

Middlesex County Board of Zoning Appeals Meeting Agenda

Board Room, Historic Courthouse, 865 General Puller Hwy, Saluda VA 23149

Monday April 20, 2026, 6:00 P.M.

- I. Call to order.
- II. Approval of the Minutes, Tuesday January 20, 2026
- III. Public Hearing
 1. CBPA Exception No. 2026-01 submitted by Bay Design Group C/O Patrick Sims, requesting an exception to Zoning Ordinance Article 4A, Section 4A-4-A.4, Chesapeake Bay Preservation (CBP) District for the encroachment into the 100' Buffer for a proposed pool. The application requests a Twenty-Six and Five Tenths (26.5) foot exception from the minimum One Hundred (100) foot Resource Protection Area (RPA) setback requirement of Zoning Ordinance Section 4A-7, Chesapeake Bay Preservation (CBP) District. The property for which the exception is requested is located at 1621 Stampers Bay Road, Hartfield, VA 23071; it is further identified as Tax Map Parcel # 43-25B in the Pinetop Magisterial District.
 2. CBPA Exception No. 2026-03 submitted by Bay Design Group C/O Lance Shores, requesting an exception to Zoning Ordinance Article 4A, Section 4A-4-A.4, Chesapeake Bay Preservation (CBP) District for the encroachment into the 100' Buffer for a proposed pool and pool apron. The application requests a Forty-Seven and One Tenth (47.1) foot exception from the minimum One Hundred (100) foot Resource Protection Area (RPA) setback requirement of Zoning Ordinance Section 4A-7, Chesapeake Bay Preservation (CBP) District. The property for which the exception is requested is located at 42 Waterford Drive, Urbanna, VA 23175; it is further identified as Tax Map Parcel # 19-16-48 in the Saluda Magisterial District.
 3. CBPA Exception No. 2026-08 submitted by Bay Design Group C/O Edward Scott Boze Living Trust C/O Susan Boze, requesting an exception to Zoning Ordinance Article 4A, Section 4A-4-A.4, Chesapeake Bay Preservation (CBP) District for the encroachment into the 100' Buffer for construction of a pool and pool deck with the 100' RPA buffer. The application requests a Sixty-Six and Nine Tenths (66.9) foot exception from the minimum One Hundred (100) foot Resource Protection Area (RPA) setback requirement of Zoning Ordinance Section 4A-7, Chesapeake Bay Preservation (CBP) District. The property for which the exception is requested is located at 259 Churchill Road, Hartfield, VA 23071; it is further identified as Tax Map Parcel # 43-17-1 in the Pinetop Magisterial District.
- V. Old Business
- VI. New Business
- VII. Adjournment

PUBLIC HEARING PROCEDURES

1. Presentation of Application by Staff.
2. Presentation by Applicant.
3. Chairman opens the Hearing for comments from the public.
 - A. Each speaker will give his or her name and address for the record.
 - B. Each speaker or individual will be given one opportunity to speak.
 - C. All comments and/or remarks will be addressed to the Board of Zoning Appeals, not to the audience or the applicant.
 - D. Comments from individuals - allowed three (3) minutes each.
 - E. Comments from speaker(s) representing a group:
 - i. Must represent four (4) or more individuals;
 - ii. Individuals must stand and acknowledge that they are being represented by the speaker and that they forfeit their individual time to speak;
 - iii. Are allowed 12 minutes to make their presentation(s);
4. Chairman closes hearing for comments from public.
5. Questions and discussion by Board members.