



Surry County
Department of Planning & Community Development
P.O. Box 357
45 School Street
Surry, Virginia 23883
757-294-5210

AGENDA

Planning Commission – July 20, 2026

CALL TO ORDER AT 6:00 P.M.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL / DETERMINATION OF QUORUM

Giron Wooden, Jr., Chair	Carmen D. Judkins
Thomas Hardy, Vice Chair	Theodore Lunsford
Stephen Berryman	Earl Newby, Sr
Eddie Brock	Breyon Pierce
Dianne Cheek	William Seward, IV
David Coggin	

III. ADOPTION OF MEETING AGENDA

IV. CONSENT ITEMS

- a. June 22, 2026 Minutes

V. OLD BUSINESS

- a. Draft HP Ordinance Update

VI. NEW BUSINESS – PUBLIC HEARINGS

- a. **Ordinance Amendment 2026-01:** Ordinance to amend Article III, Section 3-300 *et. seq.* - A-R, Agricultural-Rural District of the Surry County Zoning Ordinance by amending: *Limitations of subdivisions*, to designate subdivisions exceeding 15 lots as large; *Criteria for all residential uses*, to delete certain criteria; and *Lot requirements*, by increasing minimums for lot size, width and road (i) Section 3-303, Criteria for all residential uses, to delete certain criteria and Section 3-304, Lot requirements, by increasing minimums for lot size, width and road frontage as follows: (i) lot size from one (1) acre to ten (10) acres, (ii) lot width and road frontage from 150 feet to 400 feet along primary and secondary public roads, and (iii) from 100 feet to 300 feet for lot width and 100 feet to 200 feet for lot frontage on new subdivision roads.
- b. **Ordinance Amendment 2026-02:** Ordinance to amend Article VI, Section 6.2 (A)(5) Family Subdivisions of the Surry County Subdivision Ordinance to establish minimum acreage for newly created (1 acre), parent (5 acres) and residual (5 acres) parcels pursuant to a family

division; except, that in instances where the parent parcel was last conveyed prior to October 1, 2026, the minimum reverts to 1 acre. Adds a required affidavit from an owner detailing certain information and certifying that (i) the requirements to qualify for a family division have been met and (ii) the restrictions on future conveyances will be followed. Includes a mechanism to allow conveyances before 5 years in the case of extenuating circumstances. Limits family divisions to only the Agricultural Rural Zoning District.

- c. **Ordinance Amendment 2026-03:** Ordinance to amend Article II, Section 2-102, Definitions, and Article III, Section 3-1400 *et seq.*, Chesapeake Preservation District, of the Surry County Zoning Ordinance to align with regulatory updates to the Chesapeake Bay Preservation Act outlined in §62.1-44.15:67-79 of the Code of Virginia and 9VAC25-830. The amendments include changes to definitions, clarification of existing language and add criteria and requirements for addressing resilience and adaption when considering proposed development in Chesapeake Bay Preservation Areas (CBPA) as required and recommended by the Virginia Department of Environmental Quality.

VII. **PUBLIC COMMENTS**

VIII. **COMMITTEE UPDATES**

IX. **PC SECRETARY COMMUNICATIONS**

X. **ADJOURNMENT**