

## 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 10, 2025

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**BACKGROUND:** This request is to rezone 11.13 +/- acres from Agricultural to Industrial – Heavy with a concurrent request for a Special Use Permit in order to allow for a trucking yard. This case was continued from the November 6, 2025 Board of Supervisors meeting prior to the public hearing at the request of the applicant.

Public hearings scheduled: P/C: September 22, 2025; B/S: November 6, 2025 & December 2, 2025

Location / Election District: Crews Shop Road / Concord Election District

Tax map number(s) / total acreage: 17-B-2A/ 11.13 +/- acres

Magisterial District and Population: Long Mountain; 10,478 in 2020.

Applicant contact information: Norm Walton (Agent for B&M Trucking); 317 Brook Park Place, Forest, VA 24551; 434-525-5985.

Comments: The applicant is seeking to rezone the parcel to Industrial – Heavy 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.

### DISCUSSION:

Land Use/Floodplain: The area is mixed use in nature. Zoning in the vicinity is Agricultural, Industrial – Heavy, and Business – General Commercial. The property does not lie within any FEMA 100-yr. 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.

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

§ 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](#).

17 W. Nelson Street  
Lexington, Virginia 24450

540-464-9001



317 Brook Park Place  
Forest, Virginia 24551

434-525-5985

[pno@perkins-orrison.com](mailto: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 'Sincerely,' line.

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

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.

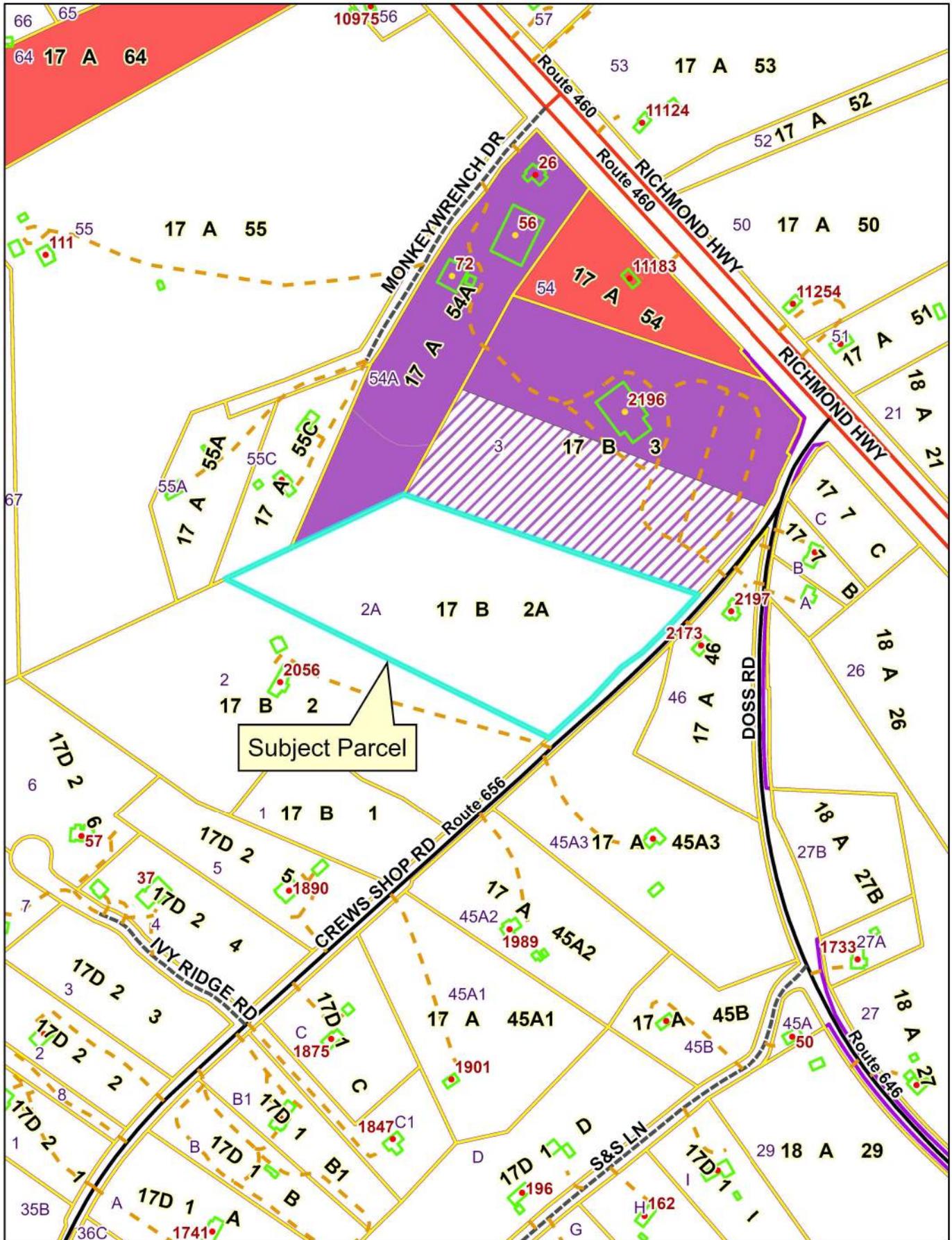
**Rezoning and Special Use Permit PL-25-204 B&M Trucking**

<b>Tax Map #</b>	<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
17 A 45A3	WILLIAMSON RONALD B & CAROL M	2081 CREWS SHOP RD	LYNCHBURG	VA	24504
17 A 46	ASHWELL LUNA LAVERGNE & PHILLIP WAYNE ASHWELL	2197 CREWS SHOP RD	LYNCHBURG	VA	24504
17 A 55A	SPENCER JOHN H & KATHERINE L	183 MONKEYWRENCH DR	LYNCHBURG	VA	24504
17 A 55C	MARTIN MILTON R JR & CYNTHIA	178 MONKEYWRENCH DR	LYNCHBURG	VA	24504
17 B 2	HAWKINS ROSS ANDREW & DENA RAE DOVERSPIKE	2056 CREWS SHOP RD	LYNCHBURG	VA	24504
17 B 2A	B&M TRUCKING INC	1079 COLBY DR	FOREST	VA	24551
17 A 54A	FLMCO LLC	PO BOX 580	CONCORD	VA	24538
17 B 3	FLMCO LLC	PO BOX 580	CONCORD	VA	24538

# Rezoning & Special Use Permit #PL-25-204 - B&M Trucking

## ZONING

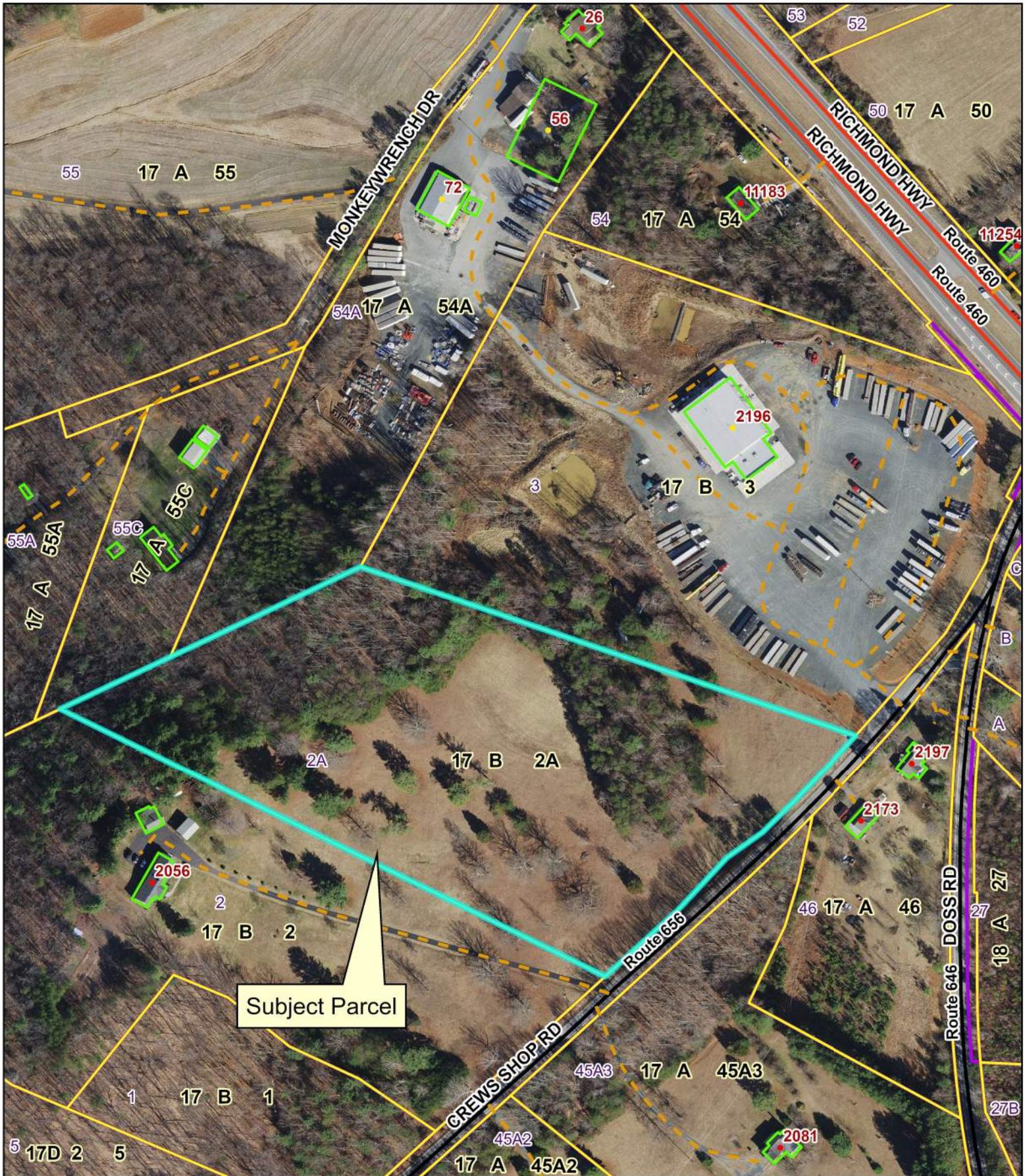
- A-1
- A-1,C
- B-GC
- B-GC,C
- B-HC
- B-HC,C
- B-LC
- B-LC,C
- I-G
- I-G,C
- I-H
- I-H,C
- R-MF
- R-MF,C
- R-MH
- R-MH,C
- R-SF
- R-SF,C



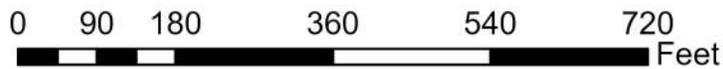
Subject Parcel



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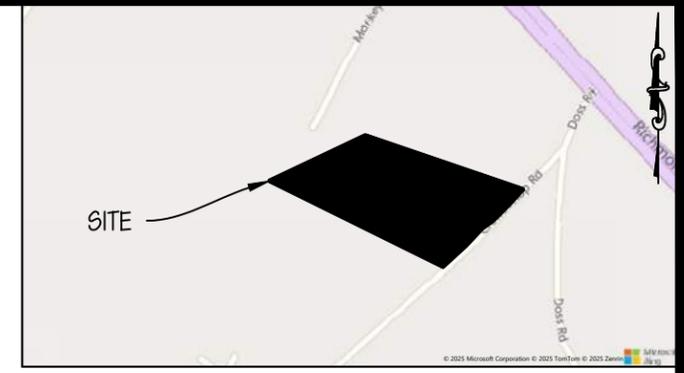
Subject Parcel



**SITE NOTES:**

OWNER: B & M TRUCKING INC  
 1079 COLBY DR  
 FOREST, VA, 24551  
 CO TODD MOORE  
 PHONE: 434-534-5762  
 EMAIL: flmtmoore@aol.com

# REZONING PLAN FOR PID# 17-B-2A CAMPBELL COUNTY, VIRGINIA



**VICINITY MAP**  
 1" = 1000'

- PARCEL ID#: 17-B-2A
- SITE ADDRESS: 210 DOGG ROAD
- ACREAGE: 11.13
- EXISTING ZONING: A-1
- EXISTING USE: VACANT
- PROPOSED ZONING: I-H
- PROPOSED USE: EXTENDED PARKING LOT

• EXISTING SITE DATA: GRASSED AND TREES

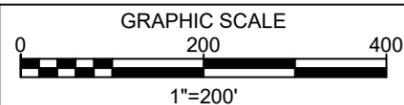
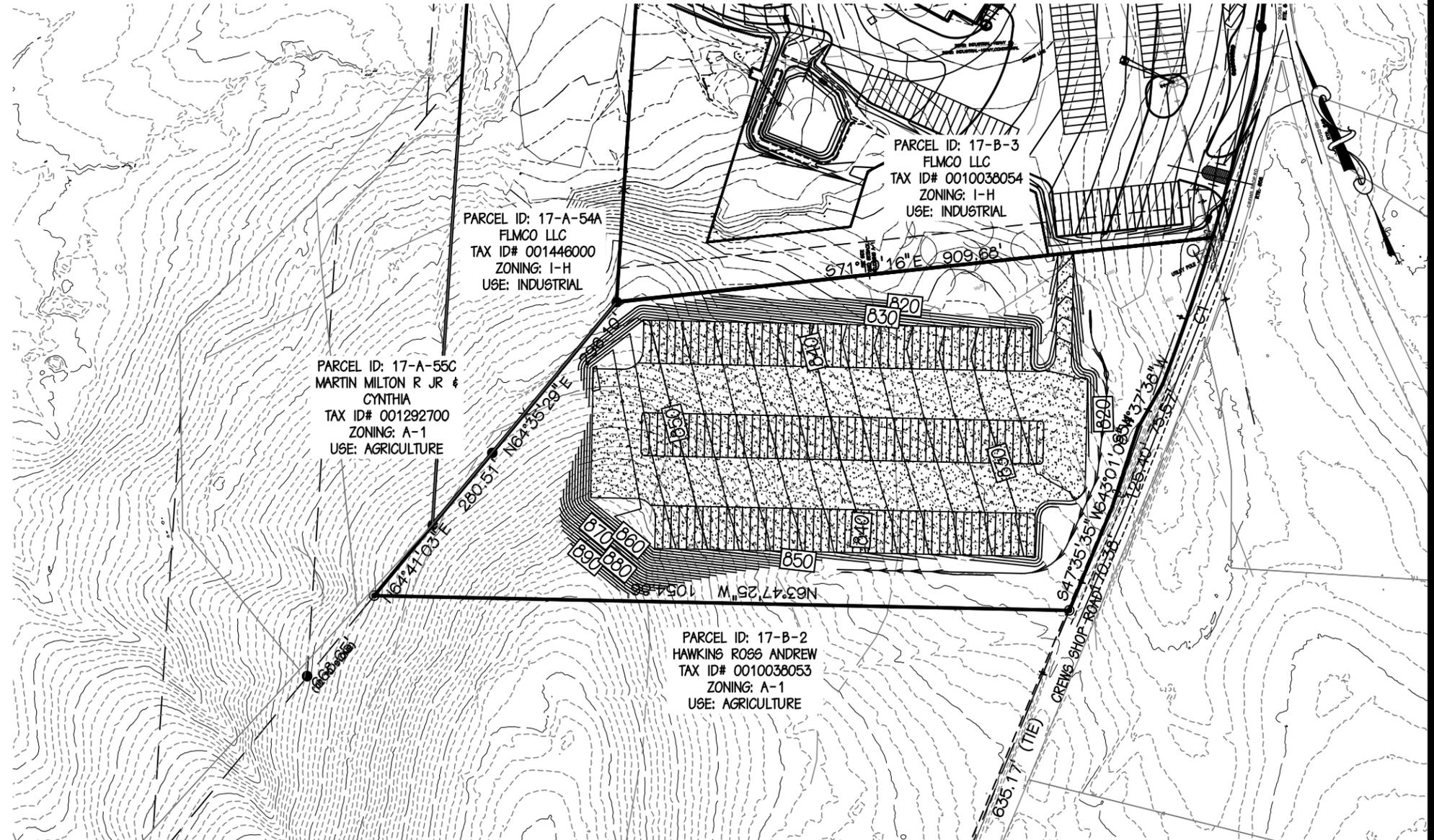
• MINIMUM SETBACK FOR I-H ZONING:

- FRONT YARD: 50'
- SIDE YARD: 0' (50' ADJOINING A-1)
- REAR YARD: 0' (50' ADJOINING A-1)

- MAXIMUM BUILDING HEIGHT: NONE (UNLESS AIRPORT DISTRICT LIMITATIONS APPLY)
- WATER SERVICE: PUBLIC WATER
- SANITARY SERVICE: N/A
- TOPOGRAPHY BASED UPON AVAILABLE GIS INFORMATION.
- PROPERTY DOES NOT LIE IN THE 100-YEAR FLOODPLAIN. THE SITE IS IN THE FLOOD PLAIN UNSHADED ZONE "X" PER THE FIRM PANEL# 51031C0135D DATED 8/28/2006.
- METES AND BOUNDS PER PLATS ENTITLED "PLAT SHOWING SUBDIVISION OF THE PROPERTY OF B & M TRUCKING, INC. AS A PART OF PARCEL ID# 17-B-2A" BY PERKINS & ORRISON, DATED 10/07/2024.

• EMAIL LIST  
 NWALTON@PERKINS-ORRISON.COM  
 LWALTON@PERKINS-ORRISON.COM

EXISTING	NEW	DESCRIPTION
		BUILDING WALL
		CONC. WALKS
		CONTOURS
		SPOT ELEVATION
		STORM SEWER
		SANITARY SEWER & MANHOLES
		WATERLINE, VALVE & FIRE HYDRANT
		WATER METER
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		GAS LINE
		EDGE OF PAVEMENT
		CURB AND GUTTER 25.04A
		REVERSE CURB AND GUTTER 25.04AR
		TRANSITION FROM R-9 TO R-9R
		FENCE



DATE: 07/29/2025

JOB#: 16416  
 DWG: C-RZ-16416.dwg  
 DWN: NBW/JLH

317 Brook Park Place  
 Forest, Virginia 24551

Office: 434-525-5985  
 Fax: 434-525-5986  
 E-Mail: pno@perkins-orrison.com  
 WEBSITE: - <http://www.perkins-orrison.net/>

