

## 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

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**BACKGROUND:** This request is to rezone 15.13 +/- acres from Residential – Multi Family to Residential – Manufactured Housing in order to allow for the continued use of a manufactured home park.

Public hearings scheduled: P/C: October 27, 2025; B/S: December 2, 2025  
Location / Election District: Lone Jack Road and Brightside Drive / Concord Election District  
Tax map number(s) / total acreage: 15B-A-1 and 15-3-2/ 15.13 +/- acres  
Magisterial District and Population: Long Mountain; 10,478 in 2020.  
Applicant contact information: Bruce Bunnell (Agent for BRI Properties); 680 Campbell Hwy, Lynchburg, VA24501; 434-841-9156.

Comments: 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.

### DISCUSSION:

Land Use/Floodplain: The area is residential in nature. Zoning in the vicinity is Residential – Multi Family, Residential – Manufactured Housing, Agricultural, and Business – General Commercial. The property does not lie within any FEMA 100-yr. 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 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](#).

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.



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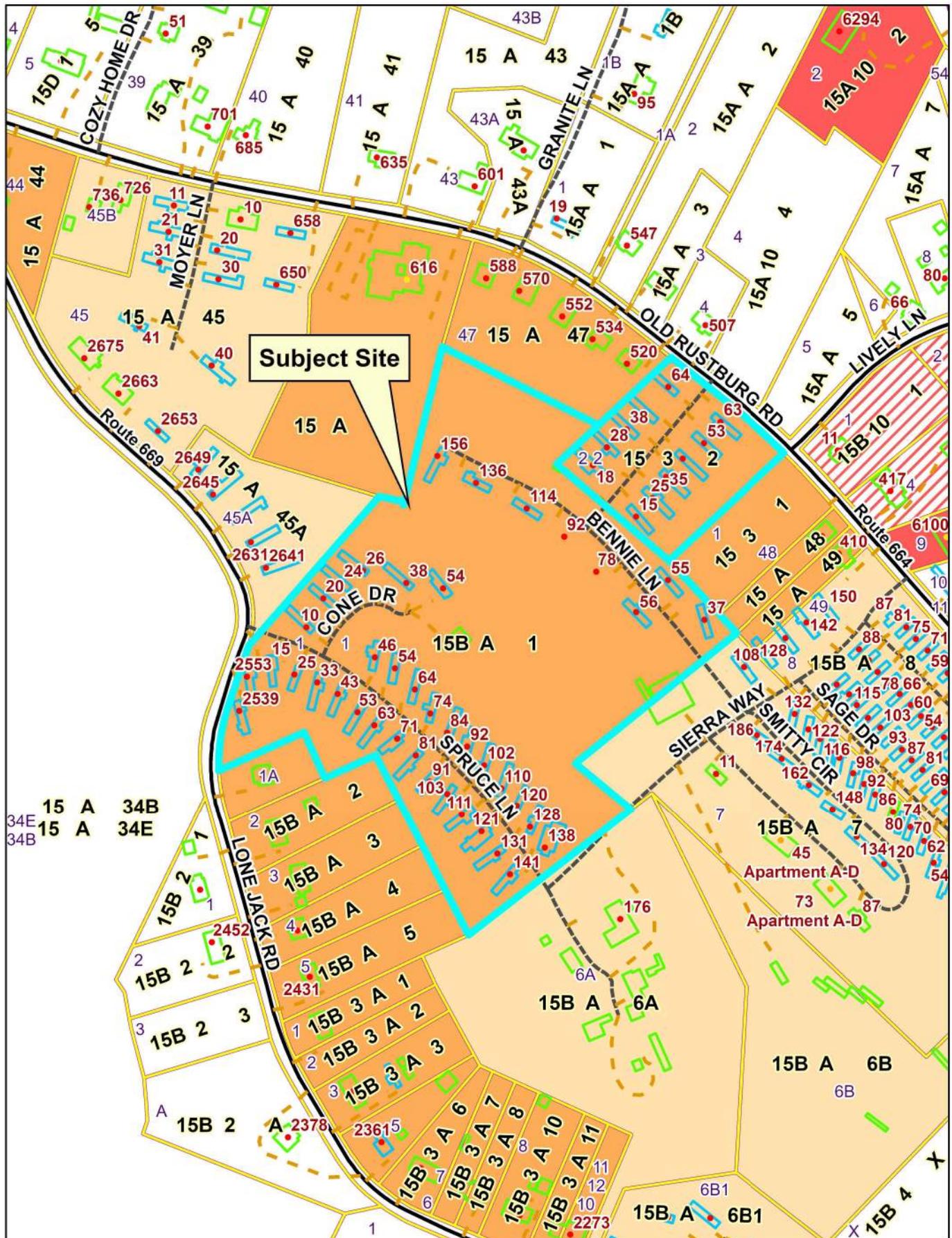
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PL-25-219-Rezoning Request-BRI Properties, LLC						
ACCOUNT	LAST NAME	FIRST NAME	ADDRESS	CITY	STATE	ZIP CODE
15B 2 1	ARTHUR GREGORY SHAWN	TRACY RENEE WILKERSON	2474 LONE JACK RD	LYNCHBURG	VA	24501
15 A 34B	ARLUSSA LONE JACK LLC		147 MARVIN PL	LYNCHBURG	VA	24503
15B 10 1	FRANKLIN	ANTHONY D SR & SHEREE D	11 LIVELY LN	LYNCHBURG	VA	24501
15A A 3	LEWIS ROBIN GAIL (LIFE ESTATE)	LYNN R LEWIS & JEFFREY D LEWIS	527 OLD RUSTBURG RD	LYNCHBURG	VA	24501
15A A 4	JACKSON	PAUL H & AVIS D	507 OLD RUSTBURG RD	LYNCHBURG	VA	24501
15A 10 4	HARRIS	HAROLD D & IDA A	1624 EARLY ST	LYNCHBURG	VA	24503
15B A 5	MCCRACKEN	DANIEL R & KACIE R	2431 LONE JACK RD	LYNCHBURG	VA	24501
15 3 1	BENNIES RENTALS INC		6080 CAMPBELL HWY	LYNCHBURG	VA	24501
15 A 46	NEW VINE BAPTIST CHURCH TRS		616 OLD RUSTBURG RD	LYNCHBURG	VA	24501

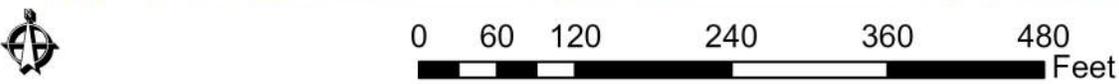
# Rezoning Request #PL-25-219 - Bennies Rentals

## 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

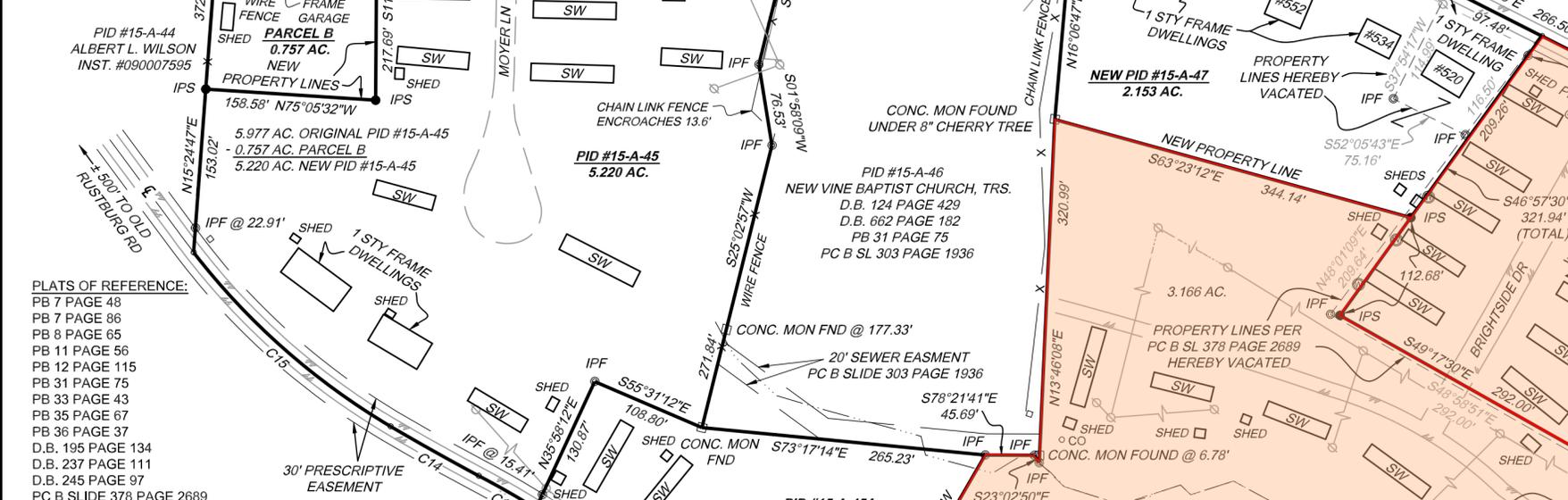


# Rezoning Request #PL-25-219 - Bennies Rentals



**NOTES:**

- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED ON APRIL 08, 2024. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN. PRIMARY AND ACCESSORY BUILDINGS HAVE BEEN SHOWN THROUGHOUT THE SUBJECT PROPERTY. OTHER IMPROVEMENTS SUCH AS PORCHES, STEPS, PADS, WALKS, WELLS, POLES, PEDESTALS, OH WIRES, SEWER STRUCTURES, FENCES, ETC. HAVE HOWEVER BEEN SHOWN IF THEY ARE IN CLOSE PROXIMITY TO A PROPERTY LINE. THIS SURVEY MEETS THE MINIMUM ACCURACY STANDARDS.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FEMA MAP #51031C0130D DATED AUGUST 28, 2008.
- THE UTILITIES SHOWN HEREON ARE PLOTTED PER VISIBLE EVIDENCE IN THE FIELD. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE UNDERGROUND UTILITIES MARKED PRIOR TO LAND DISTURBANCE OF ANY KIND. EXISTING UTILITIES ARE BOTH OVERHEAD AND UNDERGROUND.
- BEARINGS FOR THIS PROJECT ARE BASED ON VIRGINIA STATE PLANE GRID SOUTH ZONE (NAD 83).
- THIS SURVEY WAS PREPARED AT THE REQUEST OF BENNIE'S RENTALS, INC. & BRI PROPERTIES, LLC.
- PARCEL B IS ON ITS OWN PRIVATE SANITARY DRAINFIELD SYSTEM. ALL OTHER DWELLINGS SHOWN HEREON ARE SERVED BY A PRIVATE SEWAGE TREATMENT FACILITY LOCATED ON PID #15B-A-6B.
- WATER FOR THE SUBJECT PARCELS IS PROVIDED PRIVATELY.



**PLATS OF REFERENCE:**  
 PB 7 PAGE 48  
 PB 7 PAGE 86  
 PB 8 PAGE 65  
 PB 11 PAGE 56  
 PB 12 PAGE 115  
 PB 31 PAGE 75  
 PB 33 PAGE 43  
 PB 35 PAGE 67  
 PB 36 PAGE 37  
 D.B. 195 PAGE 134  
 D.B. 237 PAGE 111  
 D.B. 245 PAGE 97  
 PC B SLIDE 378 PAGE 2689

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 VSM / STORMWATER MANAGEMENT REGULATIONS. QUESTIONS CONCERNING THESE REQUIREMENTS SHOULD BE DIRECTED TO CAMPBELL COUNTY ENVIRONMENTAL STAFF AT 434-592-9506.

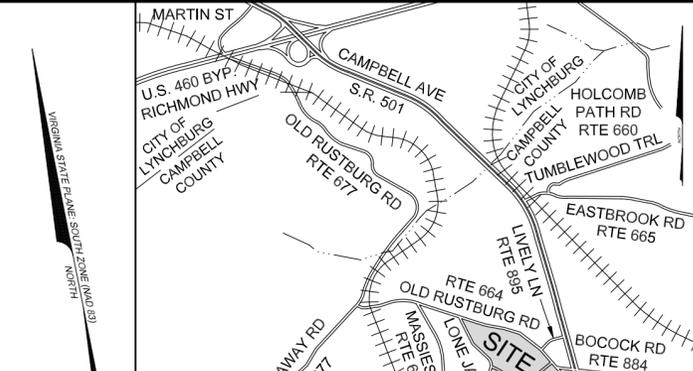
THIS MAP WAS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ THIS MAP WAS RECEIVED AND ADMITTED TO RECORD IN PLAT CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

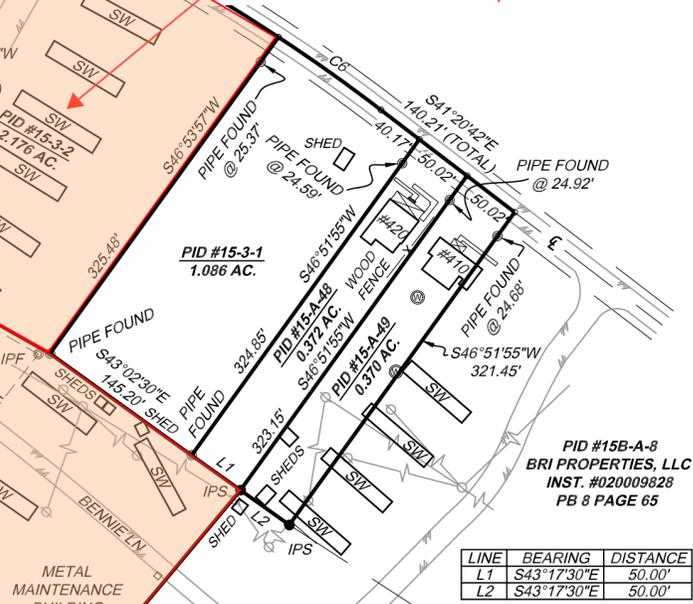
REPRESENTATIVE OF BENNIE'S RENTALS, INC.	DATE
REPRESENTATIVE OF BRI PROPERTIES, LLC	DATE
COMMONWEALTH AT LARGE TO WIT: STATE OF VIRGINIA	
COUNTY/CITY OF _____	
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 20____.	
MY COMMISSION EXPIRES: _____.	
NOTARY PUBLIC	

- SOURCE OF TITLE: (PID #15-A-45)**  
 THE AREA SHOWN WAS ACQUIRED BY BENNIE'S RENTALS, INC. FROM LOUISE S. MOYER, AND DONNA M. SMITH, BY DEED DATED JUNE 22, 1999 AS RECORDED IN D.B. 959 PAGE 816 OF THE CIRCUIT COURT CLERK'S OFFICE OF CAMPBELL COUNTY, VIRGINIA.
- SOURCE OF TITLE: (PID #15-A-45A)**  
 THE AREA SHOWN WAS ACQUIRED BY BENNIE'S RENTALS, INC. FROM JOHN W. MOYER AND LOUISE S. MOYER, BY DEED DATED FEBRUARY 1, 1989 AS RECORDED IN D.B. 683 PAGE 93 OF THE CIRCUIT COURT CLERK'S OFFICE OF CAMPBELL COUNTY, VIRGINIA.
- SOURCE OF TITLE: (PID #15B-A-1, 15-A-47, 15-A-47A, 15-3-2, 15-A-49, 15B-A-8, 15B-A-7, 15B-A-6B, & 15B-A-4)**  
 THE AREA SHOWN WAS ACQUIRED BY BRI PROPERTIES LLC FROM B. WARREN BUNNELL, BY DEED DATED SEPTEMBER 30, 2002 AS RECORDED IN INSTRUMENT #020009828 OF THE CIRCUIT COURT CLERK'S OFFICE OF CAMPBELL COUNTY, VIRGINIA.
- SOURCE OF TITLE: (PID #15-3-1, & 15-A-48)**  
 THE AREA SHOWN WAS ACQUIRED BY BENNIE'S RENTALS, INC. FROM DORIS W. JOHNSON ET AL, BY DEED DATED AUGUST 1, 2011 AS RECORDED IN INSTRUMENT #110003620 OF THE CIRCUIT COURT CLERK'S OFFICE OF CAMPBELL COUNTY, VIRGINIA.
- SOURCE OF TITLE: (PID #15B-A-2)**  
 THE AREA SHOWN WAS ACQUIRED BY BENNIE'S RENTALS, INC. FROM RICHARD MICHAEL BARKSDALE AND LIBBY F. BARKSDALE, BY DEED DATED AUGUST 14, 1991 AS RECORDED IN D.B. 727 PAGE 527 OF THE CIRCUIT COURT CLERK'S OFFICE OF CAMPBELL COUNTY, VIRGINIA.

THIS SHEET IS INTENDED TO BE REPRODUCED AT 18"x24". REPRODUCTION OF THIS SHEET AT A DIFFERENT SIZE THAN INTENDED SHALL VOID THE SCALE SHOWN ON THE SHEET.



**OWNER REQUESTS THAT THIS PARCEL (PID #15-3-2) BE REZONED FROM R-MF (RESIDENTIAL - MULTI FAMILY) TO R-MH (RESIDENTIAL - MANUFACTURED HOUSING)**



**OWNER REQUESTS THAT THIS PARCEL (PID #15B-A-1) BE REZONED FROM R-MF (RESIDENTIAL - MULTI FAMILY) TO R-MH (RESIDENTIAL - MANUFACTURED HOUSING)**

LINE	BEARING	DISTANCE
L1	S43°17'30"E	50.00'
L2	S43°17'30"E	50.00'

**LEGEND**

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- UTILITY POLE
- UTILITY PEDESTAL
- LIGHT POLE
- EDGE OF PAVEMENT
- CREEK
- x-x- FENCE
- OVERHEAD UTILITY
- SW SINGLE WIDE MOBILE HOME
- WELL
- SANITARY MANHOLE
- CLEANOUT

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	2°43'39"	144.01'	3025.15'	144.00'	S74°10'24"E
C2	4°15'16"	224.64'	3025.15'	224.58'	S77°39'52"E
C3	17°37'12"	204.98'	666.55'	204.17'	S66°39'28"E
C4	5°55'44"	113.83'	1100.00'	113.78'	S54°53'00"E
C5	6°34'04"	171.94'	1500.00'	171.85'	S48°38'06"E
C6	4°00'22"	104.88'	1500.00'	104.86'	S43°20'53"E
C7	12°48'44"	78.34'	350.35'	78.18'	N09°59'25"W
C8	22°19'04"	136.47'	350.35'	135.61'	N07°34'29"E
C9	16°10'20"	63.51'	225.00'	63.30'	N10°38'51"E
C10	24°42'55"	64.70'	150.00'	64.20'	N09°47'47"W
C11	21°39'16"	207.87'	550.00'	206.63'	N32°58'52"W
C12	3°05'45"	48.30'	893.85'	48.29'	N45°21'22"W
C13	3°56'14"	61.42'	893.85'	61.41'	N48°52'21"W
C14	2°42'15"	94.40'	2000.00'	94.39'	N49°29'21"W
C15	21°44'45"	246.70'	650.00'	245.22'	N37°15'50"W

GRAPHIC SCALE IN FEET

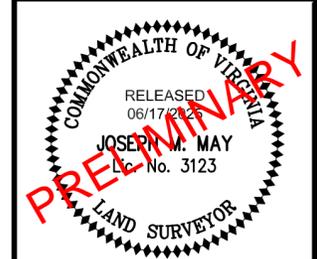
**HURT & PROFFITT**  
 INSPIRED / RESPONSIVE / TRUSTED

HP  
 434.847.7796  
 2524 LANGHORNE ROAD  
 LYNCHBURG, VA. 24501

ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL  
 GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

**PLAT SHOWING**  
 RECONFIGURATION OF THE PROPERTIES OF  
**BENNIE'S RENTALS, INC. &**  
**BRI PROPERTIES, LLC**  
 LONG MOUNTAIN DISTRICT, CAMPBELL COUNTY, VIRGINIA

PROJECT NO.	20250162
FILE NO.	SC-15768
LAT.	37.35976°
LONG.	-79.11420°
DATE:	02/07/2025
DRAWN BY:	JMM
CHECKED BY:	JMM



SHEET NO.	REV.
1 OF 1	