

***Campbell County Planning Commission
Minutes
January 28, 2019***

The regular meeting of the Campbell County Planning Commission was held on Monday January 28, 2019 in the Board of Supervisors Meeting Room, Walter J. Haberer Building, Rustburg, Virginia. The following members were present:

Dean P. Cumbo, Chairman
Michael S. Condrey
K. William Kirk
O. Richard Metz
Dean B. Monroe
Patrick Tweedy
Thomas H. Vaughan
James A. Borland, Board of Supervisors Representative

Members Absent:

None

Staff Members present:

Paul E. Harvey, Community Development Director
Austin R. Mitchell, Zoning and Subdivision Administrator
Theresa P. Phillips, Staff Secretary

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

// Chairman Cumbo introduced Mr. Thomas H Vaughan, Timberlake District, and Mr. Michael Condrey, Rustburg District, as the newest members of the Planning Commission.

// Chairman Cumbo asked for corrections or comments on the minutes from the November 26 and December 3, 2018 meetings. With none, Commissioner Metz made the motion to approve the minutes from the November 26 and December 3, 2018 meetings. Commissioner Tweedy seconded the motion.

The vote was: Aye: Cumbo, Condrey, Kirk, Metz, Monroe, Tweedy and Vaughan
Nay: None

Absent: None

// At the December 3, 2018, Planning Commission meeting, Commissioner Tweedy was elected to serve as Vice-Chairman. Commissioner Tweedy has asked to be replaced and nominated Commissioner Metz.

The vote was: Aye: Cumbo, Condrey, Kirk, Metz, Monroe, Tweedy and Vaughan
Nay: None
Absent: None

// **OLD BUSINESS**

// **PL-18-140 (Rezoning Request 22F-1-18 – 22F-1-34)**

// Request by Justin Fournier, agent for Gordon Cudd, to rezone property located on English Tavern Road at Jasper Circle and Rugby Lane from Agricultural to Residential – Multi Family in order to construct apartments and a townhouse development.

// Chairman Cumbo inquired from staff for any updates.

// Mr. Paul Harvey, Director of Community Development, stated an addendum had been included in the packet with the study from VDOT. He stated the developers had agreed to a full right turn lane and have added that as a proffer. Mr. Harvey also stated the schools in this district would be Yellow Branch Elementary, Rustburg Middle and Rustburg High and have adequate capacity to accommodate this development.

// Commissioner Tweedy asked staff if there are plans to upgrade English Tavern Road.

// Mr. Harvey stated with or without this development, English Tavern Road has some challenges with the past development over the past years. He also stated staff is committed to working with VDOT regarding the road.

// Commissioner Metz stated he felt adding the full right turn lane was as asset to the project.

// Chairman Cumbo made the motion to recommend approving the request to rezone property located on English Tavern Road at Jasper Circle and Rugby Lane from Agricultural to Residential – Multi Family in order to construct apartments and a townhouse development along with the added proffer for the right turn lane, stating good zoning practice. Commissioner Metz seconded the motion.

The vote was: Aye: Cumbo, Condrey, Kirk, Metz, Monroe, Tweedy and Vaughan
Nay: None
Absent: None

// **PUBLIC HEARINGS FOR CONSIDERATION**

// **PL-18-165 (Rezoning Request 346 Wildwood Road)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator, stated this request is for a special use permit to add an additional dwelling unit to an existing single-family dwelling for use by an immediate family member to be used for the owner's mother. The addition would consist of one bedroom, one bathroom, a kitchen, a living rooms and laundry area. The septic system is being upgraded to accommodate the addition.

// Mr. Mark Deshano, 5124 Bethel Church Road, Evington, Virginia, agent for Timothy L. and Trisha D. Fus, stated the current septic system was beginning to fail and would need replacing with or without the new addition. He also stated the addition would match the existing dwelling and would not be seen from the front of the dwelling.

// Chairman Cumbo opened the public hearing at 7:08.

// With no one present to speak in favor or against the special use permit, Chairman Cumbo closed the public hearing at 7:11 pm.

// Commissioner Vaughan stated as long as the addition was matching the existing dwelling he saw no problem with approving the special use permit.

// Dr. Borland stated his only concern being when the person the addition is being built for no longer lives in the addition, the owners would then rent the addition to a non-family member.

// Chairman Cumbo made the motion to recommend approving PL-16-185, for a special use permit to construct one additional dwelling unit in the primary home for use of an immediate family member stating good zoning practice. Commissioner Kirk seconded the motion.

The vote was: Aye: Cumbo, Condrey, Kirk, Metz, Monroe, Tweedy and Vaughan
Nay: None
Absent: None

// **SUBDIVISION MATTERS FOR CONSIDERATION**

// Proposed is an 6-lot subdivision on Suburban Road, to be known as Dowdy Acres, in the Concord Election District. The parcel is zoned Residential – Multi Family and is owned by C. Matthew Fariss.

// Chairman Cumbo made the motion to approve the 6-lot subdivision on Suburban Road, to be known as Dowdy Acres, in the Concord Election District. Commissioner Metz seconded the motion.

The vote was: Aye: Cumbo, Condrey, Kirk, Metz, Monroe, Tweedy and Vaughan
Nay: None
Absent: None

// Consideration of Plat Approval and Right of Way Dedication for the extension of Simon’s Run. The property is owned by Centra Health, Inc. and is in the Spring Hill Election District

// Chairman Cumbo made the motion to approve the plat and Right of Way Dedication for the extension of Simon’s Run. The property is owned by Centra Health, Inc. and is in the Spring Hill Election District Commissioner Kirk seconded the motion.

The vote was: Aye: Cumbo, Condrey, Kirk, Metz, Monroe, Tweedy and Vaughan
Nay: None
Absent: None

// Proposed is a 21-lot subdivision on Timberlake Road, to be known as Emberly Way Subdivision, in the Sunburst Election District. The parcel is zoned Residential – Single Family and is owned by Emberly Way LLC.

// Chairman Cumbo made the motion to approve the proposed 21-lot subdivision on Timberlake Road, to be known as Emberly Way Subdivision, in the Sunburst Election District. The parcel is zoned Residential – Single Family and is owned by Emberly Way LLC. Commissioner Metz seconded the motion.

The vote was: Aye: Cumbo, Condrey, Kirk, Metz, Monroe, Tweedy and Vaughan
Nay: None
Absent: None

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

Mr. Paul Harvey, Director of Community Development, reminded the Commissioners that signed up for the training session being held at the Greater Lynchburg Transit Company Maintenance Facility located on Bradley Drive, was Thursday, January 31, 2019.

// **MATTERS FROM THE ZONING AND SUBDIVISION ADMINSTRATOR**

None

// **MATTERS FROM THE PLANNING COMMISSION**

Next scheduled meeting is February 25, 2019

Dean P. Cumbo, Chairman

K. William Kirk, Secretary