

***Campbell County Planning Commission
Minutes
September 22, 2025***

The regular meeting of the Campbell County Planning Commission was held on Monday, September 22, 2025, in the Board of Supervisors Meeting Room, Walter J. Haberer Building, Rustburg, Virginia. The following members were present:

Dean B. Monroe
John Thilking
Michael S. Condrey
Trish R. Hedges
Robert J. Otero

Members Absent:

David Gough
Megan Witt
Charlie Watts, Board of Supervisors Representative

Staff Members present:

Paul E. Harvey, Assistant County Administrator
Karissa M. Shrader, Zoning Administrator
Crystal J. Machhi, Staff Secretary

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

// Chairman Monroe asked for corrections or comments on the minutes from the August 25, 2025 meeting. With none, Chairman Monroe made the motion to approve the minutes from the August 25, 2025 meeting.

// **PUBLIC HEARINGS FOR CONSIDERATION**

// **PL-25-197 (Rezoning-Colonial Highway-32-A-65B)**

// Chairman Monroe stated this is a request by Frank Rogers, agent for Campbell County, to rezone the property located at Colonial Highway and further identified as tax map parcel 32-A-65B from Agricultural to Business General Commercial to allow for a Public Safety Station and EMT Facility. The property is located in an area designated as medium to high density commercial per the current Comprehensive Plan.

// Mr. Paul Harvey, Assistant County Administrator, stated the applicant is seeking to rezone the parcel to Business – General Commercial in order to construct a public safety station and EMT facility with a proposed 8,400 sq. ft building and a 5,000 sq. ft. bay. The property would be screened from the adjoining parcel zoned residential with a proposed landscape buffer consisting of Leyland Cypress trees. The site is currently vacant. The PEC met on September 9, 2025 to discuss the plan. Comments from that meeting are included in this packet.

// Chairman Monroe opened the public hearing at 7:04 p.m.

- // Mr. Cliff Tweedy, Deputy County Administrator, 47 Courthouse Lane, spoke on behalf of the applicant. He stated this is a request to rezone the property to allow for a public safety building. It will include a bay, bunk room, and administrative station. There will be two ways in and out for egress and the owners of Augusta Springs have agreed to provide access to sewer connection. There will be adequate parking, a buffer of trees, stormwater pond, and possibly a helipad.
- // Commissioner Condrey stated he received comments via email regarding the entrance. He asked if Dennis Riddle Drive was a county or VDOT owned road and if there would be a left turn out of the entrance toward the school. Mr. Tweedy stated it is a VDOT owned road and they have the survey process started for an easement. They will turn right to go toward the stoplight and there will be a gate across the back road to control access.
- // Commissioner Thilking asked if there are certain times of day that there are more emergency calls than other times. Ms. Tracy Fairchild, Director of Public Safety, stated more calls come in early in the morning before 6 a.m. and during the evening commute after 5 p.m..
- // Chairman Monroe asked if this is the location that they wanted to put this station and asked what the speed limit is on that portion of Colonial Highway. Mr. Tweedy stated that this location is centrally located and will get them to 95% of residents within 15 minutes. The speed limit is 45mph in that section going towards Wards Road.
- // No one spoke in favor of or in opposition to the rezoning request. Chairman Monroe closed the public hearing at 7:12 p.m. ***This matter will go before the Board of Supervisors meeting on November 6, 2025.***
- // Commissioner Condrey made the motion to recommend approval of PL-25-197 for rezoning. Commissioner Hedges seconded the motion.

The vote was: Aye: Monroe, Condrey, Hedges, Otero, Thilking
Nay: None
Absent: Witt, Gough

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- // **PL-25-204 (Rezoning-Crews Shop Road- 17-B-2A)**
- // Chairman Monroe stated this is a request by Norm Walton, agent for B&M Trucking, to rezone the property located at Crews Shop Road and further identified as tax map parcel 17-B-2A from Agricultural to Industrial Heavy with a concurrent request for a Special Use Permit to allow for tractor trailer storage. The property is located in an area designated as medium to high density residential and medium to high density commercial per the current Comprehensive Plan.
- // Mr. Paul Harvey, Assistant County Administrator, stated 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. The site is currently vacant. The request is not proffered, so the preliminary plat and proposal are conceptual and non-binding.
- // Chairman Monroe opened the public hearing at 7:16 p.m.

- // Mr. Norm Walton, 317 Brook Park Place, stated FL Moore & Sons has grown and they are seeing to add a storage facility. They have contracts to store equipment and materials for local trucking companies. Only trailers will be stored on a gravel lot and no additional employees will be added. There are no proffers with this request.
- // Commissioner Hedges asked if the trailers will be empty. Mr. Walton stated they will have the materials that are ready for delivery in them.
- // Chairman Monroe asked if they have looked at the entrance for the extra traffic. Mr. Walton stated they have not done a traffic study yet but it will be done with the site plan process.
- // No one spoke in favor of or in opposition to the rezoning request. Chairman Monroe closed the public hearing at 7:20 p.m. *This matter will go before the Board of Supervisors meeting on November 6, 2025.*
- // Chairman Monroe stated this is a good use of the property.
- // Commissioner Condrey stated he has been on the property, and it is a good use.
- // Chairman Monroe made the motion to recommend approval of PL-25-204 for rezoning. Commissioner Thilking seconded the motion.

The vote was: Aye: Monroe, Condrey, Hedges, Otero, Thilking
Nay: None
Absent: Witt, Gough

// **SUBDIVISION MATTERS FOR CONSIDERATION**

// **PL-25-206**

- // Request by Stephen Dudley, agent for David Dudley, for Campbell County to approve a plat of vacation and to vacate and release any County held interests or rights that may exist in the 50' Outlet Road along the northwest border and the 30' Outlet Road along the southern portion of Tract C, and the 30' Outlet Road along the border of Tract C and Tract B as shown on the plat recorded in Plat Book 17, page 43 and further identified as tax map parcels 20D-4-C and 20D-4-B. Not to include the Campbell County Utility and Service Authority water main easement as recorded in Plat Book 592, page 727-728 and the sanitary sewer easement as recorded in Plat Cabinet C, Slide 303, page 3028.

- // Chairman Monroe made the motion to recommend approval of PL-25-206. Commissioner Condrey seconded the motion.

The vote was: Aye: Monroe, Condrey, Hedges, Otero, Thilking
Nay: None
Absent: Witt, Gough

// **MATTERS FROM THE ASSISTANT COUNTY ADMINISTRATOR**

None

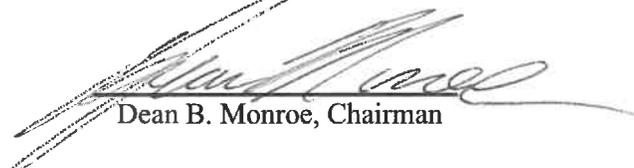
// **MATTERS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

// Update to packets

// **MATTERS FROM THE PLANNING COMMISSION**

// Next scheduled meeting is October 27, 2025.

// Chairman Monroe adjourned the meeting at 7:29 p.m.


Dean B. Monroe, Chairman