



CUMBERLAND COUNTY PLANNING COMMISSION

RURAL PRESERVATION LAND USE POLICY GUIDANCE

Adopted January 26, 2009

Established growth areas enable Cumberland to encourage new development into those areas and communities that have the infrastructure needed for population growth and sustainable development. The successful promotion of growth areas allows for more effective conservation of rural preservation areas by slowing and carefully guiding development to these areas consistent to the Cumberland County Comprehensive Plan.

The 2006 Comprehensive Plan established several growth areas around existing County population centers. The Planning Commission believes that these growth areas should be balanced by designating areas of the county for rural preservation.

Delineating rural preservation areas is appropriate to further guide development and provide for an adequate transition between greater density growth areas and less dense rural areas. This policy document does not give guidance on the areas outside of growth areas or rural preservation areas. It is expected that these "transition" areas will be further defined when the Comprehensive Plan is revised in 2011.

Rural Preservation Areas

Rural preservation areas are intended to be the least developed areas of the county. Large parks, preserves and other conserved lands, working farm and forest land, and passive open spaces should comprise most of the land use with very low density residential development. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the community.

Rural preservation areas should be available for rural uses such as farming, wildlife, viewshed protection and recreation. These areas should not be included for future expansion of public utilities. Major subdivisions should be discouraged and may not be compatible even at low density with large lots due to the total number of lots.

The following are examples of the most intense developments and uses that should generally occur in rural preservation areas: rural, two lane roads; two story structures; single-family dwellings; home occupations; country stores; and farming and agricultural activities. Racetracks, landfills, quarry and mining activities and telecommunication towers visible from major waterways are examples of development and uses not generally supported for the rural preservation areas.

The rural preservation areas can be divided into two sections - the eastern area which borders the Appomattox River and the western area which is generally bordered by the Cumberland State Forest on the east and Buckingham County on the west. The county's total acreage equals approximately 190,720 acres. The western area, excluding the state forest acreage, is approximately 38,915 acres or 20% of the total county land area. The eastern area equals approximately 33,852 acres or 18% of the total county land area. Not including the state forest acreage, the total for these areas equals 72,767 acres, or about 38% of the total county land area. Including the 16,222 acres of the Cumberland State Forest, the preservation area would equal 88,989 acres or 47% of the total county land area.

For a more detailed location description of the rural preservation areas, please refer to Appendix A for a text description and refer to Appendix B for a location map.

This guidance document is not intended to anticipate every rezoning request or situation. Further, this guidance is not legally binding, mandatory or regulatory in nature and is meant to be informative and illustrative. If a development or use is proposed in a rural preservation area that is not detrimental to the health, safety and welfare of the public and serves a public purpose, promotes the rural character of the county, or does not detract from the rural character of the county, the Planning Commission may favorably consider the requested development or use as appropriate on a case-by-case basis consistent with county ordinance and the Comprehensive Plan.

APPENDIX A – Rural Preservation Areas Text Description

Western Preservation Area (WPA) –

Approx. 38,915 acres (excluding the Cumberland State Forest)

The Western Preservation Area, hereafter called WPA, begins where the Little Willis River meets the Buckingham/ Cumberland county line and travels northward along the Little Willis River until intersecting with the Willis River. The Willis River is followed northward until intersecting with U.S. Route 60 (Anderson Highway) then traveling east to Route 60's intersection with State Route 633 (Rock Creek Road) and moving north on Rt. 633 until it intersects with the Cumberland State Forest. The WPA then follows the Cumberland State Forest boundary in a northerly fashion with the following deviations:

From the boundary of the Cumberland State Forest, the WPA follows an unnamed creek until it intersects with State Route 628 (Forest View Road) and then continues across Rt. 628 connecting with the southern most point of Bear Creek. The WPA then runs along Bear Creek in a northerly fashion except in the areas where following the Cumberland State Forest boundary will provide additional eastward preservation area, whichever is greatest. A private road, (Boatwright Road) is the next point of deviation. Boatwright Road is followed to its intersection with State Route 622 (Trents Mill Road) and then follows Rt. 622 in a northerly fashion until intersecting with another private road (Coon Club Road) then northward on Cumberland Forest Road until rejoining the Cumberland State Forest lands. This is again followed until intersecting State Route 624 (Jenkins Church Road) except in the areas where following the Cumberland State Forest boundary will provide additional eastward preservation area. Rt. 624 is followed in a northerly fashion until intersecting with State Route 626 (Meador Road) and following Rt. 626 in an easterly fashion until intersecting with Bigger Creek then traveling in a northerly fashion until intersection with the Cumberland State Forest. The State Forest border is again followed until its northern most point and ending at the Willis River.

The Willis River is then followed until meeting the property described as county tax map parcel number 16-A-30B. The southernmost property line is followed to its intersection with State Route 612 (Trices Lake Road), and continues to the properties described as county tax map parcels 16-A-14A, 16-A-14D and 16-A-14. These properties are excluded from the WPA, the border of which follows these property lines until meeting the R-2, rural residential zoning district. The R-2, rural residential zoning district surrounding Trices Lake is followed until intersecting with the boundary line of county tax map parcel 16-A-5B. next Following the boundary line of county tax map parcel 16-A-5B until in intersects with Trice's Lake and continuing in a northerly fashion along water's edge of Trice's Lake and then the property line of county tax map parcel 16-A-5B to its intersection with State Route 690 (Columbia Road) and continuing on Rt. 690 in an easterly fashion until it intersects with the Willis River. The Willis is followed

to its intersection with the James River. The James River is followed going upriver until intersecting with Rt. 690 and then traveling in a southerly fashion for approximately 2 miles and then 1,000 feet from the centerline of Rt. 690 on the eastern side for approximately 2.8 miles then returning back to the centerline of Rt. 690 until intersecting with Giles Creek and continuing in a westerly direction back to the Cumberland/Buckingham County line following said county line in a southerly fashion to the point of beginning.

Eastern Preservation Area (EPA) –
Approximately 33,852 acres

The Eastern Land Preservation Area, hereafter called the EPA, begins at the Appomattox River's intersection with Green Creek. Continue in a northerly fashion following Green Creek across State Route 600 (River Road) and continuing along Green Creek to its intersection with an unnamed creek that branches northward until it intersects with State Route 653 (Cooks Road). Traveling eastward on Rt. 653 until it intersects with a tributary of Angola Creek and then continuing in a northerly fashion until intersecting with State Route 638 (Guinea Road). The EPA border then follows Rt. 638 in an easterly fashion until intersecting with State Route 678 (Cotton Town Road) and then continuing in a northerly fashion to a private road. Continuing on said private road in an easterly direction until it intersects with Horsepen Creek and then following Horsepen Creek in a northerly fashion to the northwestern property line of county tax map parcel 74-A-1A following said property line to its intersection with State Route 631 (Davenport Road). Continue in an easterly fashion on Rt. 631 to its intersection with a private road (Four Winds Lane). Next, continue in a northerly fashion on Four Winds Lane to its intersection with Tear Wallet Creek. Follow Tear Wallet Creek downstream until it intersects with southern property line of county tax map parcels 67-A-36D and 36E. Proceeding in a northerly fashion following the property line between county tax map parcels 67-A-36D, 36E and 36 until said property line intersects with State Route 717 (Langhorne Road). Next follow Rt. 717 to its intersection with State Route 600 (Stoney Point Road) and continue in a southerly fashion until Rt. 600 intersects with State Route 654 (Sunnyside Road) and continuing in a northeast fashion on Rt. 654 until it intersects with State Route 13 (Old Buckingham Road) and continuing in a southeast fashion until Rt. 13 intersects with State Route 654 (Frenchs Store Road) and continuing on Rt. 654 in a northeast fashion until it intersects with Maxey Mill Creek. From Maxey Mill Creek continue in an easterly fashion to the Cumberland/Powhatan County line and following said county line in a southerly fashion until its intersection with the Appomattox River and follow Appomattox River in a westerly fashion to the point of beginning.