

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 28, 2025

BACKGROUND: This request is to rezone 1.39 +/- acres from Agricultural (A-1) to Residential (R-SF) in order to allow for the property to be divided into two (2) 0.695 acre parcels and convert an under-construction Accessory Dwelling Unit to a stand along Single Family Dwelling.

Public hearings scheduled: P/C: October 27, 2025; B/S: December 2, 2025

Location / Election District: 365 Moorman Mill Rd / Spring Hill Election District

Tax map number(s) / total acreage: 32-8-4A / 1.39 +/- acres

Magisterial District and Population: Flat Creek; 19,313 in 2020.

Applicant contact information: John Payne (Agent for Gdansk Land & Realty LLC); PO Box 12093, Lynchburg VA, 24506; 434-401-1020

Comments: The applicant is seeking to rezone the parcel to Residential Single Family in order to allow the property to be divided into two (2) 0.695 +/- acre parcels of land and convert an under-construction Accessory Dwelling Unit to a stand along Single Family Dwelling. The parcel is currently 1.39 acres which would not allow the parcel to be divided under the current Agricultural zoning district minimum lot size requirements.

DISCUSSION:

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

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

Utilities: The property is serviced by private water and a private septic system.

Proffers: No proffers have been submitted with this rezoning 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.

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](#).

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 long horizontal line that extends across the width of the page.

JOHN PAYNE
GDANSK LAND AND REALTY LLC

PL-25-224-Rezoning-Gdansk Land & Realty LLC							
ACCOUNT	LAST NAME	FIRST NAME	ADDRESS	CITY	STATE	ZIP CODE	
32 8 2A	RAMSEY	JOHN B & MARY W	460 MOORMAN MILL RD	RUSTBURG	VA	24588	
32 A 84B	HERNDON	VANCE & CALVIN E	10630 WARDS RD	RUSTBURG	VA	24588	
32 8 4B	COUCH	DANNY L SR & KAREN S	263 MOORMAN MILL RD	RUSTBURG	VA	24588	
32 8 4C1	HOWARD	LOUIS C JR & KATHY W	304 MOORMAN MILL RD	RUSTBURG	VA	24588	
32 8 3	RAMSEY	JOHN B & MARY W	460 MOORMAN MILL RD	RUSTBURG	VA	24588	
32 8 2	RICE	JOSEPH W & SHIRLEY M	413 MOORMAN MILL RD	RUSTBURG	VA	24588	

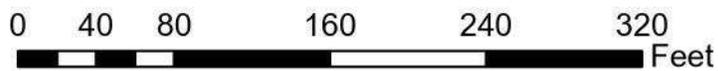
Rezoning Request #PL-25-224 - Gdansk Land & Reality LLC

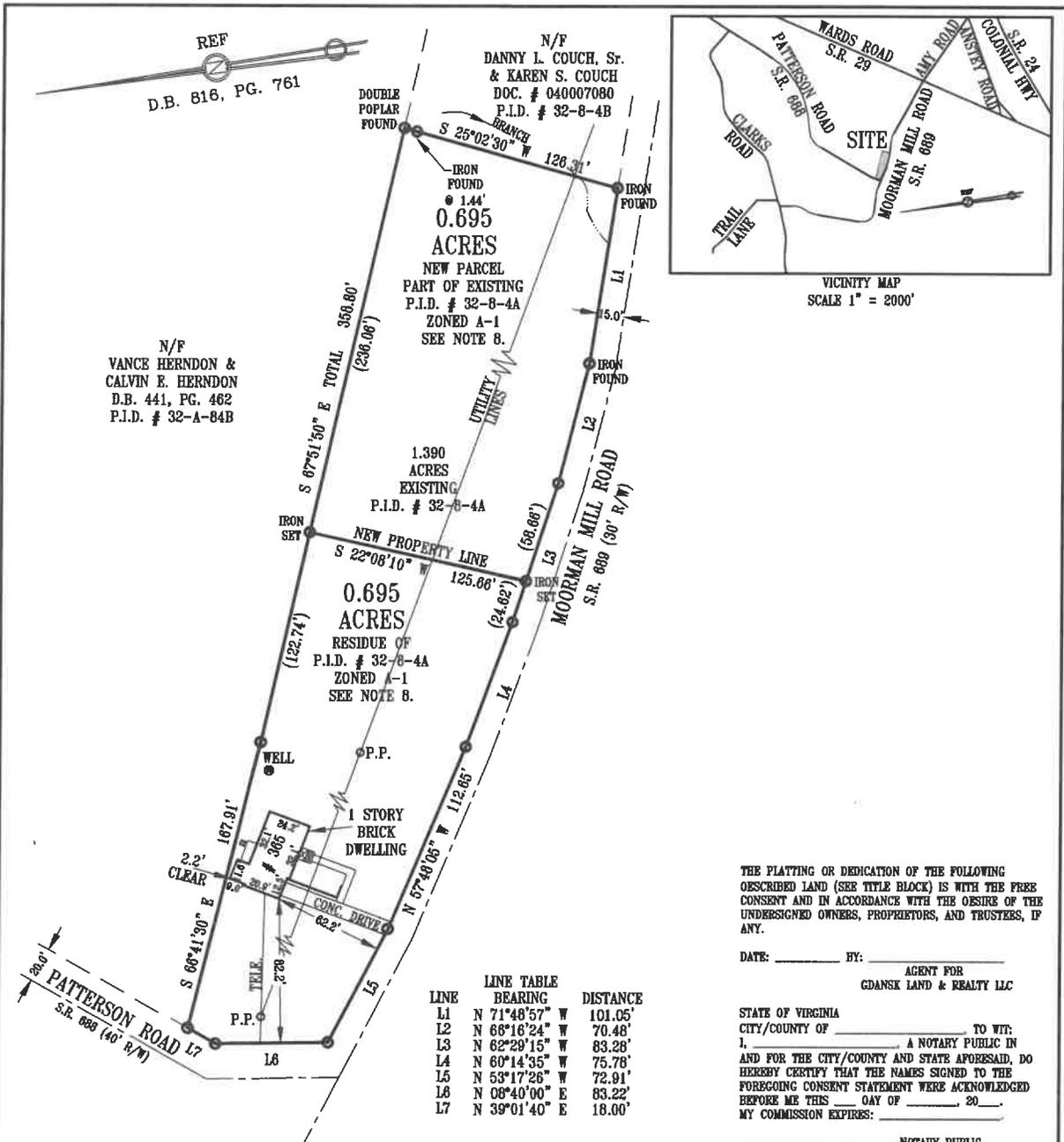
ZONING

-  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



Rezoning Request #PL-25-224 - Gdansk Land & Realty LLC





THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: _____ BY: _____
AGENT FOR
GDANSK LAND & REALTY LLC

STATE OF VIRGINIA
CITY/COUNTY OF _____ TO WIT:
I, _____ A NOTARY PUBLIC IN
AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE NAMES SIGNED TO THE
FOREGOING CONSENT STATEMENT WERE ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____

_____, NOTARY PUBLIC

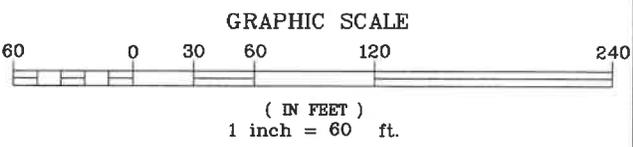
LINE	BEARING	DISTANCE
L1	N 71°48'57" W	101.05'
L2	N 68°16'24" W	70.48'
L3	N 62°29'15" W	83.28'
L4	N 60°14'35" W	75.78'
L5	N 53°17'26" W	72.91'
L6	N 08°40'00" E	83.22'
L7	N 39°01'40" E	18.00'

THIS MAP WAS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA, ON THE _____ DAY OF _____ THIS MAP WAS RECEIVED AND ADMITTED TO RECORD IN _____ THIS MAP WAS RECEIVED AND ADMITTED TO RECORD IN _____ SLIDE _____ AT PAGE _____

TESTE _____

*ANY PARCEL, LOT OR TRACT OF LAND CREATED ON OR AFTER JULY 1, 2004 SHALL BE CONSIDERED PART OF A COMMON PLAN OF DEVELOPMENT AND SUBJECT TO THE VEMP/STORMWATER MANAGEMENT REGULATIONS. QUESTIONS CONCERNING THESE REQUIREMENTS SHOULD BE DIRECTED TO CAMPBELL COUNTY ENVIRONMENTAL STAFF AT (434) 592-9606.

- NOTES:
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 2. THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN AND SCALED OFF F.E.M.A. MAP # 51081C0120D, EFFECTIVE DATE AUGUST 28, 2008.
 3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
 4. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS ANY DETERMINATION MADE BY JAMES C. MAY & ASSOCIATES, P.C. OR THIS SURVEYOR. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OF THE AFOREMENTIONED IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
 5. NO SUBSURFACE INVESTIGATIONS HAVE BEEN PERFORMED AND THE SURVEYOR DISCLAIMS RESPONSIBILITY FOR THE EXISTENCE OR NON-EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES, ROCK-DEPOSITS, ETC. ASSOCIATED WITH THIS PROJECT.
 6. THIS PROPERTY IS ZONED A-1, AGRICULTURAL AND IN THE PROCESS OF REZONING FROM A-1, AGRICULTURAL TO B-SF RESIDENTIAL - SINGLE FAMILY.
 7. THIS PROPERTY IS SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.



JAMES C. MAY AND ASSOCIATES, P.C.
SURVEYORS-PLANNERS
4449 S. AMHERST HWY
MADISON HEIGHTS VA, 24572
434-528-1005

PLAT FOR REZONING SHOWING SUBDIVISION OF LAND
STANDING IN THE NAME OF
GDANSK LAND & REALTY LLC
DESCRIBED IN DOC. # 200002189,
A.K.A. PART OF LOT 4 SPRING LAKE SUBDIVISION
FLAT CREEK MAG. DIST. CAMPBELL CO., VIRGINIA

SOURCE OF TITLE: GDANSK LAND & REALTY LLC DOC. # 200002189
SCALE: 1" = 60' DATE: SEPT. 24, 2025 COMM. NO.: 25165 F.B. REF.: JKT
FOR: JOHN PAYNE, AGENT FOR GDANSK LAND & REALTY LLC TAX ID.: 32-8-4A

