

**CAMPBELL COUNTY
PLANNING COMMISSION
RECOMMENDATION REPORT
DECEMBER 2, 2025**



CAMPBELL COUNTY GOVERNMENT
PLANNING COMMISSION

<u>Commission Member</u>	<u>District</u>
David Gough	Altavista
Dean Monroe Chair	Brookneal
Megan Witt	Concord
Michael Condrey	Rustburg
Robert Otero	Spring Hill
John Thilking Vice Chair	Sunburst
Trish Hedges	Timberlake
Charlie Watts	Board of Supervisors Representative

Staff

Kate Reusch	Planner
Brian Stokes	Community Development Director
Paul Harvey	Assistant County Administrator

MEETING AGENDA

Case	Applicant	Request	Recommendation
PL-25-204	Norm Walton	Rezoning A-1 to I-H, C and Special Use Permit Trucking Yard	Approval
PL-25-219	Bruce Bunnell	Rezoning R-MF to R-MH	Approval
PL-25-224	John Payne	Rezoning A-1 to R-SF	Approval

Please note that decisions made by the Planning Commission are not final until after the Board of Supervisors confirms the recommendations on December 2, 2025.

CAMPBELL COUNTY

ZONING DISTRICTS

Agricultural Districts

A-1 Agricultural

Residential Districts

R-SF Single Family

R-MF Multi Family

R-MH Manufactured Housing

Business Districts

B-LC Limited Commercial

B-GC General Commercial

B-HC Heavy Commercial

Industrial Districts

I-G Industrial Heavy

I-H Industrial General

EXCERPTS FROM CODE OF VIRGINIA

ZONING

§ 15.2-2200. Declaration of legislative intent.

This chapter is intended to encourage localities to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

§ 15.2-2283. Purpose of zoning ordinances.

Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § 15.2-2200. To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) to facilitate the creation of a convenient, attractive and harmonious community; (iv) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements; (v) to protect against destruction of or encroachment upon historic areas; (vi) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers; (vii) to encourage economic development activities that provide desirable employment and enlarge the tax base; (viii) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; (ix) to protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities; (x) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated; and (xi) to provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard. Such ordinance may also include reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and ground water as defined in § 62.1-255.

MEMORANDUM

To: Board of Supervisors
From: Kate N. Reusch, Planner *KNR*
CC: Paul E. Harvey, Assistant County Administrator *PEH*
Subject: Rezoning and Special Use Permit #PL-25-204 (Crews Shop Road)
Date: November 6, 2025

General Information

Applicant: Norm Walton
Owner: B&M Trucking
Request: A-1 (Agricultural) to
I-H, C (Industrial – Heavy, Conditional)
Location: Crews Shop Road
Election District: Concord
Tax Map Number(s): 17-B-2A
Acreage: 11.13 +/- acres
Proposed Use: Allow for a trucking yard.
Magisterial District: Long Mountain (2020 population 10,478)

Recommendation

The Planning Commission recommended approval of this request by a vote of 5-0. This request was continued from the November 6, 2025 Board of Supervisors meeting at the request of the applicant.

Subject Property Analysis

The applicant is seeking to rezone the parcel to Industrial – Heavy, Conditional with a concurrent special use permit in order to allow for trucking yard for tractor trailer storage. This would be an expansion of the existing trucking terminal on parcel 17-B-3 (approved by the Board on December 4, 2018) and parcel 17-A-54A (approved by the Board on December 6, 2016). If approved, the area to be rezoned would be used for additional tractor trailer parking. Buffers will be required to be maintained or installed between the industrial use and adjacent parcels zoned Agricultural. The site is currently vacant.

Land Use Compatibility

This request is generally consistent with the Comprehensive Plan.

Site Data

Surrounding Zoning: The area is mixed use in nature. Zoning in the vicinity is A-1 (Agricultural); I-H (Industrial – Heavy); B-GC (Business General Commercial).

Land Use/Floodplain: The property does not lie within any FEMA 100-year flood zones.

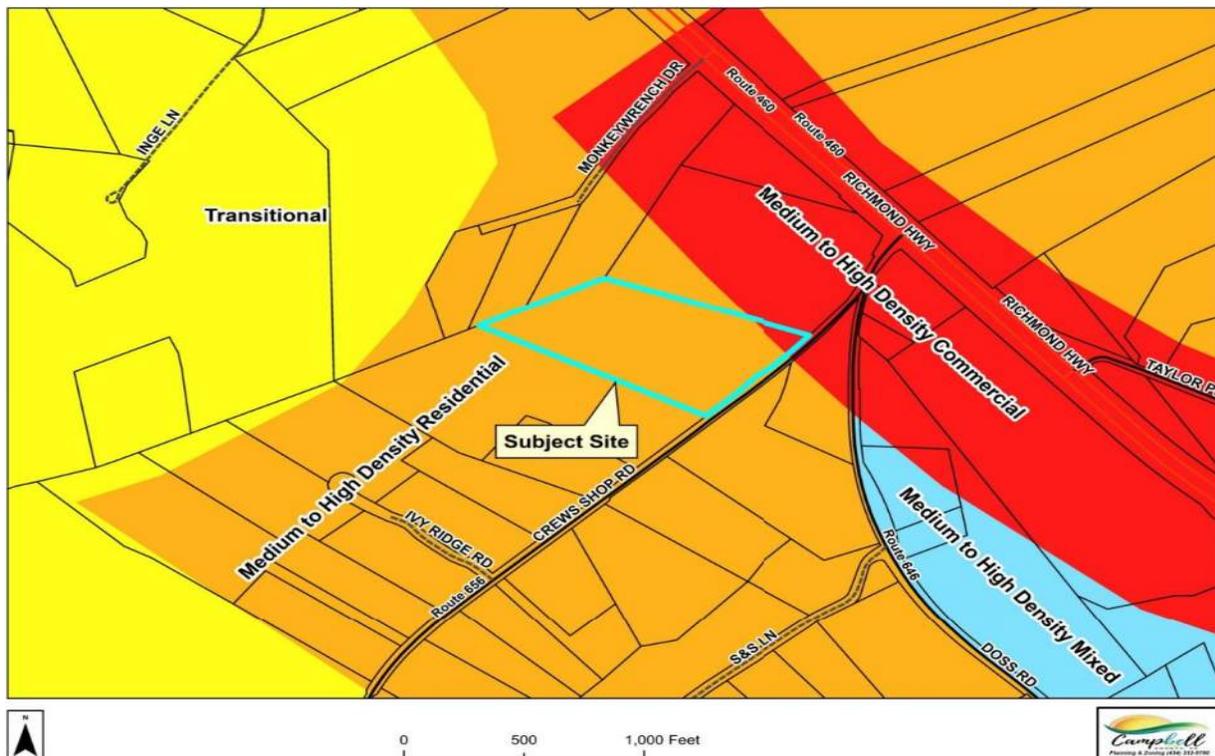
Access and Traffic: The parcel would be accessed through parcel 17-B-3 which has 2 existing entrances one off of Crews Shop Road (Route 656 – avg. daily traffic 1,100 vehicles) and the other off of Monkeywrench Drive, a private road off of Richmond Highway (Route 460 – avg. daily traffic 18,000 vehicles).

Utilities: No occupied structure is proposed; therefore, water and sewer facilities are not applicable.

Proffers: The applicant is submitting proffers to limit the permitted uses of the property. The proposed proffers are included in this packet.

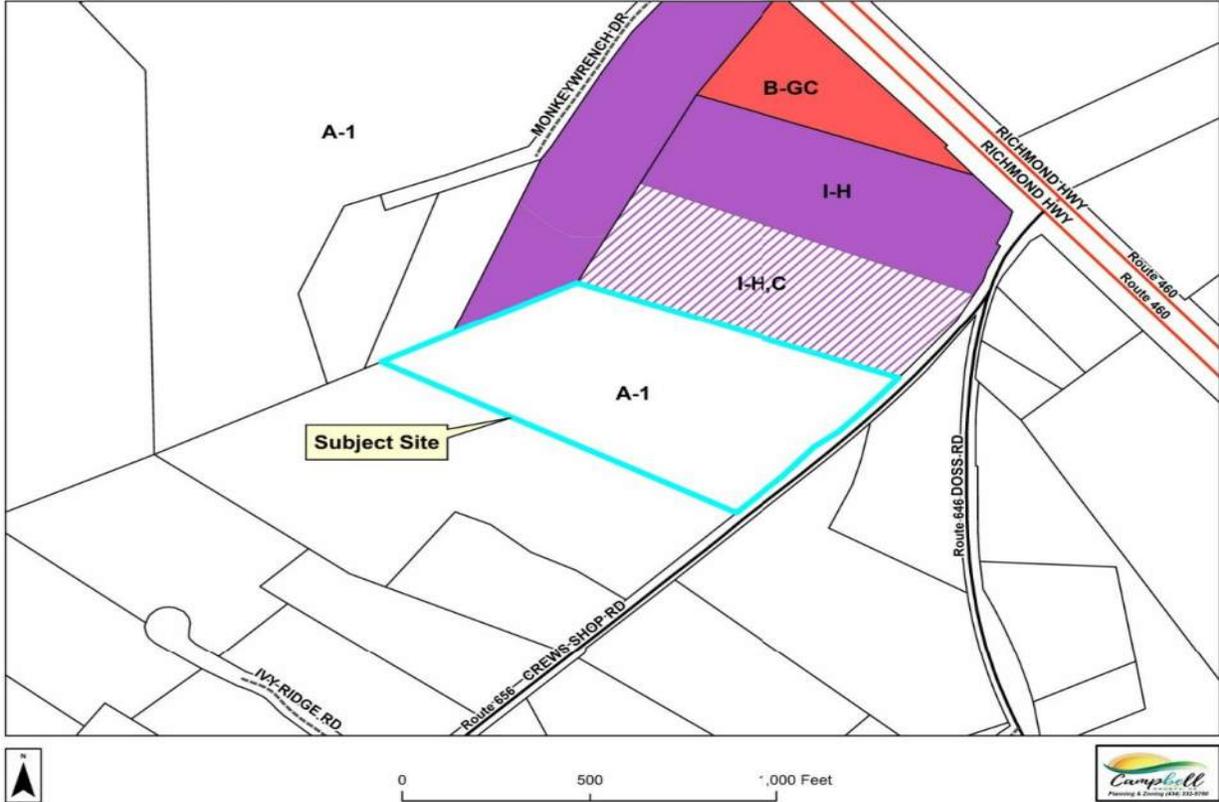
Comprehensive Plan: The property is located in an area designated as medium to high density residential and medium to high density commercial.

Comprehensive Plan Map



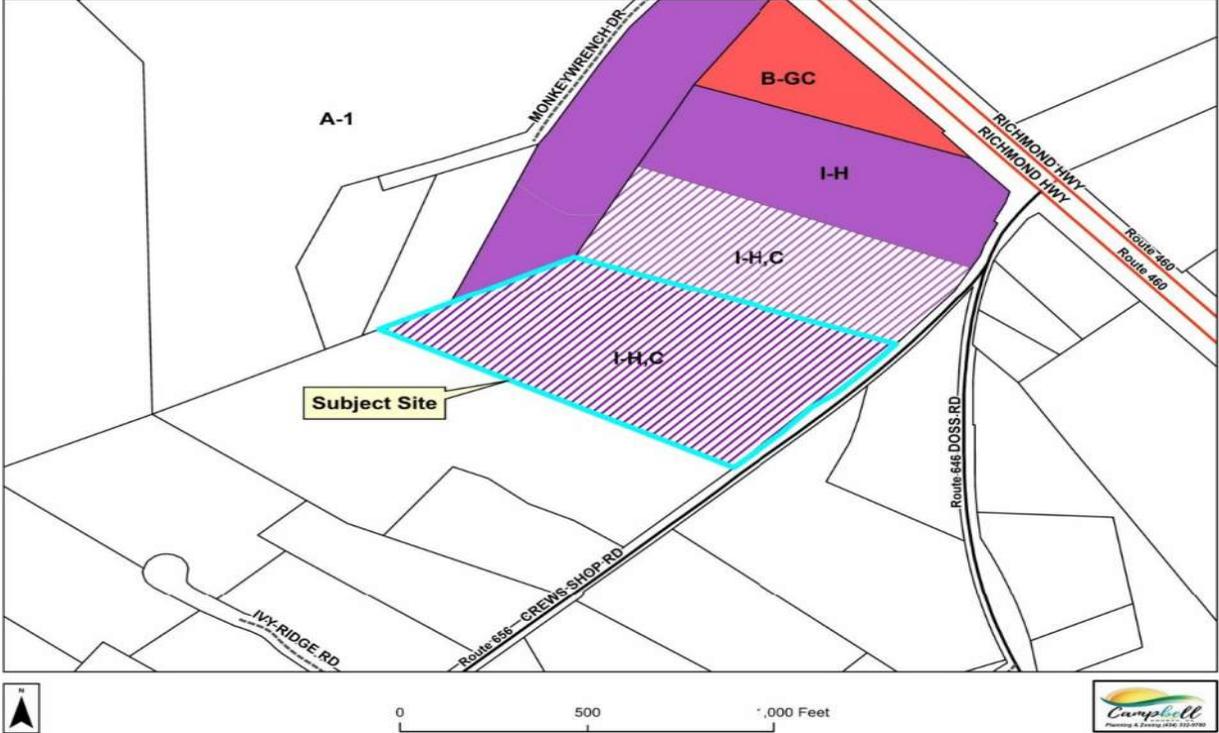
Zoning – Current

A-1 (Agricultural)

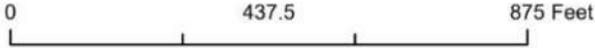


Zoning – Proposed

I-H,C (Industrial – Heavy, Conditional)

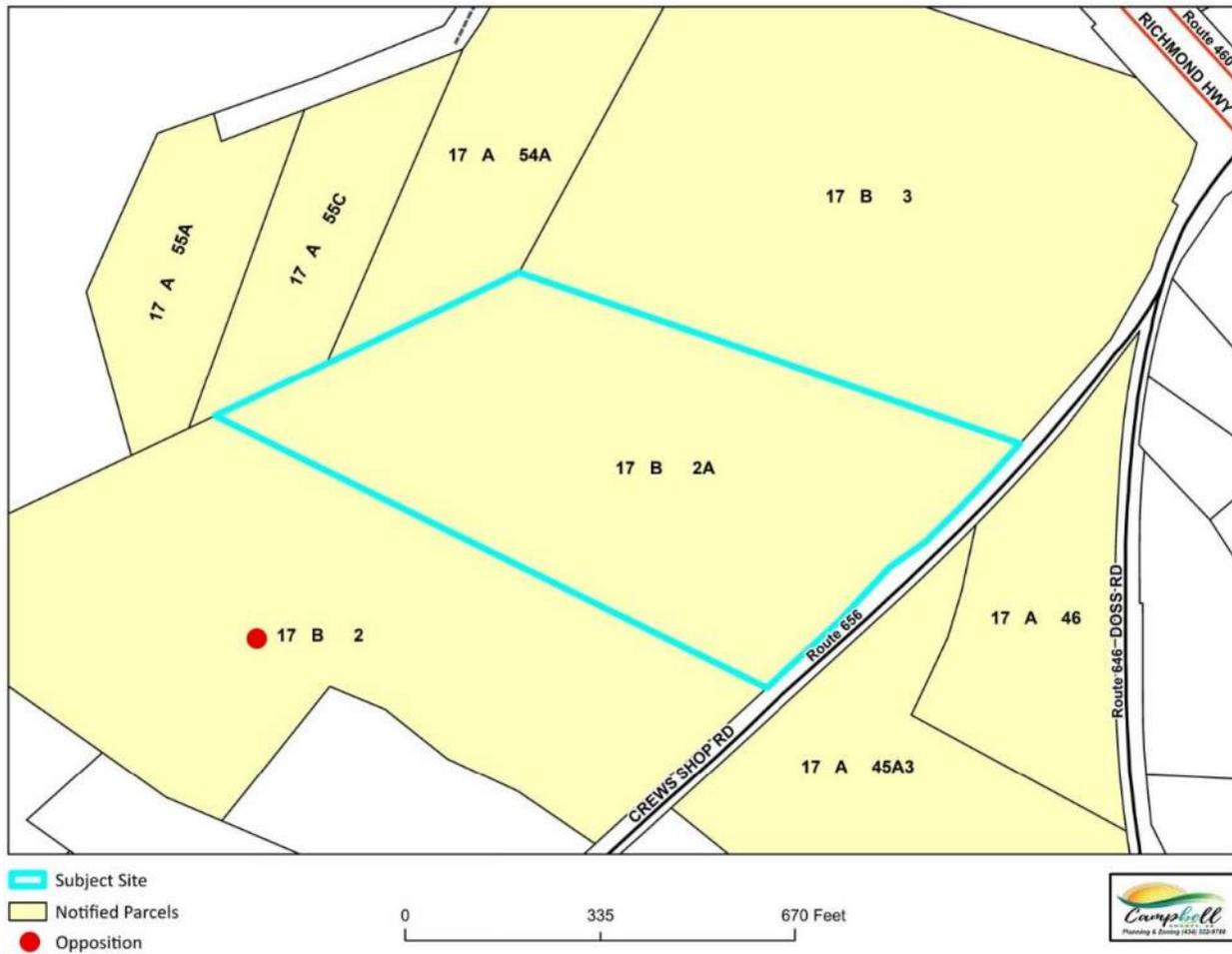


Aerial Map

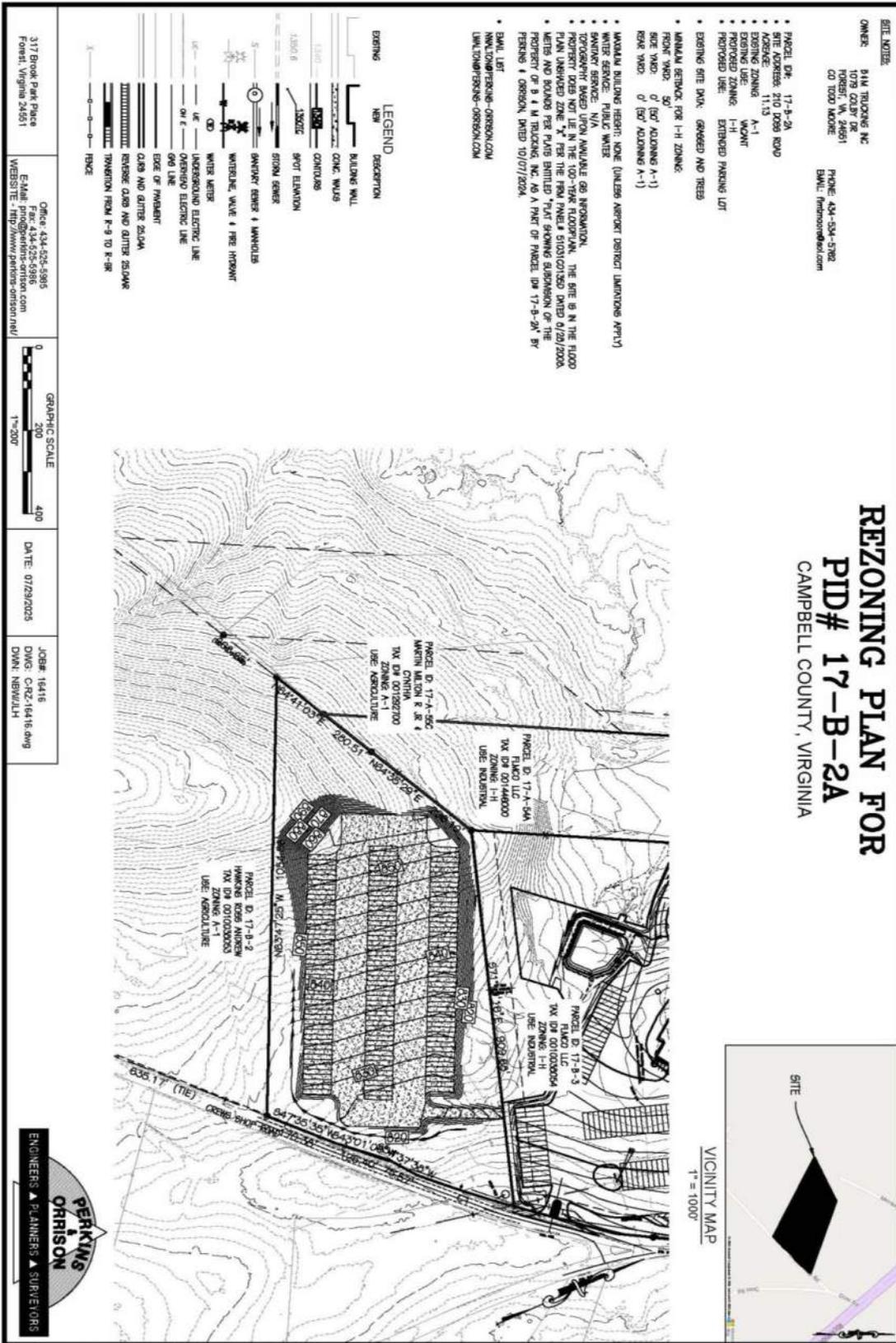


Public Notification

In accordance with Section 15.2-2204, Code of Virginia of 1950, as amended, all property owners within seventy-five feet of the subject parcel were notified by mail of the rezoning request, highlighted in yellow in the map below. At the time of this report, 1 comment in opposition of the request has been received.



Site Plan / Survey



Applicant Statement

17 W. Nelson Street
Lexington, Virginia 24450

540-464-9001



317 Brook Park Place
Forest, Virginia 24551

434-525-5985

pno@perkins-orrison.com

August 22, 2025

Karissa Shrader, Zoning Administrator
Campbell County, Community Development
P.O. Box 100
Rustburg, VA 24588
Via email

RE: PID# 17-B-2A
Rezoning from A-1 to I-H

Dear Ms. Shrader,

On behalf of B & M Trucking, Inc. I am requesting a Rezoning from A-1 to I-H to allow the development of a parking lot for tractor trailer storage to be constructed.

The concept plan included with this submission demonstrates the potential orientation of the trailer storage on the site.

There are no permanent structures or buildings proposed on this site. Utilities, therefore, are not necessary for this development.

Stormwater management will be addressed by the stormwater management facility onsite. The site will be designed to be compliant with the IIB state stormwater regulations, and as modified by Campbell County. More than likely, an above ground stormwater management basin will be utilized.

Should you need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman B. Walton, Jr.", is written over the typed name.

Norman B. Walton, Jr., P. E.
Perkins & Orrison, Inc.

Proffers

B&M Trucking, Inc.
1079 Colby Dr
Forest, VA 24551

Campbel County Zoning Office
Zoning Planning & Subdivisions
85 Carden Lane
Suite A
Rustburg, VA 24588

Re: Rezoning for 17-B-2A
Voluntary Proffers

To Whom It May Concern.

B&M Trucking would like to offer the following proffer:

- 1 The following uses shall be prohibited on this property, per this rezoning request:
 - Foundries
 - Paint, oil, shellac, turpentine, or varnish manufacturing
 - Data Centers,
 - Extraction of sand, gravel, and rock.
 - Mining operations
 - Petroleum refining, ethanol refining, including by-products, and similar uses.

Sincerely,



Todd Moore
B&M Trucking, Inc.

MEMORANDUM

To: Board of Supervisors
From: Kate N. Reusch, Planner *KNR*
CC: Paul E. Harvey, Assistant County Administrator *PEH*
Subject: Rezoning #PL-25-219 (Lone Jack Road and Brightside Drive)
Date: October 28, 2025

General Information

Applicant: Bruce Bunnell
Owner: BRI Properties
Request: **R-MF** (Residential – Multi Family) *to*
R-MH (Residential – Manufactured Housing)
Location: Lone Jack Road and Brightside Drive
Election District: Concord
Tax Map Number(s): 15B-A-1 and 15-3-2
Acreage: 15.13 +/- acres
Proposed Use: Allow for the continued use of manufactured home park known
as Bennie’s Rentals.
Magisterial District: Long Mountain (2020 population 10,478)

Recommendation

The Planning Commission recommended approval of this request by a vote of 6-0.

Subject Property Analysis

The applicant is seeking to rezone the parcel to Residential Manufactured Housing in order to allow for the continued use of a manufactured home park known as Bennie’s Rentals. The use of the property as a manufactured home park predates the zoning ordinance and is a vested right. The applicant would like to replace some manufactured homes that had been previously removed; however, because it has been 2 years since their removal the new manufactured homes must conform to the zoning ordinance.

Land Use Compatibility

This request is generally consistent with the Comprehensive Plan.

Site Data

Surrounding Zoning: The area is residential in nature. Zoning in the vicinity is R-MF (Residential – Multi Family); R-MH (Residential – Manufactured Housing); A-1 (Agricultural); B-GC (Business General Commercial).

Land Use/Floodplain: The property does not lie within any FEMA 100-year flood zones.

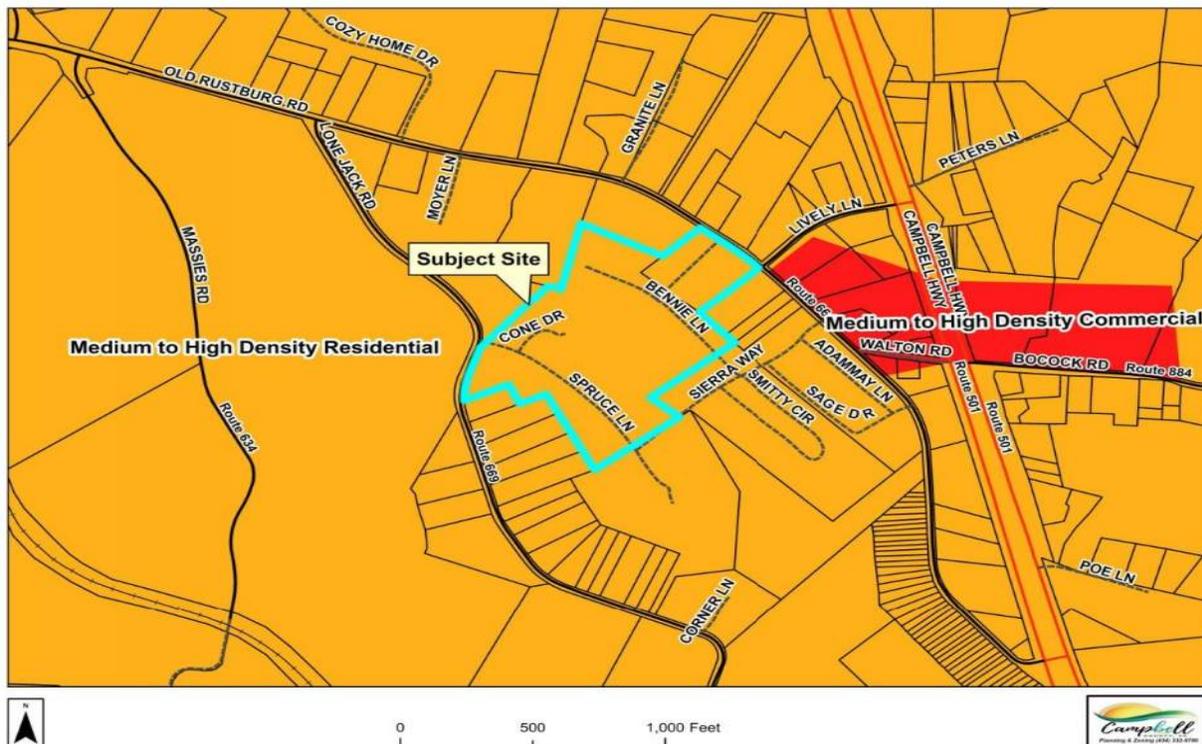
Access and Traffic: The property is accessed by 2 existing entrances on Spruce Lane, a private road that connects to Lone Jack Road (Route 699 – avg. daily traffic 20 vehicles) and Brightside Drive, a private road that connects to Old Rustburg Road (Route 664 – avg. daily traffic 640 vehicles).

Utilities: The property is serviced by private water and a private sewage treatment facility.

Proffers: No proffers have been submitted with this request. No one employed by or associated with Campbell County has suggested, requested, or required proffers as a condition of this request

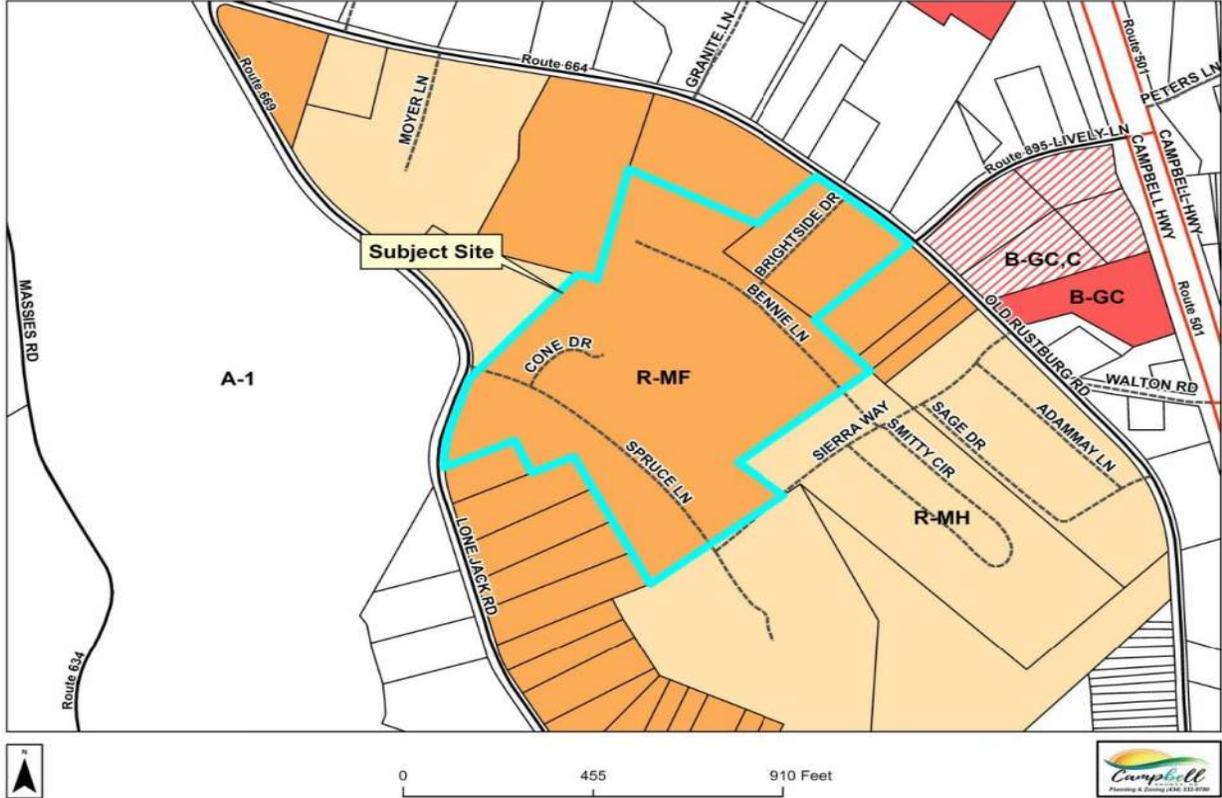
Comprehensive Plan: The property is located in an area designated as medium to high density residential.

Comprehensive Plan Map



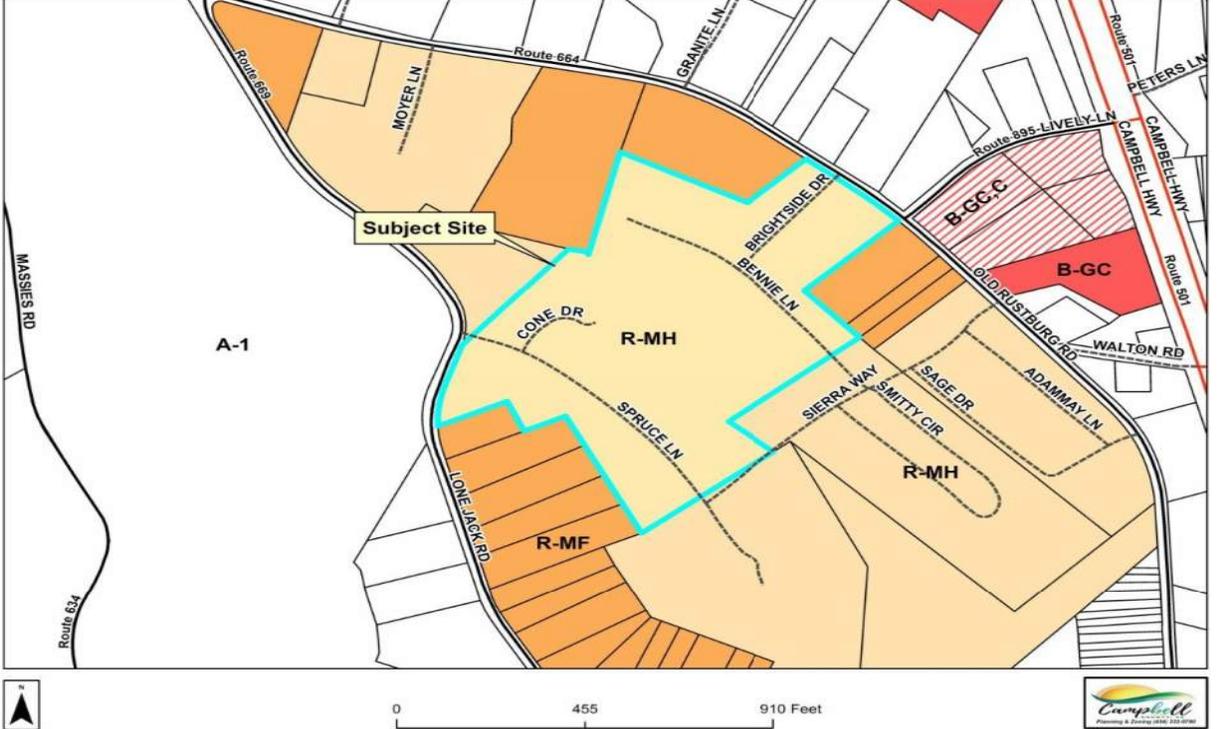
Zoning – Current

R-MF (Residential – Multi Family)

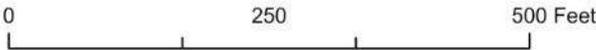


Zoning – Proposed

R-MH (Residential – Manufactured Housing)

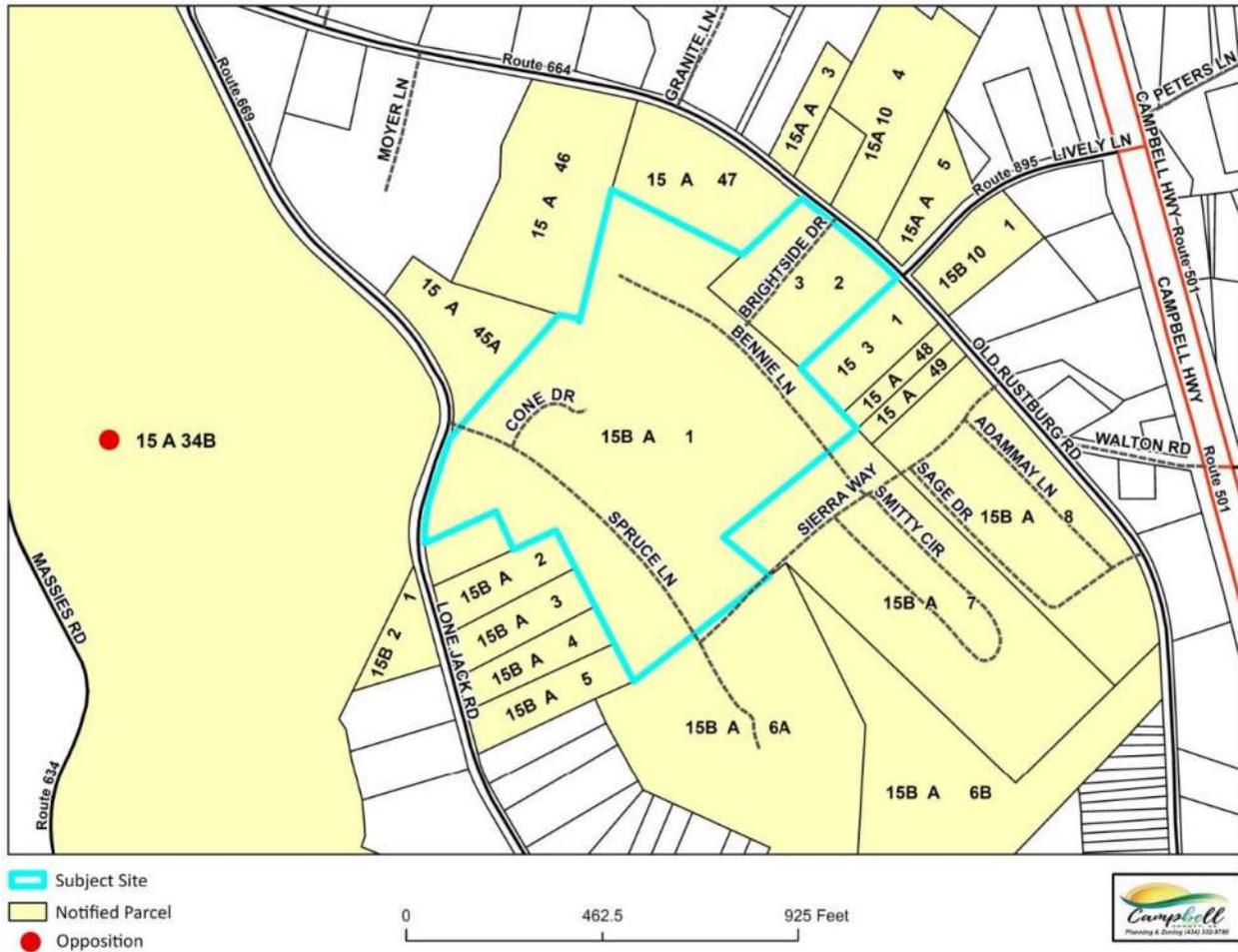


Aerial Map



Public Notification

In accordance with Section 15.2-2204, Code of Virginia of 1950, as amended, all property owners within seventy-five feet of the subject parcel were notified by mail of the rezoning request, highlighted in yellow in the map below. At the time of this report, 1 comment in opposition of the request has been received.



Applicant Statement

BRI Properties LLC
6080 Campbell Hwy.
Lynchburg, VA 24501
434-841-9156

September 23, 2025

To whom it may concern:

I, Bruce Bunnell, co-owner and representative for BRI Properties LLC, am requesting rezoning of the following two adjoining properties. The first property is PID#15-3-2 and the second property is 15B-A-1. I am requesting that the zoning be changed from R-MF (Residential Multi-Family) to R-MH Residential Manufactured Housing.

There is currently a mixture of both zoning classifications in the neighborhood around these two properties. I am requesting the change because there are existing mobile home parks on these two properties as well as adjoining properties and by making the change it will mean that all the mobile home parks in the neighborhood will be zoned with the same R_MH classification. This will allow me to obtain building permits to fill empty mobile home park lots with manufactured homes and make it easier for me to replace older manufactured homes with newer ones.



MEMORANDUM

To: Board of Supervisors
From: Kate N. Reusch, Planner *KNR*
CC: Paul E. Harvey, Assistant County Administrator *PEH*
Subject: Rezoning #PL-25-224 (365 Moorman Mill Road)
Date: October 27, 2025

General Information

Applicant: John Payne
Owner: Gdansk Land & Realty LLC
Request: A-1 (Agricultural) to
R-SF (Residential – Single Family)
Location: 365 Moorman Mill Road
Election District: Spring Hill
Tax Map Number(s): 32-8-4A
Acreage: 1.39 +/- acres
Proposed Use: Allow an Accessory Dwelling Unit (ADU) to be completed as a
single family dwelling
Magisterial District: Flat Creek (2020 population 19,313)

Recommendation

The Planning Commission recommended approval of this request by a vote of 5-0.

Subject Property Analysis

The applicant is seeking to rezone the parcel to R-SF in order for the property to be divided into 2 parcel each with 0.695 +/- acres and to allow for the ADU currently under construction to be completed as a single family dwelling. The lot does not meet current Agricultural zoning district minimum lot size requirement and could not be subdivided without a rezoning.

Land Use Compatibility

This request is generally consistent with the Comprehensive Plan.

Site Data

Surrounding Zoning: The area is residential in nature. Zoning in the vicinity is A-1 (Agricultural); B-GC (Business General Commercial); I-G (Industrial General).

Land Use/Floodplain: The property does not lie within any FEMA 100-year flood zones.

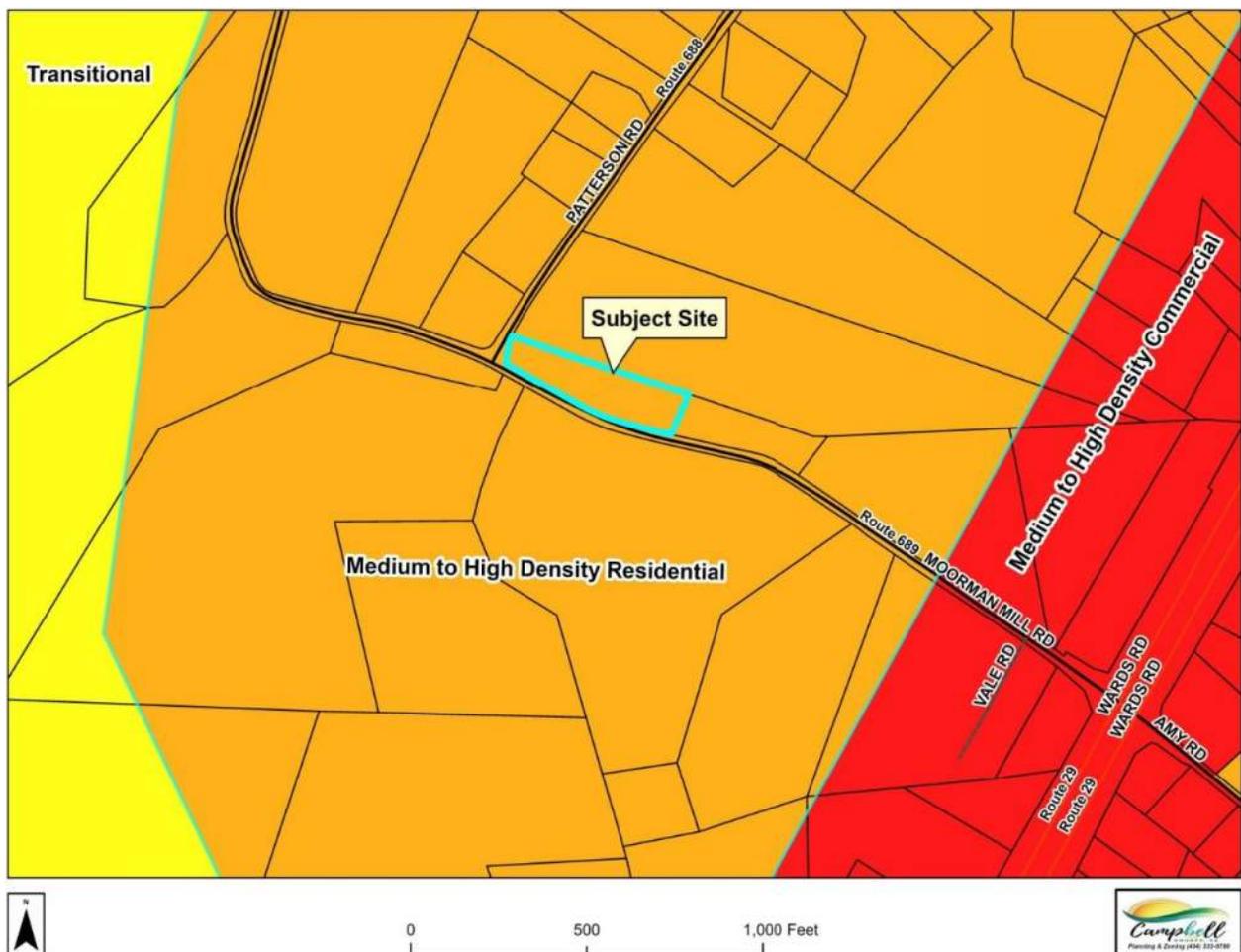
Access and Traffic: The property is accessed by two private driveways on Moorman Mill Road – Route 689 (average daily traffic 420 vehicles) and one driveway on Patterson Road – Route 688 (average daily traffic 480 vehicles).

Utilities: The parcel is served by private well and private septic.

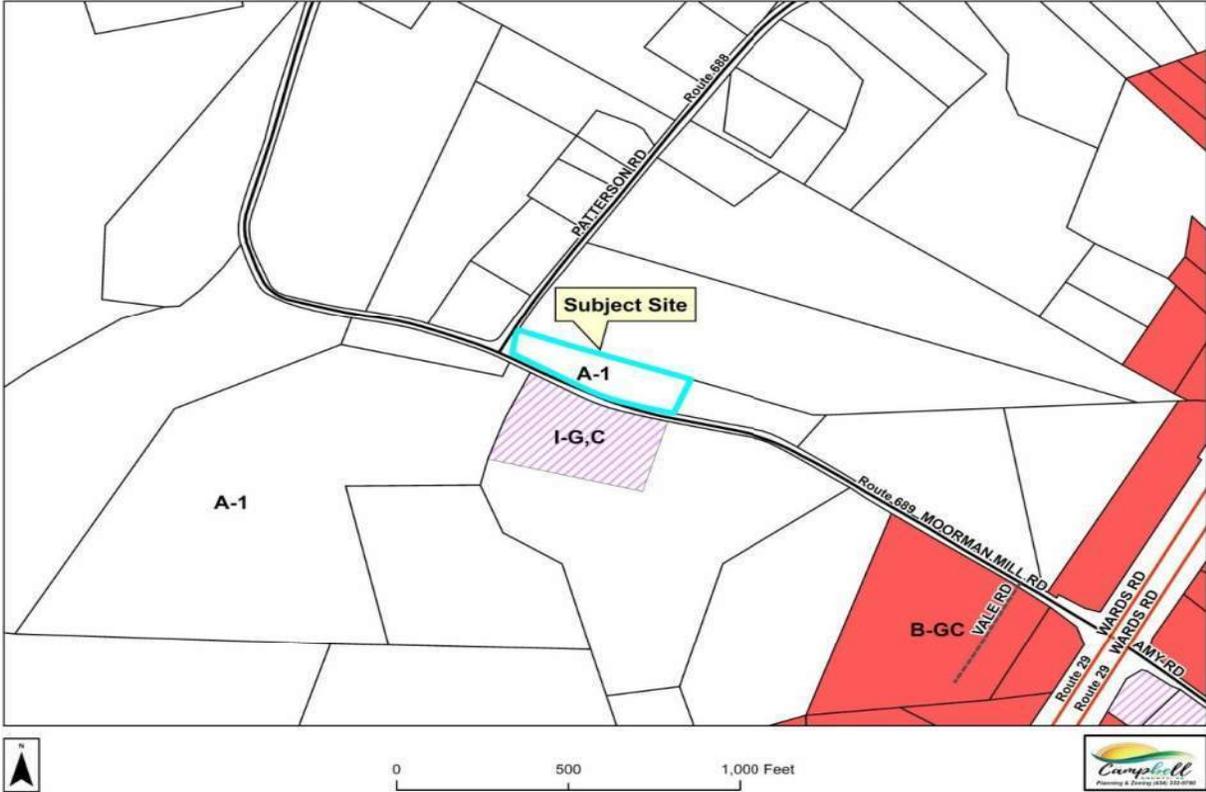
Proffers: No proffers have been submitted with this request. No one employed by or associated with Campbell County has suggested, requested, or required proffers as a condition of this request

Comprehensive Plan: The property is located in an area designated as medium to high density residential.

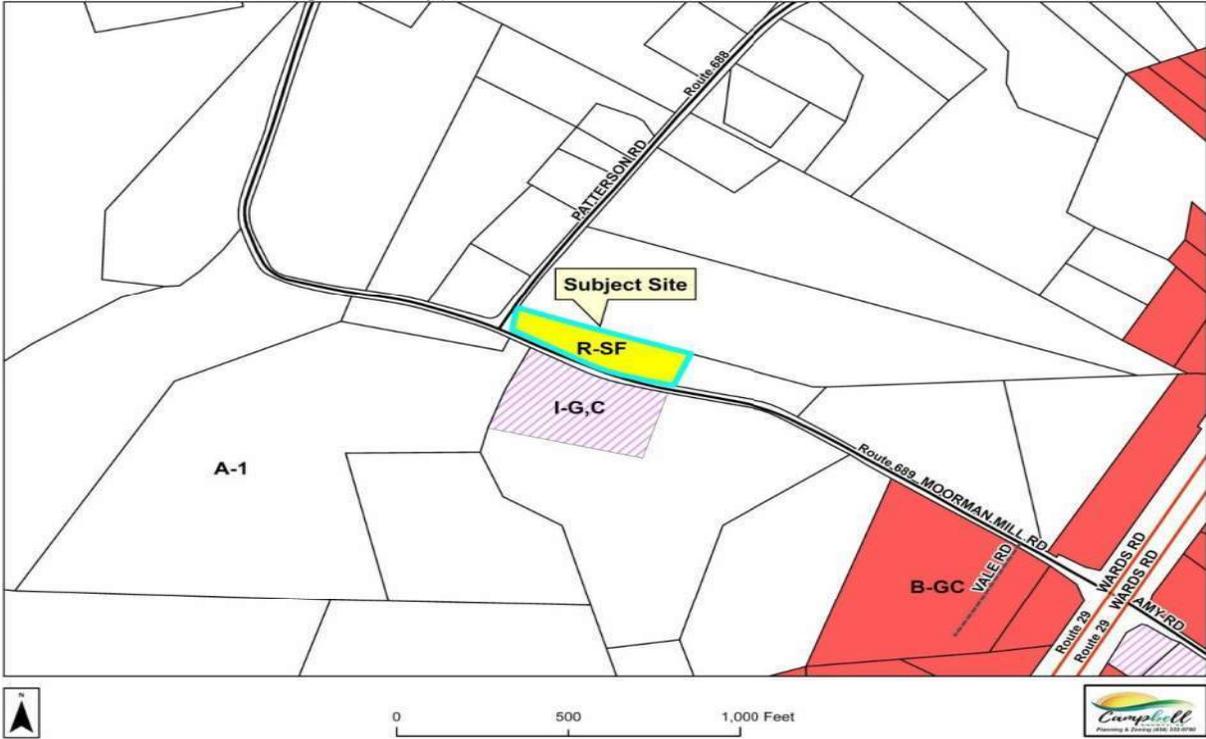
Comprehensive Plan Map



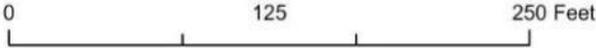
Zoning – Current
A-1 (Agricultural)



Zoning – Proposed
R-SF (Residential – Single Family)

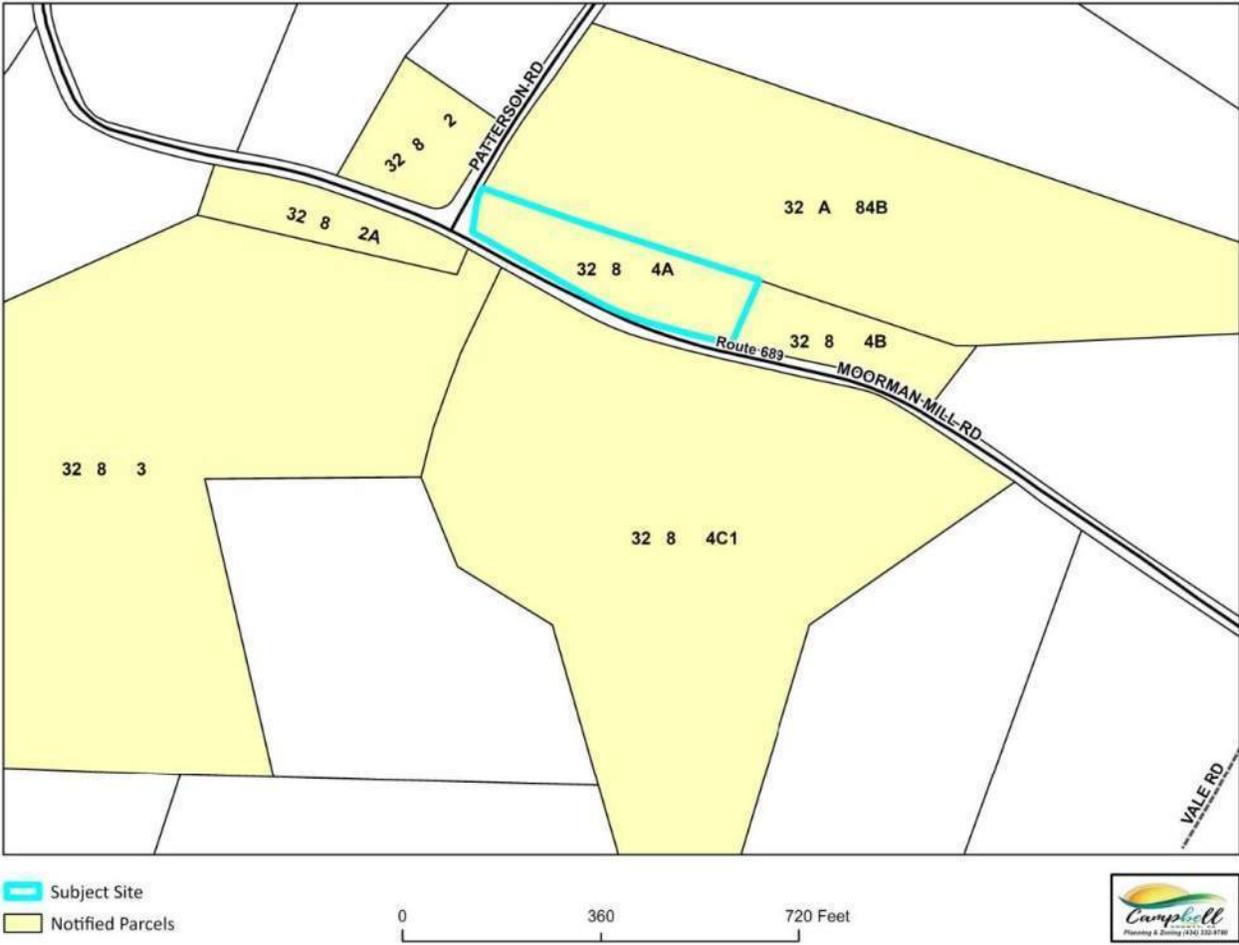


Aerial Map



Public Notification

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Applicant Statement

GDANSK LAND AND REALTY LLC

**P.O. BOX 12093
LYNCHBURG, VIRGINIA 24506
PHONE: (434) 401-1020**

PROJECT NARRATIVE

SEPTEMBER 22, 2025

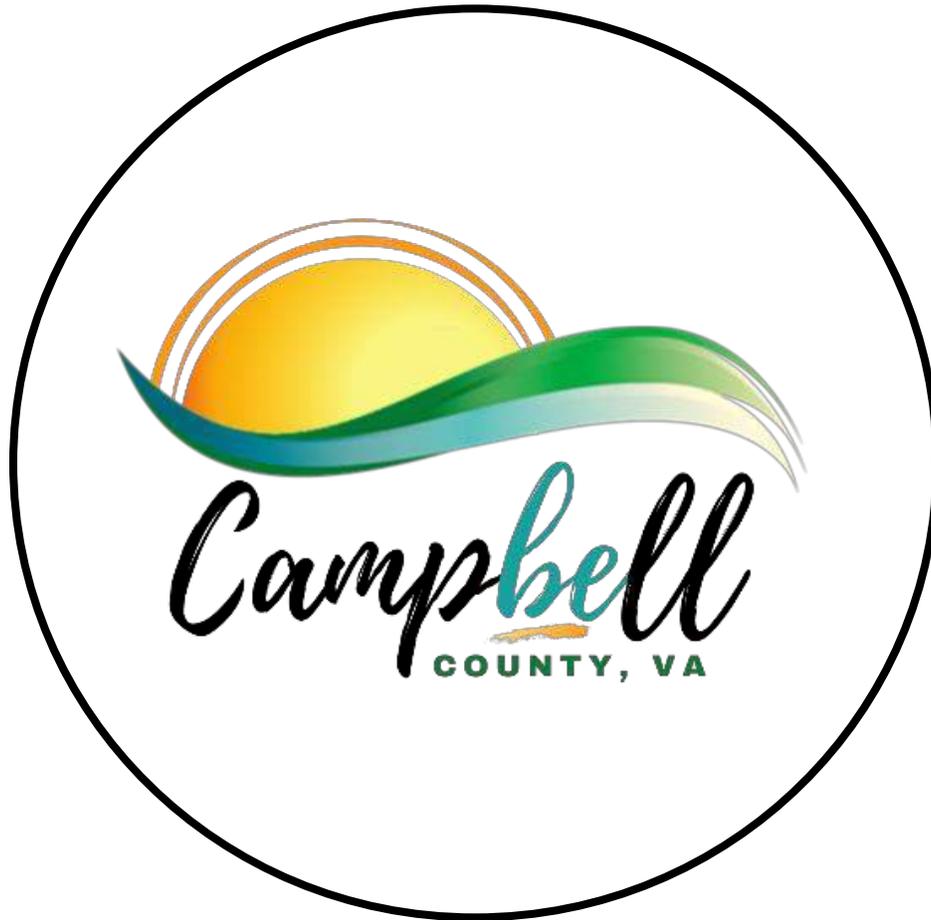
I, JOHN PAYNE, AGENT FOR GDANSK LAND AND REALTY LLC IS REQUESTING A REZONING FROM EXISTING ZONING A-1—AGRICULTURAL TO PROPOSED ZONING R-SF—RESIDENTIAL-SINGLE FAMILY AT 365 MOORMAN MILL ROAD, CO TAX NO 32-8-4A. THE REASON FOR THIS REQUEST IS TO ALLOW GDANSK LAND AND REALTY LLC TO CHANGE THE EXISTING ACCESSORY DWELLING UNIT (ADU) UNDER CONSTRUCTION TO A NEW STAND ALONE SINGLE FAMILY DWELLING ON HALF OF THE 1.390 AC. PARCEL (0.695 AC.) FOR RE-SALE. THIS WOULD MATCH ADJACENT OWNERS AND OTHER PROPERTIES ON MOORMAN MILL ROAD WITHOUT DIFFICULTY.

WE LOOK FORWARD TO DISCUSSING THIS PROJECT FURTHER WITH YOU. WE WILL BE HAPPY TO PROVIDE ANY ADDITIONAL INFORMATION YOU MAY NEED UPON REQUEST.

THANK YOU,

A handwritten signature in black ink, appearing to be 'John Payne', written over a horizontal line.

JOHN PAYNE
GDANSK LAND AND REALTY LLC



Community Development

85 Carden Lane, Suite A

Rustburg, VA 24588

(434) 332-9780

communitydevelopment@campbellcountyva.gov