



# Cumberland County Comprehensive Plan Public Meeting

**October 2, 2023**

# Introduction

## What could the future look like?

The maps on the following pages show the current use of land and potential uses for each parcel in the future. Potential uses are based off the existing trends in the County along with planning best practices. This helps to determine what scenario will allow for a high quality of life in Cumberland by balancing infrastructure, environmental, social, or economic needs with future growth. For this Comprehensive Plan, growth has been recommended to be limited to “Village Centers.” These are core areas where amenities and mixed commercial and residential development can take place while preserving the rural landscape outside of the centers.

“Village Center” or “Agricultural / Rural Residential” are important categories in assisting communities envision what future development they want in an area. However, it is a broad category that does not get into all of the specifics of how buildings, streets, or other public spaces will be built and designed. Categories are written and mapped with varying characteristics that guide the intent and style (look and feel), with a list of uses that are encouraged in the area.

## What are “Strategies for the Future?”

Map designations give guidance to decision-makers on the Planning Commission and Board of Supervisors regarding development in Cumberland County, but they are not legally binding in the way Zoning Ordinance regulations or Development Standards are. There may be more than one zoning district that fits into the desired goals of a category or parts of a future designated area may develop incrementally. Cumberland’s Planners will reference the Future Land Use Map to make recommendations on development applications to the Planning Commission and Board of Supervisors. The public or prospective land developers can view the map to understand the expectations for development in an area for the future. Requests for rezoning parcels of land may be submitted to drive development in a way that aligns with the County’s intent for reach designated area.

## Categories

### **Agricultural / Rural Residential**



Areas intended to maintain active agricultural use, forest cover, or low-density residential development to protect the rural character of Cumberland County.

### **Recreational Areas**



Areas intended for active use as sites of recreation while preserving open spaces, natural habitat, and rural character.

### **Industrial Areas**



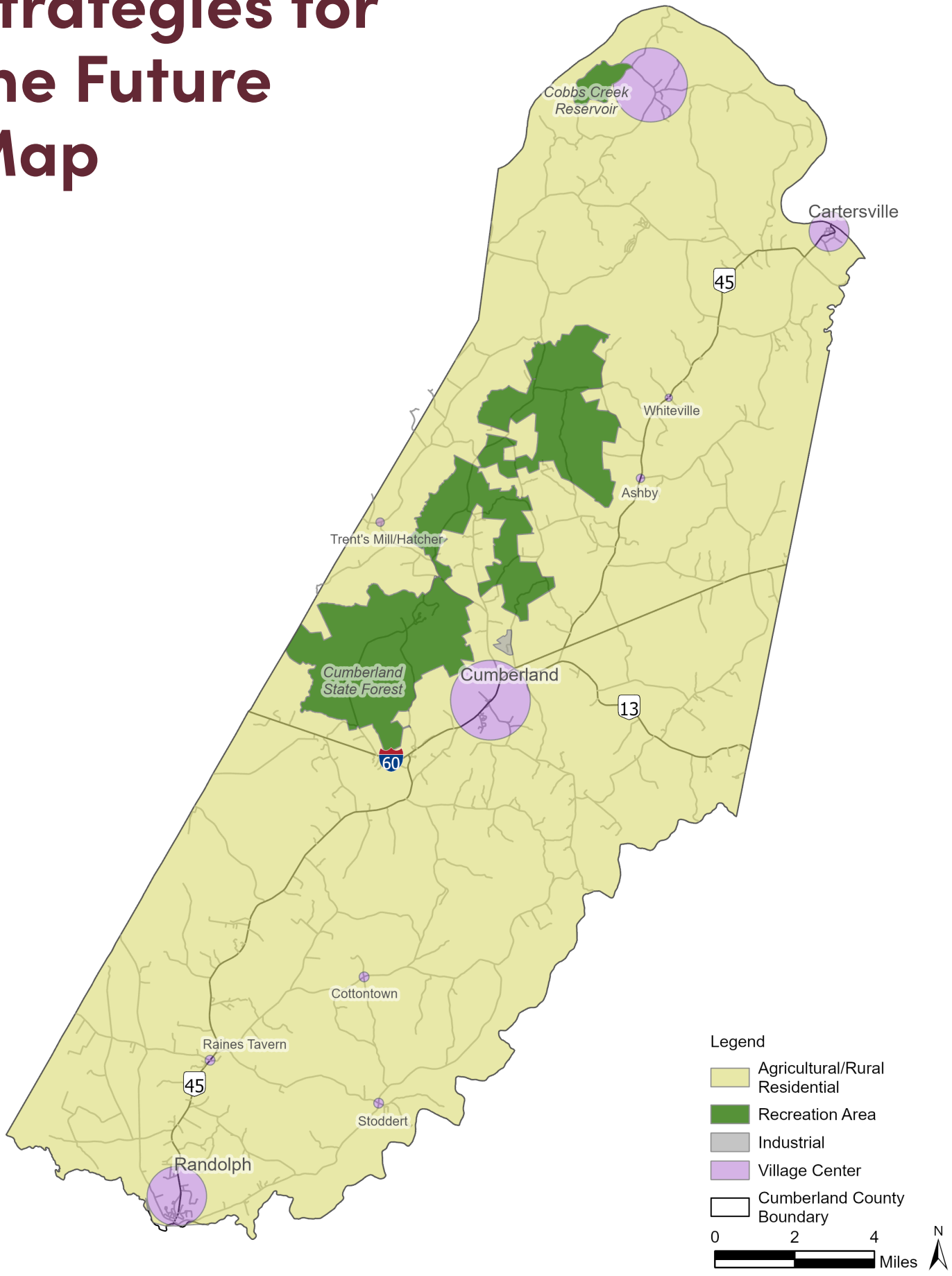
Areas designated for industrial development or other intensive commercial business that may not be compatible with commercial, residential, or mixed-use development.

### **Village Centers**



Non-parcel-specific areas intended to provide attractive mixed-use centers for growth and development in Cumberland County. A diverse mix of residential housing types and commercial units are encouraged to provide the community with new opportunities.

# Strategies for the Future Map



# Categories:

## **Agricultural / Rural Residential**

*Areas intended to maintain active agricultural use or low-density residential development to protect the rural character of Cumberland County.*

Cumberland recognizes that that one of its richest assets is agricultural, forestal and rural lands. Therefore, the county seeks to protect these areas and natural resources to ensure that a rural quality of life is maintained. By limiting subdivisions and suburban style growth in these areas, agricultural and forestal production may continue alongside the conservation of natural and historic resources. Tools such as conservation easements, transfer or purchase of development rights, and other tax incentive programs may be utilized by the County and used to encourage minimal development in these areas.

## **Recreational Areas**

*Areas intended for active use as sites of recreation while preserving open spaces, natural habitat, and rural character.*

Recreational areas are an important part of maintaining rural quality of life and providing community gathering places. The County already has recreational areas adjacent to Bear Creek Lake State Park. Future recreational areas may include land surrounding the proposed reservoir and land adjacent to the James and Appomattox Rivers, as well as the proposed High Bridge State Park along the former Norfolk Southern rail line. The objective of these areas will be to protect natural habitats while permitting sensitive use and development of the land, which may include residences and businesses that offer related goods to the recreational areas, such as eateries and equipment rental businesses.

## **Industrial Areas**

*Areas designated for industrial development or other intensive commercial business that may not be compatible with commercial, residential, or mixed-use development.*

These areas will have a concentration of industry and intensive commercial businesses that may not be compatible with commercial, residential, or mixed-use development. These areas will be designated with careful consideration to transportation routes, infrastructure and impact on the natural environment and existing communities. Where possible, multiple industrial uses will be concentrated on the same or adjacent properties. The County will continue to look for areas that can serve as a hub of light industrial and commercial activities.

## Village Centers

*Non-parcel-specific areas intended to provide attractive mixed-use centers for growth and development in Cumberland County. A diverse mix of residential housing types and commercial units are encouraged to provide the community with new opportunities.*

One of the Comprehensive Plan's important tools for preserving rural character is the establishment of "Village Centers." By studying where development and population growth has occurred in the past, as well as considering existing and future infrastructure and services, certain areas of the County are ideal for future community development and provide a mix of both residential and economic development opportunities. Encouraging development in such specifically designated areas will limit sprawling, suburban-type, low-density development throughout the rural areas. New growth in the Village Centers will provide needed goods and services, employment and increased tax revenues to meet the expressed needs of Cumberland's residents alongside attracting new visitors.

The growth areas will include a mix of uses and a variety of housing types, including affordable housing for residents of all income levels, encouraging development at higher densities. Such areas are where utilities, services, community facilities and businesses will be concentrated and where the transportation network will be expanded to create more connections. These areas will have a focus on good design that creates a sense of place and respects the existing architectural fabric. Within these Village Centers will be varying intensity levels of development. Four main Village Centers have been identified: Cumberland Court House, Cartersville, Randolph, and Cobbs Creek. Individual smaller centers have been identified at the following "Rural Crossroads:" Trents Mill, Hatcher, Hamilton, Whiteville, Ashby, Stoddert, Raines Tavern, Cotton Town, and Angola. Depending on the existing infrastructure and existing land use, appropriate densities and growth patterns will be determined for each of these areas. For example, the Cumberland Courthouse village will permit a higher density than the Cartersville area, and will serve as a commercial and mixed-use zone, serving as both a central core and gateway to the County. Each Village Center is encouraged to have its own small area plan in the coming years to plan at a higher level of detail.

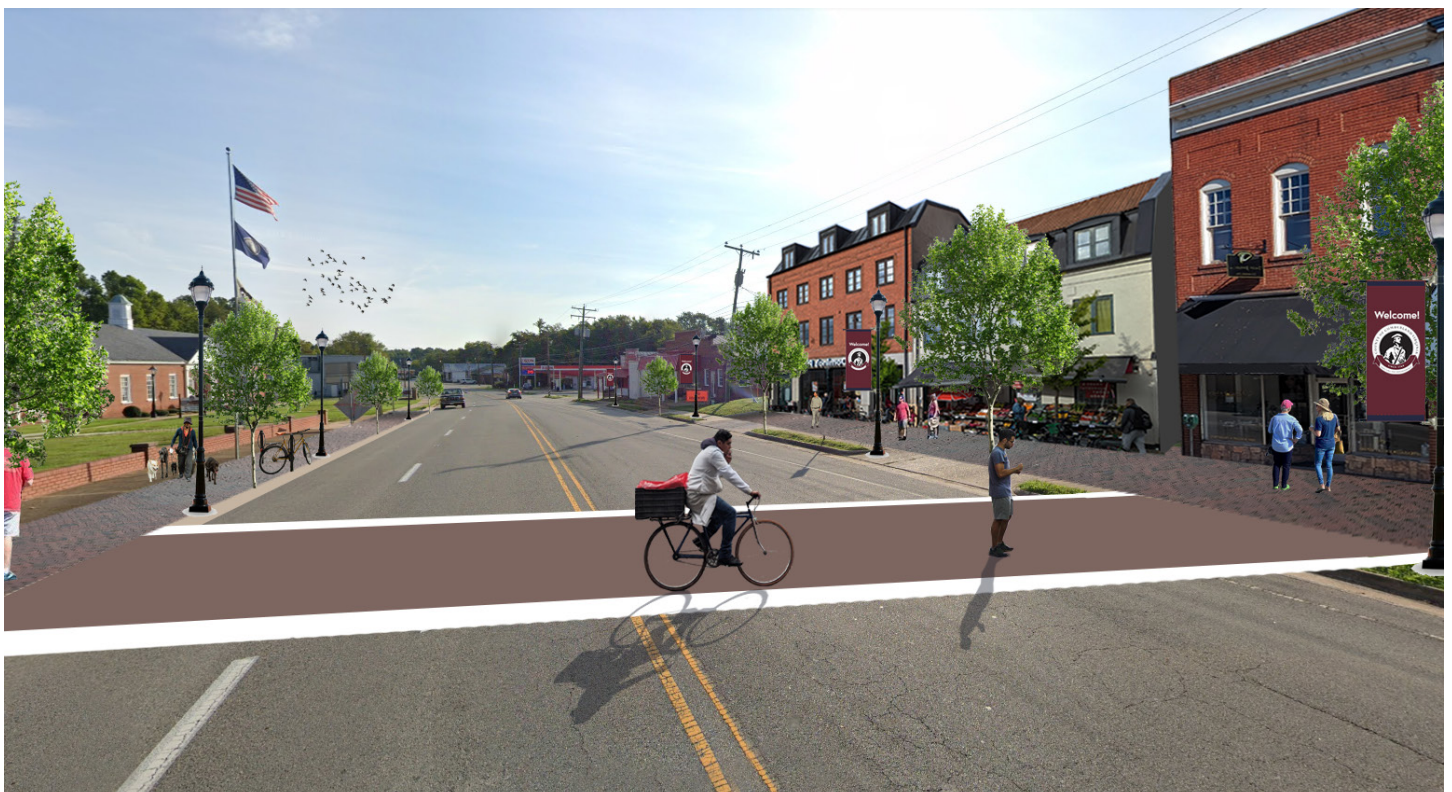


If development within the Village Centers includes multiple buildings or a large tract of land as part of one development, it should be based on the principles and features of Traditional Neighborhood Design to achieve transportation and other benefits over typical suburban development. Features of Traditional Neighborhood Design include:

- Pedestrian and bicycle-friendly road design.
- High quality public spaces programmed with seating areas and other amenities.
- Interconnection of new local streets with existing local streets and roads.
- Preservation of natural areas.
- Mixed-use neighborhoods or buildings with commercial and residential units.
- Mixed housing types, including single family detached, attached, duplex, or apartment units.
- Reduction of typical front and side yard building setbacks.
- Reduction of street widths and turning radii at subdivision intersections.

The purpose of these Traditional Neighborhood Design features is to bring commercial and residential uses closer together, and to increase the transportation efficiency of new development. While typical suburban development separates the places where people live, work, and shop into separate areas, this development mixes uses so that trips between them are shorter. By focusing on a connected pattern of streets, rather than suburban cul-de-sacs, and by providing sidewalks and other pedestrian amenities, some trips may even be accomplished by walking or biking rather than driving. These features support the overall land use goals for all Village Centers in Cumberland.

If a project involves a small footprint of a few buildings or less, this development should be viewed as “filling in” by contributing to the opportunities available to the community at that Village Center. Buildings should have active ground floors with “leftover” spaces on sites not dedicated to parking offering amenities such as seating areas or additional landscaping. Buildings may be anywhere from 1 to 4 stories, depending on the context.



## *Cumberland Court House*

Cumberland Court House is a Village Center that is both historically and physically the heart of the County. This area, which sits at the crossroads of major County roadways Route 45 and US Route 60, has a concentration of businesses, community services, and residents. The schools, County Administration, County Court House, private residences, Bear Creek Lake State Park, Cumberland State Forest, and several local businesses are all located in this area. Cumberland Courthouse is served by public sewer and public water west of the courthouse to the Community Center on Route 628 and east of the courthouse to Route 13 (Old Buckingham Road). Due to infrastructure and traffic patterns along US Route 60 and the courthouse village, this area would be well suited to new mixed use, residential, commercial, or light industrial uses. The nearby Cumberland Business Park on Commerce Road offers industrial sites. It offers opportunities for industrial and manufacturing businesses to locate inside the county along the US Route 60 corridor and in close proximity to county services and existing infrastructure.

## *Cartersville*

Located in the northern part of the county along the banks of the James River, Cartersville is a small historic village and is listed as a National Register Historic District. The area includes small businesses, churches and limited public utilities. The Village Center here will be limited to low intensity residential and small commercial development and will enhance the existing village and services while protecting the farmland and watershed in the vicinity.

## *Randolph*

At the southern end of the County along Route 45, near the Town of Farmville, is the Randolph Village Center. Proximity to Farmville has encouraged growth and development beyond the town limits. The area contains existing residential and commercial growth, as well as the Riverside Industrial Park. Creating a Village Center around the town's outer limits encourages new development in this area that benefits the County. The growth area here encompasses land adjacent to both Route 45 and Route 600 (Plank Road). This area is served by public water and sewer from Farmville.

## *Rural Crossroads*

At various rural crossroad intersections throughout the County, such as Trents Mill, Hatcher, Hamilton, Whiteville, Ashby, Stoddert, Raines Tavern, Cotton Town, and Angola. These may include small country stores or gas stations, small housing units of varying types, or restaurants.