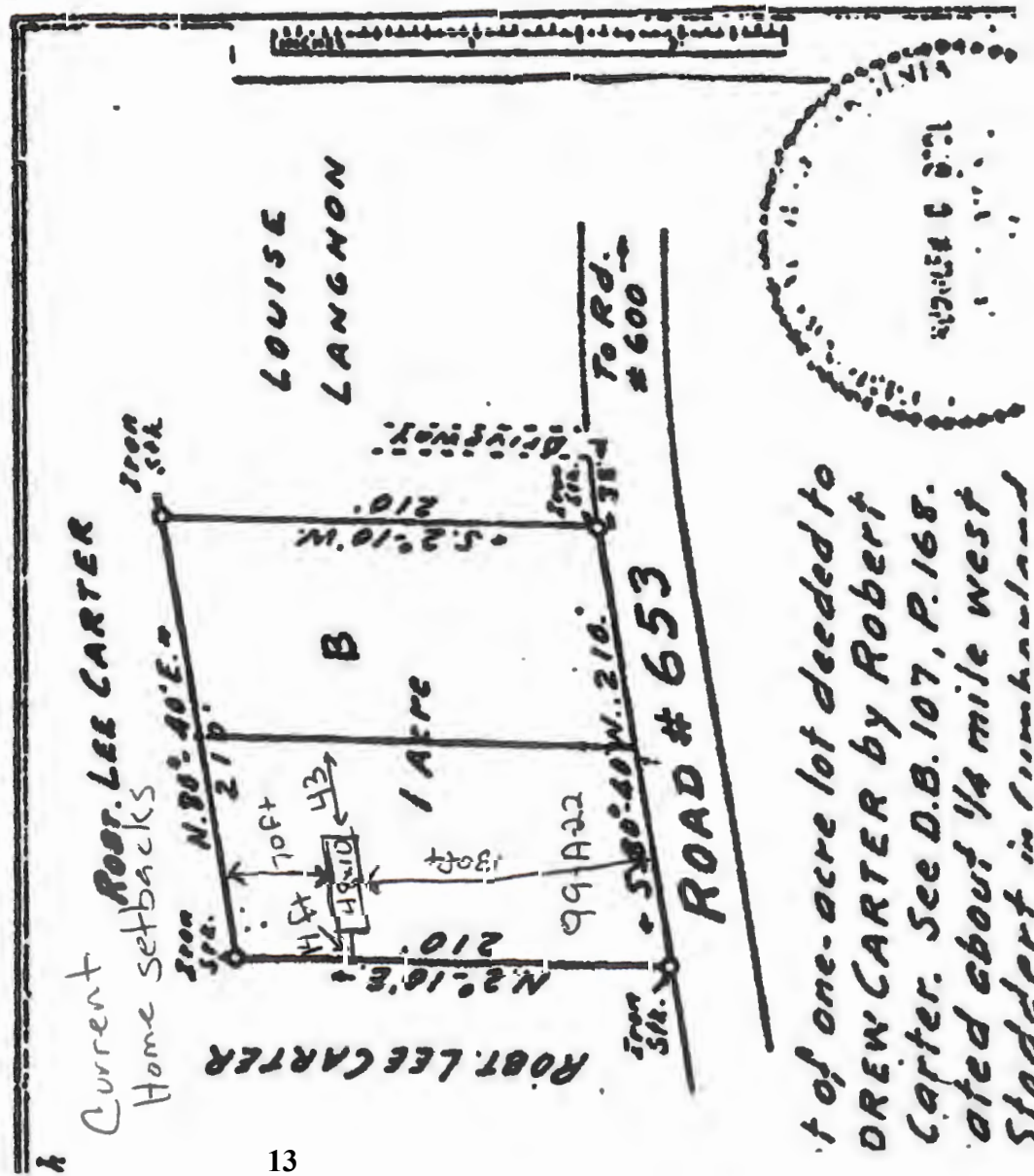
TRS14602A / 2 beds / 2 baths / 820 sq. ft.



14'x60' w/ (2) 4'x6' decks

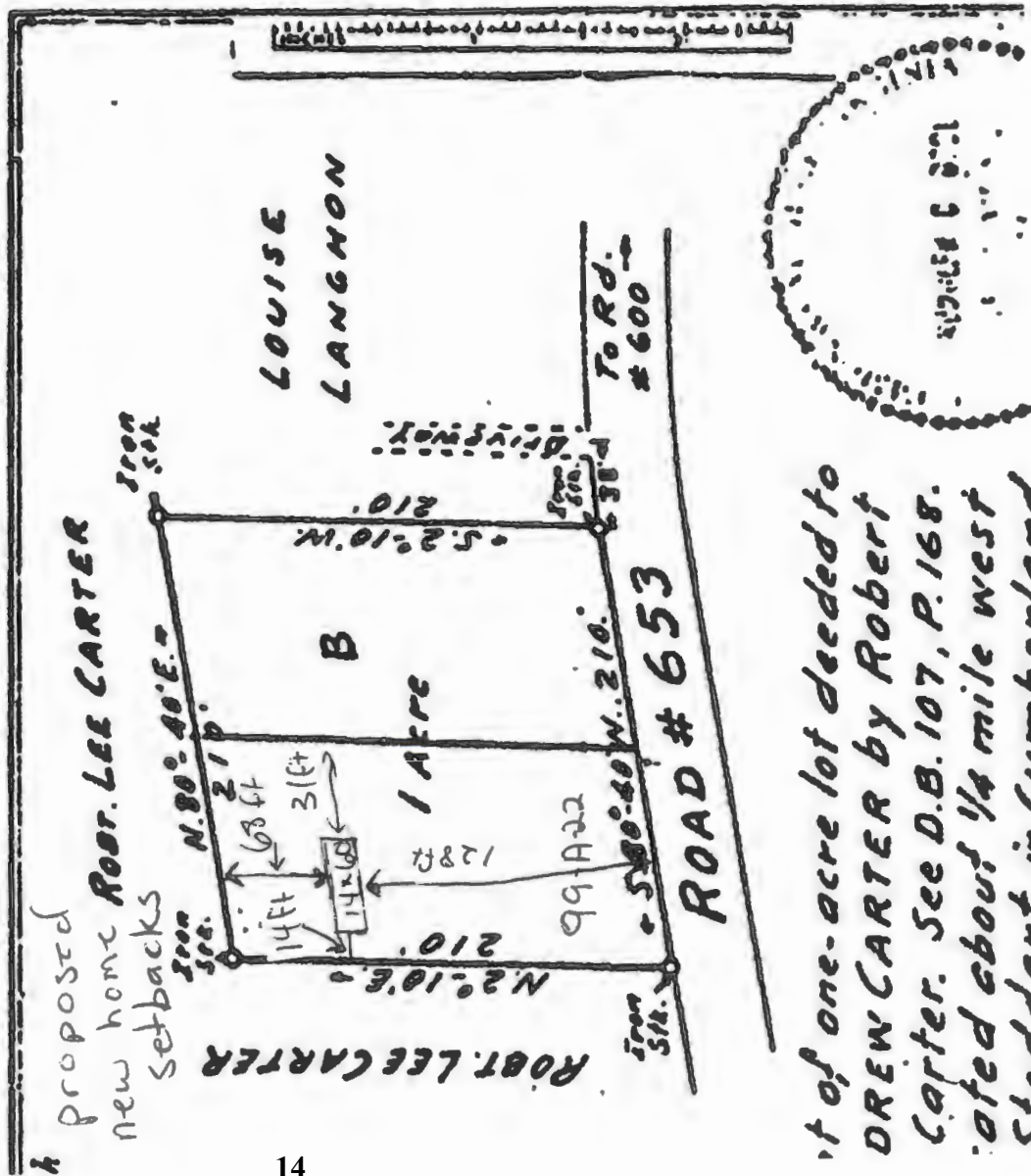


BOOK 130 PAGE 536

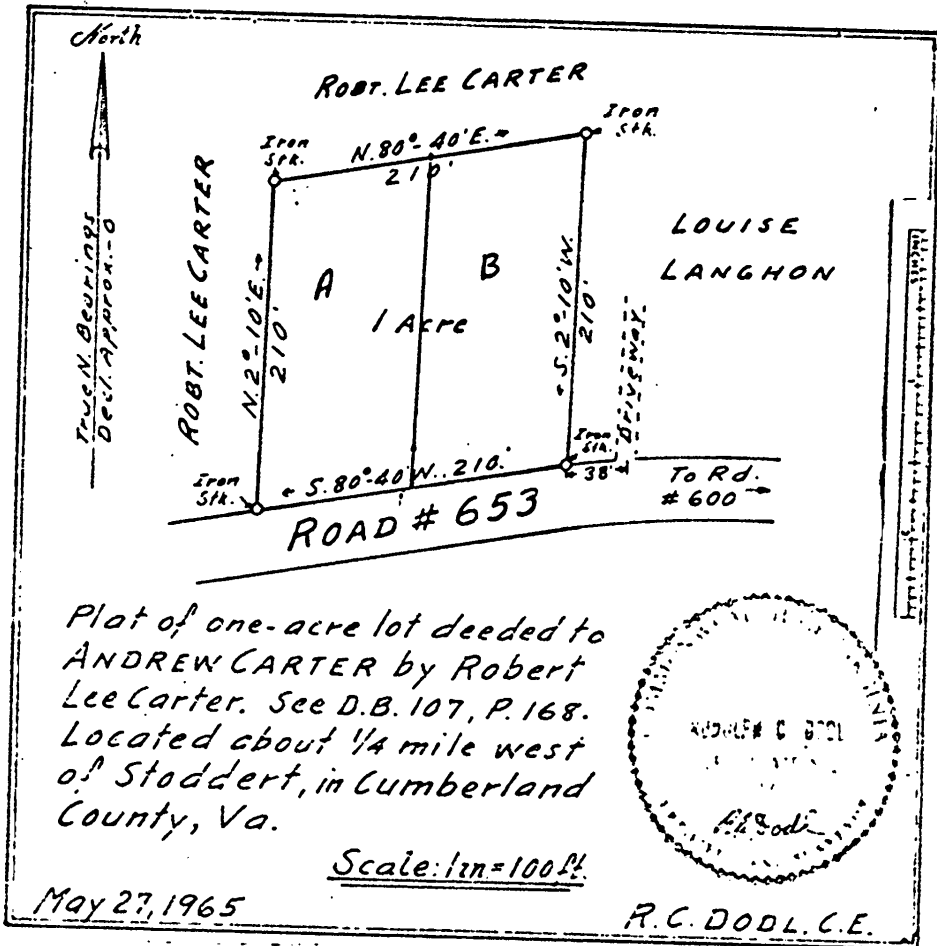


lot of one-acre lot decided to DREW CARTER by Robert Carter. See D.B. 107, P. 168. Aced about 1/4 mile west Stoddert in Cumberland

BOOK 130 PAGE 536



it of one-acre lot decided to
 DREW CARTER by Robert
 Carter. See D.B. 107, P. 168.
 ofed about 1/4 mile west
 Standort in Cumberland



Virginia: In the Clerk's Office of the Circuit Court of Cumberland County, April 22, 1974.
 This deed of trust, with plat annexed, was this day presented in said office and, with certificate of acknowledgment annexed, admitted to record at 9:00 o'clock, a. m.

Teste: Joseph H. Juntell Clerk.

Examined and mailed to
 Virginia National Bank
 Farmville, Virginia 23901

4/29/74

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 12/19/2024

Instrument Type: DG

Number of Parcels: 2 Number of Pages: 3

City County CUMBERLAND COUNTY COURT
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

Grantor: 58.1-811 (D)

Grantee: 58.1-811 (D)

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: CARTER, OSBORNE WILLIE

Grantor: _____

1 Grantee: DABNEY, CYNTHIA C.

2 Grantee: CARTER, OSBORNE WILLIE JR.

Grantee Address

Name: CYNTHIA C. DABNEY

Address: P. O. BOX 218

City: CUMBERLAND State: VA Zip Code: 23040

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: _____ Original Page No.: _____ Original Instrument No.: _____

Prior Recording At: City County _____ Percentage In This Jurisdiction: 100%

Book Number: _____ Page Number: _____ Instrument Number: _____

Parcel Identification Number/Tax Map Number: 099-A-22

Short Property Description: ONE-HALF ACRE IN THE RANDOLPH DISTRICT

Current Property Address: COOKS ROAD

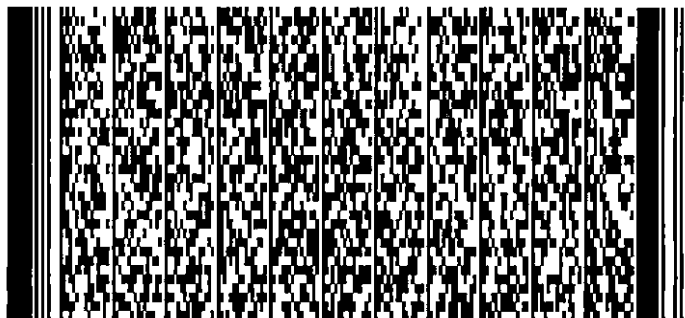
City: FARMVILLE State: VA Zip Code: 23901

Instrument Prepared By: JAMES E. GHEE Recording Paid By: JAMES E. GHEE

Recording Returned To: JAMES E. GHEE

Address: POB 345

City: FARMVILLE, State: VA Zip Code: 23901



VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM C – ADDITIONAL PARCELS

Instrument Date: 12/19/2024

Instrument Type: DG

Number of Parcels: 2 Number of Pages: 3

[] City [X] County CUMBERLAND COUNTY COURT
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[] City [] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 099-A-23

Short Property Description: ONE-HALF ACRE IN THE RANDOLPH DISTRICT

Current Property Address: COOKS ROAD

City: FARMVILLE, State: VA Zip Code: 23901

Prior Recording At:

[] City [] County Percentage In This Jurisdiction:

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number:

Short Property Description:

Current Property Address:

City: State: Zip Code:



(Area Above Reserved For Deed Stamp Only)

Prepared By: Recorded By: Returned To:
James Ghee Esquire (VSB# 13359)
P. O. Box 345
Farmville, VA 23901
434-391-1195

CYNTHIA C. DABNEY
And
OSBORNE WILLIE CARTER, JR.

GIFT DEED

TAX MAP NOS: 099-A-22 and 099-A-23

FROM

OSBORNE WILLIE CARTER

THIS DEED OF GIFT, made and entered, this 19th day of December, 2024, by and between OSBORNE WILLIE CARTER, herein called Grantor, and CYNTHIA C. DABNEY, and OSBORNE WILLIE CARTER, JR., sister and brother, whose address is P. O. Box 218, Cumberland, VA 23040, herein called Grantees, provides:

THAT for and in consideration of the love and affection the Grantor has for the Grantees, who are his two (2) children, the Grantor does hereby give, grant and convey unto the Grantees, CYNTHIA C. DABNEY and OSBORNE WILLIE CARTER, JR., as joint tenants, with General Warranty and English Covenants of Title, the following described property, to-wit:

TRACT NO.:ONE: ALL THAT certain tract or parcel of land, with the buildings and improvements thereon, lying and being in the Randolph Magisterial District of Cumberland County, Virginia, containing one-half acres, and shown by metes and bounds on a plat made R.C. Dodl, C.E., dated May 27, 1965; and being the same land conveyed to Osborne Willie Carter and Courtney Thornton Carter, Husband and Wife, as tenants by the entirety with the right of survivorship by deed from Andrew Carter, dated March 28, 1966 and recorded in the Clerk's Office of the Circuit Court of the County of Cumberland in Deed Book 111 at Page 241. The said Courtney Thornton Carter died on July 16, 2021.

This is Tax Map No.: 099-A-22

TRACT NO.: TWO: ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon, lying and being in the Randolph Magisterial District of Cumberland County, Virginia, containing one-half acres and shown by metes and bounds on a plat made by R. C. Dodl, C.E., dated May 27, 1965 and recorded in the Clerk's Office of the Circuit Court of the County of Cumberland in Deed Book 130 at Page 536, and indicated thereon as Lot A; being the same land conveyed to Osborne Willie Carter and Coutney Thornton Carter, Husband and Wife, as tenants by the entirety with the right of survivorship by deed from Andrew Napoleon Carter, et als, dated February 27, 1978 and recorded in the Aforesaid Clerk's Office in Deed Book 145 at Page 593. The said Courtney Thornton Carter died on July 16, 2021.

This is Tax Map No.: 099-A-23

This conveyance is made expressly subject to any and all easements, conditions, restrictions and reservations appearing of record which now affect said property.

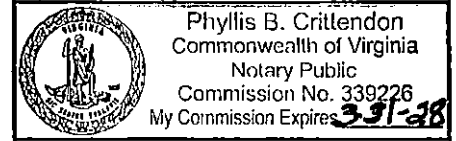
This deed was prepared without a title examination for either the Grantors or the Grantee.

THIS conveyance is exempted from recordation taxes pursuant to Section 58.1-811(D) of the Code of Virginia, 1950, as amended.

The remainder of this page is deliberately left blank

Witness the following signature and seal.

Osborne W Carter (SEAL)
OSBORNE WILLIE CARTER



STATE OF VIRGINIA

COUNTY OF Chesterfield, TO-WIT:

Phyllis B. Crittendon a Notary Public in and for the County and

State aforesaid, do hereby certify that OSBORNE WILLIE CARTER, whose name is signed to the foregoing instrument has personally acknowledged the same before me.

within my County and State aforesaid this 13 day of January, 2025.

Phyllis B. Crittendon
Notary Public

My Commission Expires: March 31, 2028

My Notary Registration Number: 339226

INSTRUMENT 202500050
RECORDED IN THE CLERK'S OFFICE OF
CUMBERLAND COUNTY CIRCUIT COURT ON
JANUARY 16, 2025 AT 09:06 AM
DEIDRE D. MARTIN, CLERK
RECORDED BY: CWM

~~MAILED~~/DELIVERED TO:
James Ghee

Cumberland County
Building Inspections Department



Meeting Postponed until 23, 2026

February
2026
Monthly Report



Building Inspection Monthly Report

February	February 2026	YTD 2026
Singlewides	0	1
Doublewides	0	6
Modular	0	0
New Homes	5	10
Ag & Exempt	0	0
Garages & Carports	1	6
Additions & Remodels	3	5
Misc	37	89
Commercial	0	0
Totals from Above	46	111
Totals from Database	46	111
Total Fees Collected	\$ 5,913.23	\$ 14,415.69
E-911 Fees Collected	\$ 125.00	\$ 250.00
Total Estimated Value	\$ 1,296,541.95	\$ 2,870,665.06
Admin. Fees	\$ -	\$ 75.00
CO's Issued	5	13

Meeting Postponed until March 23, 2026

**Planning Projects Update:
February 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 25-04 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	Residential Primary: 10	Farm Structure Permits issued: 2
Commercial Accessory: 1	Residential Accessory: 3	
<i>Other Zoning Issues-</i>		
Subdivisions:		
<i>Approved Subdivisions 3</i>		
SUB 25-40 Lapp	TBD Cumberland Road	Minor Subdivision – 3 lots
SUB 25-47 McDaniel	TBD Holman Mill Road	Minor Subdivision – 5 lots
SUB 25-51 VDOF	TBD Sports Lake Road	Easement Survey – 3 lots – not approved, but signed and recorded
<i>Pending Subdivisions 50</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 Perego	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 24-44 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 25-42 Cureton	Deer Run Lane	Minor Subdivision – 2 lots
SUB 25-43 Aria/Stone	2200 Plank Road	Lot Line Adjustment – 3 lots
SUB 25-45 Hodges	TBD Raines Tavern Road	Easement Survey
SUB 25-46 Broadwater	TBD Deep Run Road	Major Subdivision – 6 lots
SUB 25-48 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 25-52 Robert & John, LLC	TBD River Road	Minor Subdivision – 2 lots
SUB 25-53 Cumberland County	TBD Samuels Drive	Easement Survey – 1 lot
SUB 25-54 Hammond	1815 Cartersville Road	Lot Line Adjustment – 2 lots
SUB 26-01 Oakland Historic Property	TBD Oakland Road	Easement Survey – 1 lot
SUB 26-02 TimberCreek Building & Design	TBD Trices Lake Road	Vacation of Lot Line – 3 lots

Plats, Surveys and Site Plans

Approved: 2

SEL 25-34 Farley Estate	103-A-50	Survey of an existing lot
SEL 26-04 Farley	103-A-50	Survey of an existing lot

Pending 38

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

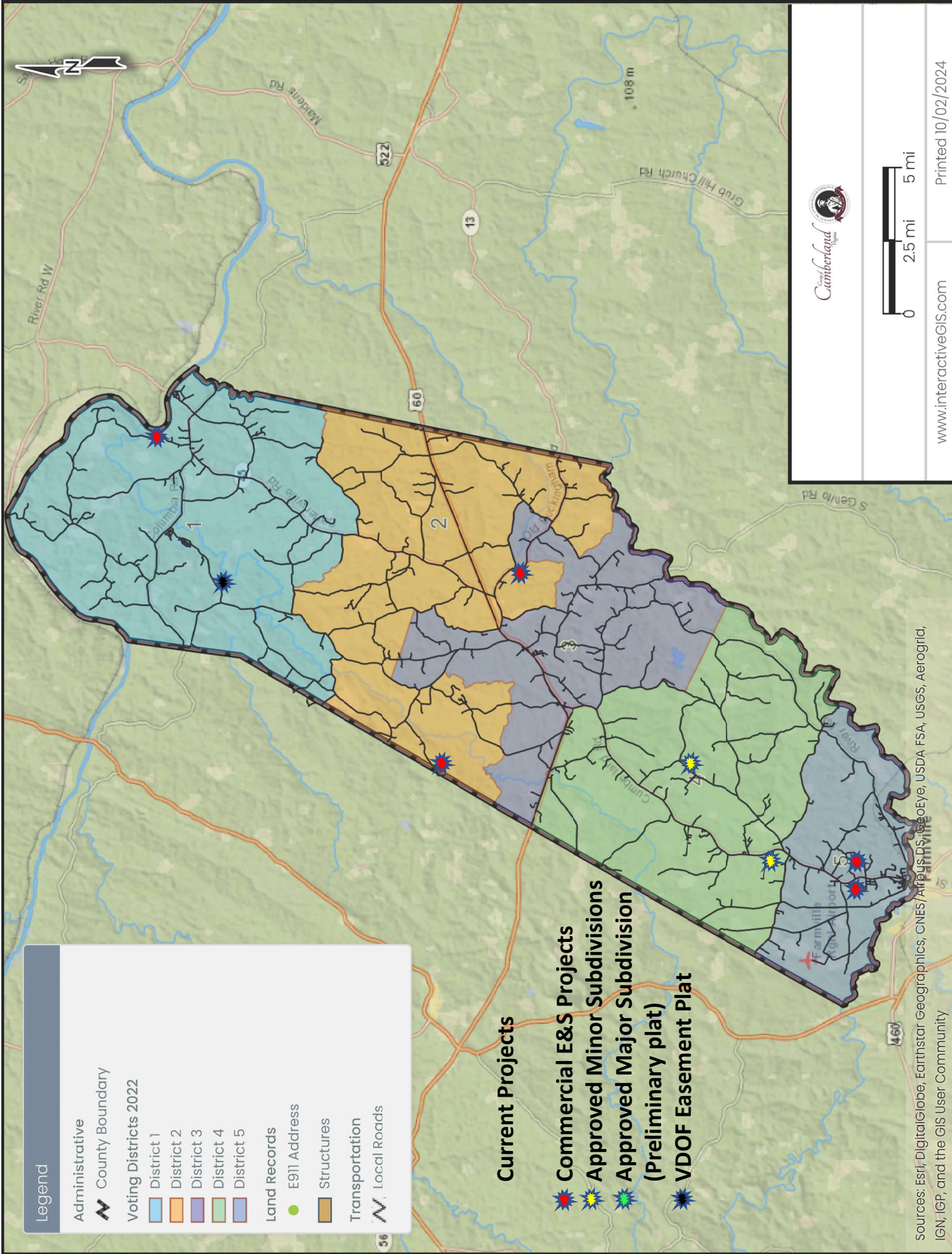
SEL 23-11 Booker	29-A-13	Survey of an existing lot
SEL 23-12 Trent	59-A-31G	Survey of an existing lot
SEL 23-15 Brown	34-A-9	Survey of an existing lot
SEL 23-22 Daves	31-A-15	Survey of an existing lot
SEL 24-02 Brown	69-1-4A	Survey of an existing lot
SEL 24-06 Mills	24-A-60C	Survey of an existing lot
SEL 24-08 Claywell	68-A-32	Survey of an existing lot
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		Survey of an existing lot
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 25-36 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
SEL 26-01 Beavers	16-A-32A	Survey of an existing lot
SEL 26-02 Zygmunt	97-A-179	Survey of an existing lot
SEL 26-03 Trayer	75-A-19	Survey of an existing lot
SEL 26-05 Baltimore	111-A-36	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

Ampthill Wetland Mitigation Project	250 Ampthill Road	Wetland Restoration Project of 64-acres owned by Johnnie Asal along the James River
Residential Erosion and Sediment Control Permits issued: 9		
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.

Meeting Postponed until March 13, 2016



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Legend

- Administrative
- County Boundary
- Voting Districts 2022
 - District 1
 - District 2
 - District 3
 - District 4
 - District 5
- Land Records
 - E911 Address
 - Structures
- Transportation
 - Local Roads

- Current Projects**
- Commercial E&S Projects**
- Approved Minor Subdivisions**
- Approved Major Subdivision (Preliminary plat)**
- VDOF Easement Plat**

Sources: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, AeroGRID, IGN, IGP, and the GIS User Community