

***Campbell County Planning Commission  
Minutes  
October 27, 2025***

The regular meeting of the Campbell County Planning Commission was held on Monday, October 27, 2025, in the Board of Supervisors Meeting Room, Walter J. Haberer Building, Rustburg, Virginia. The following members were present:

Dean B. Monroe  
Michael S. Condrey  
Megan Witt  
David Gough  
Robert J. Otero  
Charlie Watts, Board of Supervisors Representative

Members Absent:

Trish R. Hedges  
John Thilking

Staff Members present:

Paul E. Harvey, Assistant County Administrator  
Katherine N. Reusch, Planner  
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 September 22, 2025 meeting. With none, Chairman Monroe made the motion to approve the minutes from the September 22, 2025 meeting.

// **PUBLIC HEARINGS FOR CONSIDERATION**

// **PL-25-219 (Rezoning-Lonejack Road and Brightside Drive/15B-A-1 and 15-3-2)**

- // Chairman Monroe stated this is a request by Bruce Bunnell, agent for BRI Properties, LLC, to rezone properties located on Old Rustburg Rd and Lone Jack Rd and further identified as tax map parcels 15B-A-1 and 15-3-2 from Residential-Multi Family to Residential-Manufactured Housing to allow for the continued use as a manufactured home park. The property is located in an area designated as medium to high density residential per the current Comprehensive Plan.
- // Ms. Kate Reusch, Planner, stated 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.
- // Chairman Monroe opened the public hearing at 7:05 p.m.

- // Mr. Bruce Bunnell, 680 Campbell Highway, stated he is not trying to change the property but wants to change the zoning to meet what is currently there. He has two lots that he is trying to replace the mobile homes but went past the 2 year timeframe and cannot replace them now. He lives on the property and wants to have it zoned correctly so he doesn't have any issues in the future when trying to replace homes.
- // Commissioner Condrey asked if the majority of the homes are on these two parcels. Mr. Bunnell responded yes, the majority are.
- // Ms. Kate Reusch read an email from Ms. Anne Massie Winstead. She is opposed to the rezoning and believes we do not need more trailer homes. She stated they are not an enhancement and keeps property values down. Her family owns Lone Jack Farm which is adjacent to the two parcels with the rezoning request. They are committed to enduring value or open spaces and rural agriculture life. She does not believe Mr. Bunnell's business has been negatively impacted since they did not act to replace the vacancies for over a two year period.
- // Chairman Monroe closed the public hearing at 7:12 p.m. ***This matter will go before the Board of Supervisors meeting on December 2, 2025.***
- // Chairman Monroe commented that this is just to adjust the zoning to match what is there to be in compliance and be able to add or replace homes.
- // Commissioner Otero stated HUD came out with new codes and he would have to meet the same standards.
- // Commissioner Witt made the motion to recommend approval of PL-25-219 for rezoning. Commissioner Condrey seconded the motion.

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

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- // **PL-25-224 (Rezoning-365 Moorman Mill Road)**
- // Chairman Monroe stated this is a request by John Payne, agent for Gdansk Land & Realty, LLC, to rezone the property located at 365 Moorman Mill Rd. and further identified as tax map parcel 32-8-4A from Agricultural to Residential - Single Family to allow for the property to be subdivided and an accessory dwelling unit, that is currently under construction to be converted into a standalone single - family dwelling. The property is located in an area designated as medium to high density residential per the current Comprehensive Plan.
- // Ms. Kate Reusch, Planner, stated 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.
- // Commissioner Condrey asked what triggered this request. Ms. Kate Reusch responded that during the building process the applicant decided to change it from an ADU to a standalone single family dwelling.

- // Chairman Monroe opened the public hearing at 7:18 p.m.
- // Mr. John Payne, 2857 Clarks Road, stated he wants to rezone the property to sell the home.
- // Commissioner Condrey asked if he has confirmed that he can get well and septic for the home and if there is room on the property. Mr. Payne stated the well and septic is already put in.
- // Chairman Monroe asked if each lot has their own well and septic. Mr. Payne responded that they do.
- // Chairman Monroe closed the public hearing at 7:19 p.m. ***This matter will go before the Board of Supervisors meeting on December 2, 2025.***
- // Chairman Monroe stated that it is almost spot zoning but fits the medium to high density residential.
- // Commissioner Condrey stated the lots around are not large enough to do agriculture.
- // Commissioner Witt stated he has done his due diligence.
- // Commissioner Otero made the motion to recommend approval of PL-25-224 for rezoning. Commissioner Witt seconded the motion.

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

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- // **PL-25-000 (Code Update to Chapter 22(Zoning))**
- // Mr. Paul Harvey, Assistant County Administrator, stated the Board of Supervisors made a special request to do the updates one month earlier. The changes will consist of new regulations for vape/tobacco shops and regulations on solar projects.
- // Chairman Monroe opened the public hearing at 7:23.
- // No one spoke in favor of or in opposition to the code update. Chairman Monroe closed the public hearing at 7:23 p.m. ***This matter will go before the Board of Supervisors meeting on November 6, 2025.***
- // Chairman Monroe made the motion to recommend approval of PL-25-000 for Code Update to Chapter 22(Zoning). Commissioner Gough seconded the motion.

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

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// **SUBDIVISION MATTERS FOR CONSIDERATION**

- // None

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

None

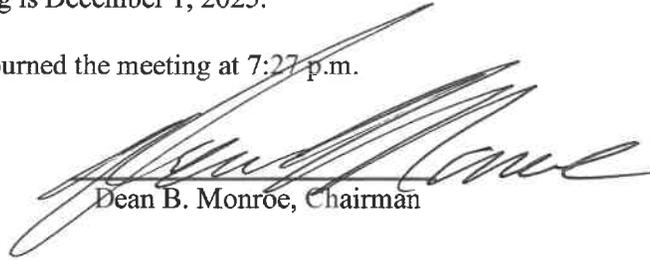
// **MATTERS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

None

// **MATTERS FROM THE PLANNING COMMISSION**

// Next scheduled meeting is December 1, 2025.

// Chairman Monroe adjourned the meeting at 7:27 p.m.



Dean B. Monroe, Chairman