

***Campbell County Planning Commission
Minutes
February 27, 2023***

The regular meeting of the Campbell County Planning Commission was held on Monday, February 27, 2023, in the Board of Supervisors Meeting Room, Walter J. Haberer Building, Rustburg, Virginia. The following members were present:

Michael S. Condrey
Trish R. Hedges
K. William Kirk
Tom Lawton
Dean Monroe
John Thilking
Steve Shockley, Board of Supervisors Representative

Members Absent:

Megan Wright

Staff Members present:

Paul E. Harvey, Community Development Director/Assistant County Administrator
Austin R. Mitchell, Zoning and Subdivision Administrator II/Deputy Director
Theresa P. Phillips, Staff Secretary

// Chairman Kirk called the meeting to order with the invocation followed by the Pledge of Allegiance at 7:00 p.m.

// Chairman Kirk welcomed Trish Hedges, representing the Timberlake District to the Planning Commission.

// Chairman Kirk asked for corrections or comments on the minutes from the December 5, 2022 and the January 23, 2023 meetings. With none, Chairman Kirk made the motion to approve the minutes from the December 5, 2022 and the January 23, 2023 meetings.

// **PUBLIC HEARINGS FOR CONSIDERATION**

// **PL-23-019 (Rezoning 73 Liberty Village Boulevard)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator II/Deputy Director, stated this request is to rezone the property to Business – Limited Commercial to allow for use as a professional office. The building is proposed to be used as a behavioral health services office. The building was originally used as a sales center for the residential development. Due to the previous use and construction of the building, a future residential use is not feasible.

// Chairman Kirk opened the public hearing at 7:07 p.m., stating these public hearings would go before the Board of Supervisors at the April 4 meeting.

// Mr. Matthew Grigg, 201 Mimosa Lane, Lynchburg, stated the building was built as a sales center and is no longer needed to be used in that capacity and feels changing the use to behavioral health center would serve the community better for its needs.

// Chairman Kirk inquired if this would be used only during the day a treatment center.

// Mr. Grigg responded it would, with approximately 14 patients and 10 staff members with the hours being 8:00 a.m.to 5:00 p.m.

// With no present to speak in favor or opposition, Chairman Kirk closed the public hearing at 7:09 p.m.

// Chairman Kirk made the motion to recommend approval of PL-23-019, to rezone the property to Business – Limited Commercial to allow for use as a professional office. The building is proposed to be used as a behavioral health services office. The building was originally used as a sales center for the residential development. Commissioner Thilking seconded the motion.

// Commissioner Condrey inquired if this request would only be removing the current proffers pertaining to this particular building and not the whole development.

// Mr. Austin Mitchell responded that was correct.

The vote was: Aye: Condrey, Hedges, Kirk, Lawton, Monroe, and Thilking
Nay: None
Absent: Wright

// **PL-23-020 (Special Use Permit – 595 Meadowbrook Lane)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator II/Deputy Director, stated this

request is from Stacie Swan for a special use permit to allow one additional dwelling unit within the single family dwelling. The applicant would like to allow the additional dwelling unit in the basement of the single family dwelling to be used for the applicant's daughters. The basement would include two bedrooms, a storage area, laundry, and a kitchen. The basement will have its own driveway and entrance on property zoned Agricultural.

// Chairman Kirk opened the public hearing at 7:12 p.m.

// Ms. Stacie Swan, 78 Emanuel Court, Lynchburg, stated her daughter was working and going to school and this would give her more space and freedom with the ability to cook for herself.

// Commissioner Lawton inquired if the Emanuel Court location was the same as the request.

// Ms. Swan stated the Meadowbrook Lane location is currently under construction.

// With no one present to speak in favor or opposition, Chairman Kirk closed the public hearing at 7:13 p.m.

// Chairman Kirk made the motion to recommend approval of PL-23-020 for a special use permit to allow one additional dwelling unit within the single family dwelling. The applicant would like to allow the additional dwelling unit in the basement to be used for the applicant's daughters. . Commissioner Monroe seconded the motion.

The vote was: Aye: Condrey, Hedges, Kirk, Lawton, Monroe, and Thilking
Nay: None
Absent: Wright

// **PL-23-023 (Special Use Permit – 227 Leeward Way)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator II/Deputy Director, stated this request is from Meden Jaikaran for a special use permit to allow one additional dwelling unit within the single family dwelling for use by immediate family on property zoned Residential – Single Family. The additional dwelling unit would be for the applicant's mother, who is also an owner of the property. The basement would include a living space with a full kitchen.

// Chairman Kirk opened the public hearing a 7:14 p.m.

// Ms. Meden Jaikaran, 227 Leeward Way, Lynchburg, stated she and her husband lived on the main floor along with a special needs family member and her mother lived in the basement and has always had her own kitchen area.

// With no one present to speak in favor or opposition, Chairman Kirk closed the public hearing at 7:16 p.m.

// Chairman Kirk made the motion to recommend approval of PL-23-023 for a special use permit to allow one additional dwelling unit within the single family dwelling for use by immediate family on property zoned Residential – Single Family. stating good zoning. Commissioner Thilking seconded the motion.

The vote was: Aye: Condrey, Hedges, Kirk, Lawton, Monroe, and Thilking
Nay: None
Absent: Wright

// **PL-23-028 (Rezoning – 458 Midgett Farm Road)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator II/Deputy Director, stated this request is to rezone 0.793 +/- acres from Business – General Commercial to Residential – Single Family to allow for use as a single-family dwelling. The applicant is seeking to rezone the parcel to Residential – Single Family to allow for use as a single-family dwelling. The parcel was zoned Business – General Commercial as of August 15, 2005. The existing single-family dwelling on the property was converted to an antique store in 2008. The property has now been purchased by the applicant and is no longer used as a business.

// Chairman Kirk opened the public hearing at 7:18 p.m.

// Ms. Kimberly Goff, 517 Red Oak School Road, indicated the current dwelling on the property had previously been converted into an antique store and was no longer in business. Ms. Goff stated several families showing interest in renting the dwelling as a residence had contacted Mr. Matt Fariss, owner of the property.

// Commissioner Condrey recommended Mr. Fariss verify with the Health Department the approved number of occupants for the current septic system.

// With no one present to speak in favor or opposition, Chairman Kirk closed the public hearing at 7:21 p.m.

// Chairman Kirk made the motion to recommend approval of PL-23-028 rezone 0.793 +/- acres from Business – General Commercial to Residential – Single Family to allow for use as a single-family dwelling, stating good zoning. Commissioner Condrey seconded the motion.

The vote was: Aye: Condrey, Hedges, Kirk, Lawton, Monroe, and Thilking
Nay: None

Absent: Wright

// **SUBDIVISION MATTERS FOR CONSIDERATION**

// Proposed is the public dedication of a 2.091 acre parcel to be used as right-of-way, Carden Lane. The property is owned by Campbell County School Board and Campbell County and is in the Rustburg Election District.

// Chairman Kirk made the motion to recommend approval of the public dedication to be used as a right-of-way, Carden Lane to Rocky Road.

The vote was: Aye: Condrey, Hedges, Kirk, Lawton, Monroe, and Thilking
Nay: None
Absent: Wright

// **MATTERS FROM THE COMMUNITY DEVELOPMENT DIRECTOR/
ASSISTANT COUNTY ADMINISTRATOR**

None

// **MATTERS FROM THE ZONING AND SUBDIVISION ADMINSTRATOR**

None

// **MATTERS FROM THE PLANNING COMMISSION**

// Next scheduled meeting is March 27, 2023.

// Chairman Kirk adjourned the meeting at 7:25 p.m.

K. William Kirk, Chairman