



**NORTHUMBERLAND COUNTY
LAND USE
APPLICATION**

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink.

1. Owner/Applicant Information:

Owners Name: <i>Benton M. Hayden</i>		Address: <i>494 Beechwood dr. Callao VA.</i>
Telephone (H):	Telephone (W): <i>804 761 5589</i>	Email: <i>bentonmhayden@gmail.com</i>

Applicants Name: <i>Michael C. Bryant</i>		Address: <i>704 walmley RD Callao, VA</i>
Telephone (H):	Telephone (W): <i>804 761-7393</i>	Email: <i>McBryantandsonshawling@gmail.com</i>

Plan Preparer/Authorized Agent: <i>EDA</i>		Address: <i>PO Box 515 Wicomico church</i>
Telephone (H):	Telephone (W): <i>804 580 2227</i>	Email:

2. Property Information:

Tax Parcel # : <i>9-1-23</i>		Parcel Physical Address (If applicable): <i>NO Phys. cal yet</i>	
Current Zoning: ☐ C-1 ☒ A-1 ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ M-1	Acreage: <i>23.9</i>	Magisterial District: <i>Lottsburg</i>	Date Property Purchased: <i>2022</i>
Are there any structures on the property? ☐ Yes (If yes, please describe) ☒ No:			Deed Book Page # :
Board of Supervisor Representative: <i>Keith Harris</i>		What is the road name or route number on which your property is located? <i>Northumberland Hwy 360</i>	
Directions to Property: <i>Across from Lewisetta Rd</i>			

Office Use Only:		Application # <i>25-PH-006</i>	
DATE RECEIVED: <i>11-25-25</i>	BOARD ACTION: ☐ Approved ☐ Approved w/ conditions ☐ Denied ☐ Withdrawn Meeting Date <i>2-12-26</i>	PAID STAMP: <i>PAID</i>	TYPE OF APPLICATION / FEE: ☐ Appeal Decision of Zoning Administrator ☒ Conditional Use - \$1000 ☐ Conditional Use Boathouse - \$1000 ☐ Conditional Use Solar - \$1500 ☐ Exception to the Bay Act - \$500 ☐ Subdivision Variance - \$500 Zoning ☐ Variance - \$500

3. Description of Request:

Type of Request (check one): ☒ Conditional Use ☐ Exception to the Bay Act ☐ Subdivision Variance ☐ Zoning Variance
What is the current use? (Use another sheet of paper if more space is needed): Farm land
Describe the proposed use/project (Use another sheet of paper if more space is needed): mulch + material yard
Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.) ☒ Yes (If yes, please explain) VDOT, County officials ☐ No
Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request? ☒ Yes (If yes, please explain) ☐ No
Has any portion of this request for which you are seeking a permit been completed or commenced? ☐ Yes (If yes, please explain) ☒ No

ADJOINING PROPERTY OWNERS

Henry W. Page
P. O. Box 316
Heathsville, VA 22473

Cowart Properties, LLC
755 Lake Landing Drive
Lottsburg, VA 22511

Ashley Ann Bayana
1526 Northumberland Hwy
Callao, VA 22435

William Addison Lowery Estate
c/o Charles David Lowery
P. o Box 381
Lottsburg, VA 22511

Nancy Swann Vanlandingham
2227 Lewisetta Road
Lottsburg, VA 22511

John Stanford Booker Trustee
P. O. Box 8
Lottsburg, VA 22511

Patrick J. O'Brien
P. O. Box 631
Callao, VA 22435

5. Signature Page:

This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s) Bentley M. F. L. Date 11-3-25
Printed Name(s) Bentley M. Hayden

Signature of Applicant(s) Michael C. Bryant Date 11-3-25
Printed Name(s) Michael C. Bryant

Signature of Agent _____ Date _____
Printed Name _____

The applicant and/or a representative shall be present at the hearing or the Boards will not hear the request.

APPENDIX B
Conditional Use Additional Information

Please submit this appendix with your application.

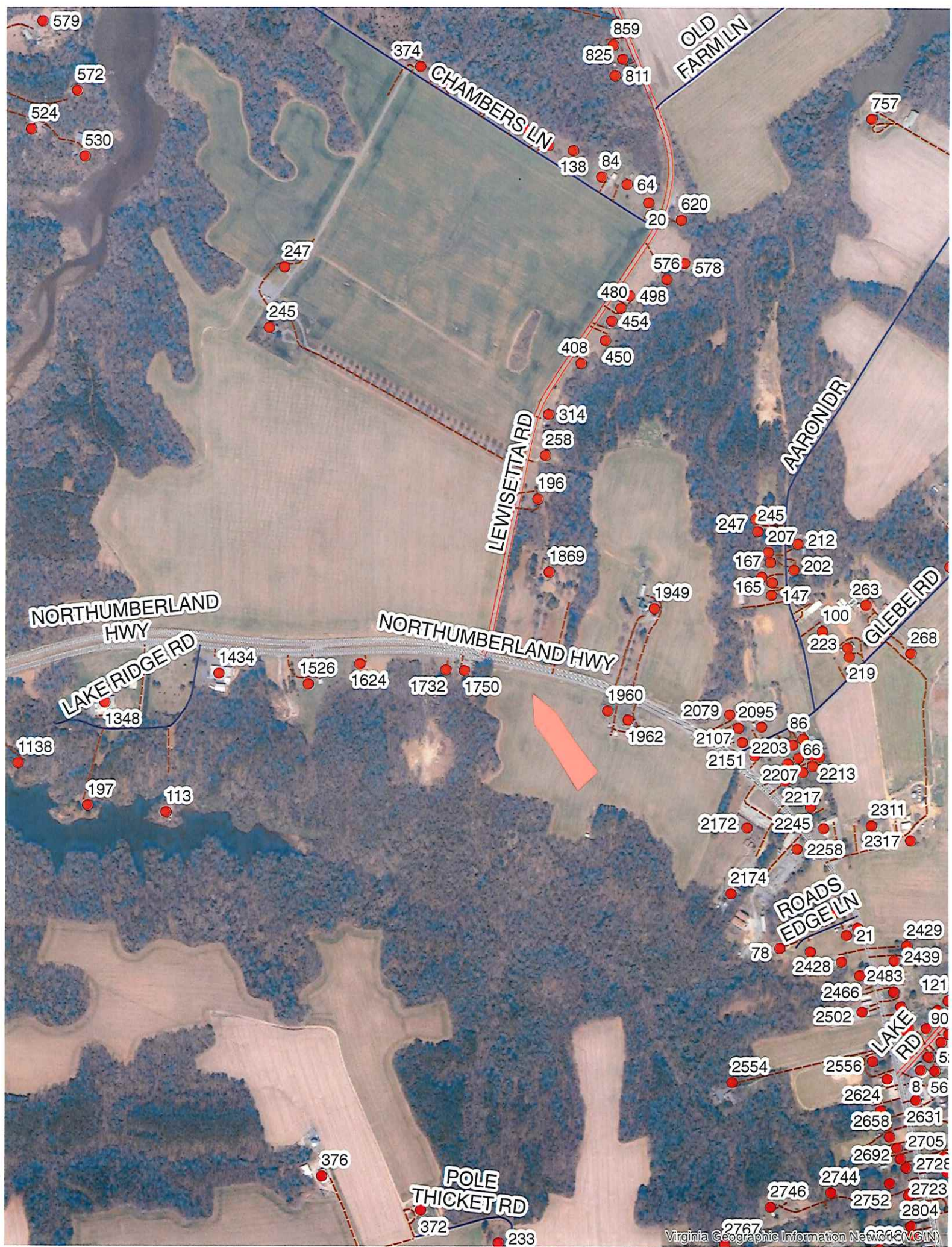
1, Please provide the following setbacks for all proposed structures:

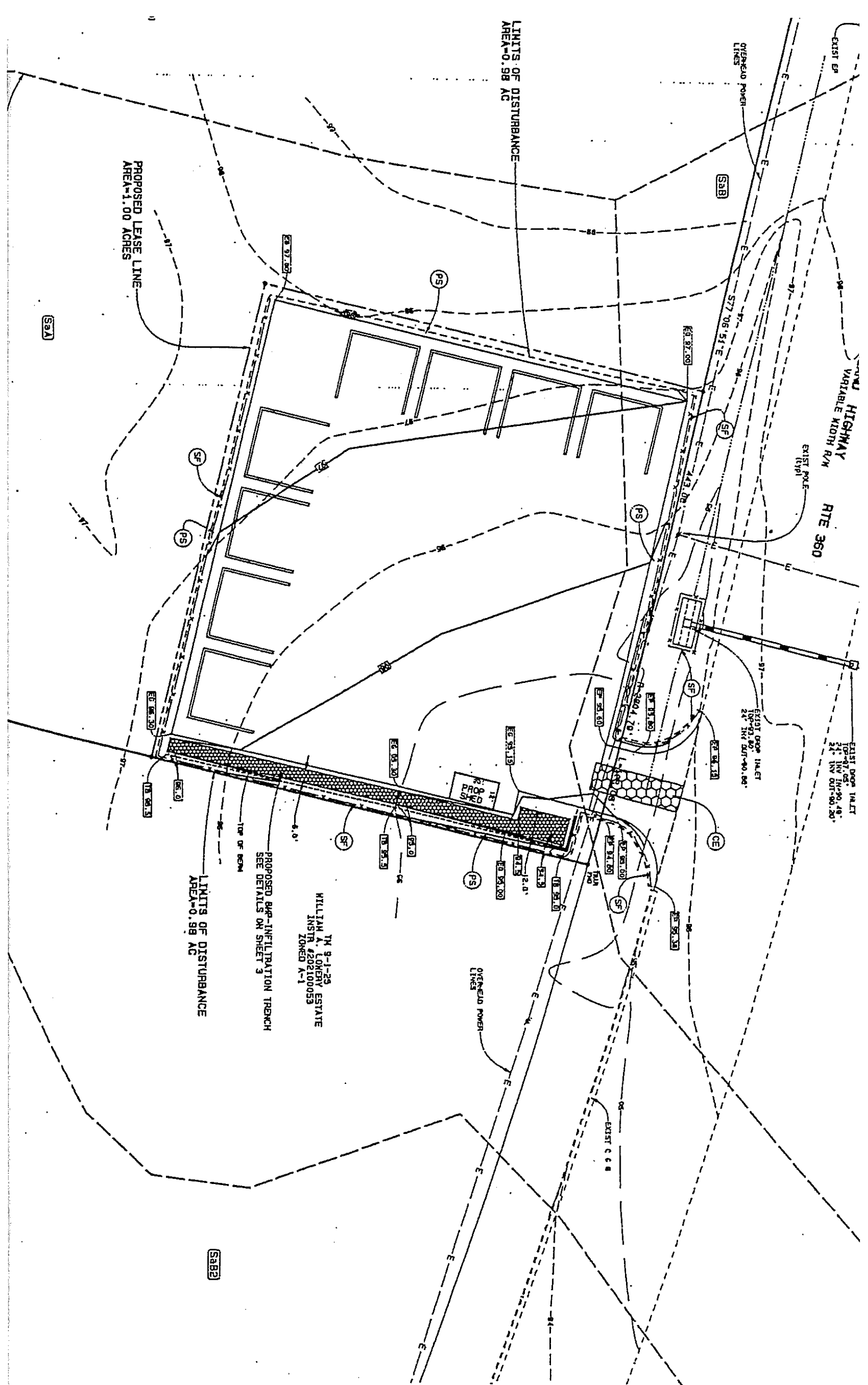
Primary Structure:	
Road/Right-of-way_____	Rear Yard_____
Left Side Line_____	Right Side Line_____
Height of Structure_____	
Secondary Structure:	
Road/Right-of-way_____	Rear Yard_____
Left Side Line_____	Right Side Line_____
Height of Structure_____	

2. Additional Information

Will there be parking on the property? ☒ Yes ☐ No If yes, please indicate the number of spaces being provided. <u>2</u>
Will there be any fencing or landscaping? ☒ Yes ☐ No If yes, please explain. <u>surrounding 1 acre yard</u>
Will there be any lighting? ☒ Yes ☐ No If yes, please indicate the type and number of lights being used. <u>yard lighting Aerial</u>
Will there be any signs associated with the request? ☒ Yes ☐ No If yes, please indicate the size and number of signs. <u>4x8 sign</u>
All permits will need to be obtained from the Office of Building & Zoning for signage.

Office Use Only:
Part of application # <u>25 CU-006</u>
Date Received: <u>11-25-25</u>





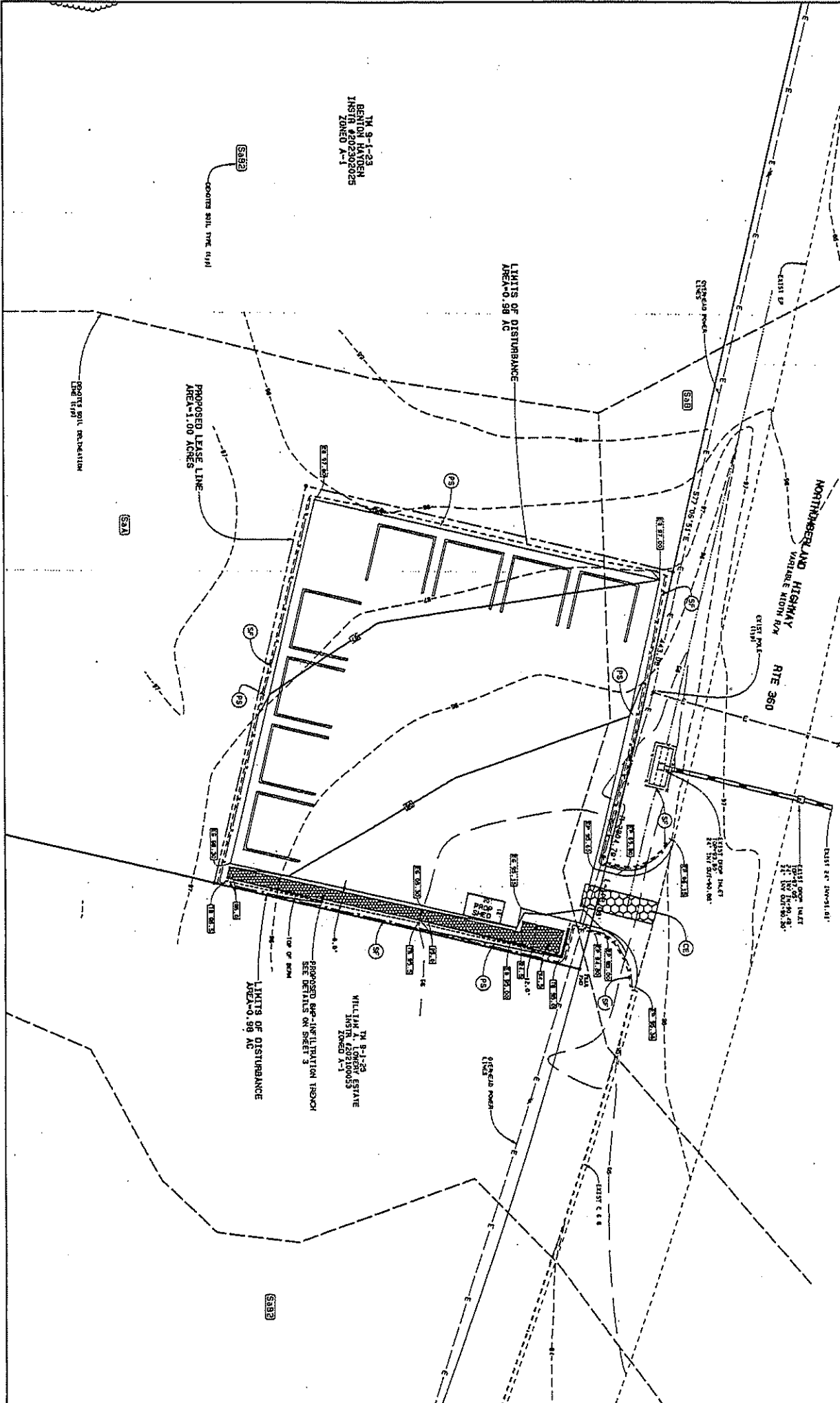
SOILS LEGEND				
MAP UNIT	MAP UNIT NAME	TEXTURE	PERCENT FINE SAND (%)	PERCENT FINE SAND (%)
(SAB)	SANDY SILT	FINE SANDY LOAM	0.28	8
(SAB)	SANDY SILT	FINE SANDY LOAM	0.28	8
(SAB)	SANDY SILT	FINE SANDY LOAM	0.28	8

REFERENCE: NATURAL RESOURCES CONSERVATION SERVICE

EROSION CONTROL LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
(E)	C-304-01-1 CONSTRUCTION ENTRANCE	1 EA
(E)	C-304-01-4 SILT FENCE	742 L.F.
(E)	C-304-01-8 PERMANENT SEDIMENT	0.12 ACRES

LIMITS OF DISTURBED AREA: 0.98 ACRES

- EROSION AND SEDIMENT CONTROL NOTES**
- ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL ACT, VIRGINIA REGULATION 1A 525-09-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
 - THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE OF THE DISTRICT ENGINEER, VIRGINIA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO ANY LAND DISTURBANCE.
 - A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
 - ALL DISTURBED AREAS SHALL BE RESTORED TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING AND AFTER CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER AND SHALL MAINTAIN RECORDS OF ALL EROSION AND SEDIMENT CONTROL MEASURES TO MAINTAIN THE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IMMEDIATELY.



BRYANT MULCH YARD
TAX PARCEL 9-1-23
LOTTSBURG DISTRICT, NORTHUMBERLAND COUNTY, VIRGINIA

GRADING AND EROSION CONTROL PLAN

DRAWN BY: RFND CHECKED BY: RFND
SCALE: 1"=25' PROJECT No.: 2025315 DATE: OCT 10, 2025

REVISION:	
NO.	DATE: DESCRIPTION:



SESS LARANA AVONLE
RICHMOND, VIRGINIA 23231
PHONE: 804-281-0180
FAX: 804-281-0181

PO BOX 515
WICHITA, OKLAHOMA 73793
PHONE: 804-580-2227
FAX: 804-580-2244

EDA
ENGINEERING DESIGN ASSOCIATES

Moderate Volume Commercial Entrance Design along Highways with Shoulders

MODERATE VOLUME COMMERCIAL ENTRANCE DESIGN
ALONG HIGHWAYS WITH SHOULDERS

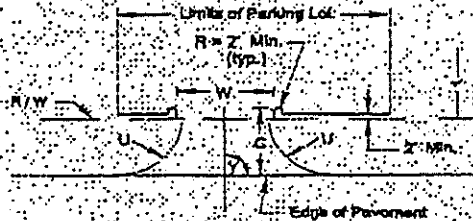
Site Requirements For This Design:

Maximum Highway VPD : 5,000
 Minimum Entrance VPD : 200
 Maximum Entrance VPD : 200
 Truck Trips : 10%

LETTER SYMBOL	CONSTRUCTION
C	25' Minimum
U	20' Minimum, Curb and Gutter or Curb and Pavement (if not required, 24" MIN. radius required when character of pavement is used)
W	15' Minimum
Y	20' Minimum
Z	20' Minimum
2'	2' Minimum

* For Subdivision Streets and Alleys, radii, widths and curbs shall be in accordance with Subdivision Street Design Guide in the Road Design Manual, Appendix B.

SINGLE TWO-WAY ENTRANCE



Notes:
 Entrance shall be shown on the plan and profile in accordance with the requirements of the Department of Transportation, which are based on standard engineering practices.

FIGURE 4-15 MODERATE VOLUME COMMERCIAL ENTRANCE DESIGN ALONG HIGHWAYS WITH SHOULDERS

Note: All entrance design and construction shall accommodate pedestrian and bicycle users of the highway in accordance with the Commonwealth Transportation Board's "Policy for Integrating Bicycle and Pedestrian Accommodations".

NOTE: SEE SHEET 4 FOR SIGHT DISTANCE PLAN AND PROFILE

REV. 7/12

NORTHUMBERLAND HIGHWAY
 VARIABLE WIDTH R/W
 RTE 360

EXIST POLE (typ)

EXIST 24" INV-91.01'

EXIST DROP INLET
 TOP-97.05'
 24" INV IN-90.48'
 24" INV OUT-90.20'

EXIST DROP INLET
 TOP-93.60'
 24" INV OUT-90.80'

PROPOSED VOLUME C
 MID/H-30

PROP EDGE OF GRAVEL

5.0'

200.48'

N13°18'47"E

172.0'

PROP FENCE LINE
 1.0' OFF LEASE
 LINE (typ)

PROPOSED GRAVEL YARD

PROP FENCE LINE
 1.0' OFF PROPERTY
 LINE (typ)

PROPOSED BMP-INFILTRATION
 SEE DETAILS ON SHEET 3

PROPOSED LEASE LINE
 AREA=1.00 ACRES

PROP CONCRETE JERREY WALL
 CONTAINMENT AREAS (10'x30')

N76°41'13"W

218.00'

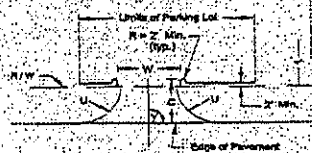
5.0'

TH 9-1-25
 WILLIAM A. LOWERY
 INSTR #202100
 ZONED A-1

Site Requirements For This Design:
 Maximum Highway VPD : 5,000
 Maximum Entrance VPD : 200
 Maximum Entrance VPD
 Truck Type: 10%

Site Requirements For This Design:
 Maximum Highway VPD : 5,000
 Maximum Entrance VPD : 200
 Maximum Entrance VPD
 Truck Type: 10%

_____ Letter of Parking Lot _____



LETTER	NUMBER	SYMBOL
A	25	Aluminum
B	30	Batteries, Cells and Cables or Cables to not required
C	30	Cells, medium threaded tubes electromechanical and to use.
D	10	Aluminum
E	30	Aluminum
F	30	Plastic
G	30	Aluminum

For Substitution Symbols and Abbrev. read
with and apply where N is appropriate
with Substitution Symbols and Abbrev. in
The Manual Designing, Appendix A.

Forensic photos shown on the street may be subject to rapid appraisal and, regardless of the degree of support by the Engineer, all the necessary of the fact, which based on sound reasoning is not correct.

FIGURE 4-18 MODERATE VOLUME COMMERCIAL ENTRANCE DESIGN ALONG HIGHWAYS WITH SHOULDERS

Note: All entrance designs and construction shall accommodate pedestrian and bicycle users of the Highway in accordance with the Commonwealth Transportation Board's "Policy for Integrating Bicycles and Pedestrian Accommodations".

NOTE: SEE SHEET 4 FOR RIGHT DISTANCE PLAN AND PROFILE

