

***Campbell County Planning Commission
Minutes
February 25, 2019***

The regular meeting of the Campbell County Planning Commission was held on Monday February 25, 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 Pledge of Allegiance followed by the invocation by Commissioner Tweedy at 7:00 p.m. Chairman Cumbo also asked that everyone remember the young lady killed in a car wreck from William Campbell High School.

// Chairman Cumbo asked for corrections or comments on the minutes from the January 28, 2019 meetings. With none, Commissioner Tweedy made the motion to approve the minutes from the January 28, 2019 meeting. 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-19-14 (Special Use Permit 91 Browns Drive)**

// 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 a living room, den, kitchen, bedroom, ADA bathroom, closet with laundry, and a one-car garage. The addition would meet setbacks for the Residential – Single Family zoning district.

// Mr. Steven Young, 91 Browns Drive, Lynchburg, stated his mother-in-law suffered a stroke and is wheelchair bound. Mr. Young also stated his wife currently was spending the majority of her time with her mother assisting with daily needs. The addition would allow for his wife to be at home and still have the ability to assist her mother when needed.

// Commissioner Monroe inquired how the addition would be used in the future when no longer needed for his mother-in-law.

// Mr. Young responded his family is quite large and when visiting they would be able to stay in the addition and in the future if needed, his parents could live there.

// Chairman Cumbo opened the public hearing at 7:08, stating these public hearings would go before the Board of Supervisors at the April 2, 2019 meeting.

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

// Chairman Cumbo made the motion to recommend approving PL-19-14, 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.

// Commissioner Monroe stated the possibility of looking into the future when dwellings have additions added to them what happens when the current owner no longer owns the property, without changing the demographics of the neighborhood.

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

// **PL-19-16 (Rezoning 2595 English Tavern Road)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator, stated this request is for a rezoning requesting to rezone 1.653 acres of the property from Business – General Commercial, Conditional to Business – General Commercial in order to remove existing proffers. The removal of the proffers will allow for a concurrent special use permit to operate a cosmetology trade school. The current proffers on the property were established in 1986 and limit the uses of the property, which does not include the use of a school. The current proffers were included in the packet. The applicant states that the school would employ seven individuals at first and a projected student body of eight – ten students starting every 8 weeks for a course duration of 50 weeks. The hours of operation would be 9 a.m. – 3:30 p.m. Monday thru Friday. The school would expand into the entire building within three years with potential for up to 15 employees.

// Commissioner Vaughan stated he had previously been in the building and felt this would be a good fit for the area.

// Chairman Cumbo made the motion to recommend approving PL-19-16, for a special use permit to rezone 1.653 acres of the property from Business – General Commercial, Conditional to Business – General Commercial in order to remove existing proffers stating good zoning practice. Commissioner Kirk seconded the motion.

// Mrs. Laura Kinzer, 606 Wexford Place, Lynchburg, stated she currently owned a salon in Rustburg and wanted to move that business into the new location. Mrs. Kinzer also stated the goal was to convert the current warehouse into the cosmetology school within two years. She also stated there are currently 7 employees with the potential to be 15 in the future, with the first phase of the school being cosmetology later to include massage classes and become a full trade school. Mrs. Kinzer indicated the parking area is designed for 40 spaces which would not be a problem for parking and she has been contacted by VDOT and there are is no need for a turn lane due to increased traffic. Once all procedures are approved by the County, the curriculum can be submitted to the State for approval and classes are scheduled to start September 1, 2019. Mrs. Kinzer indicated once all classes are moved to the warehouse, the right side of the building would be used solely for offices.

// Chairman Cumbo inquired if anyone had committed to attending the school.

// Mrs. Kinzer responded that currently she has five students committed.

// Chairman Cumbo opened the public hearing at 7:26 asking those in favor to please come forward.

// Mr. Steven Kinzer, 606 Wexford Place, Lynchburg, stated he was in favor of his wife starting this trade school and if she set her mind to do something, she made it work.

// Chairman Cumbo stated he thought it was great to see the opportunity for a trade school to open in the area.

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

// **SUBDIVISION MATTERS FOR CONSIDERATION**

// Proposed is the public dedication of a 6.607 acre parcel and a 1.493 acre parcel to be used as right-of-way, Liberty View Lane. The property is owned by Liberty University Inc. and is in the Spring Hill Election District. The proposed road has already been constructed and is currently a private street. The dedication will result in a publicly dedicated and maintained road from Liberty Mountain Drive to Candler's Mountain Road. The dedication will also result in the creation of two new parcels due to the right-of-way bisecting two existing parcels.

// Chairman Cumbo made the motion to approve the proposed public dedication of a 6.607 acre parcel and 1.496 acre parcel to be used as a right-of-way, Liberty View Lane. Commissioner Kirk seconded the motion.

// Mr. Aaron Dooley, 909 Wheeler Road, Lynchburg stated the engineers with VDOT have completed inspecting the project and will formally accept the road.

// Dr. Borland stated he was very familiar with the road and was inquiring who was overseeing the project as it was being completed since it is currently starting to deteriorate.

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, had included in the meeting packet a schedule of the updates needed for the Comprehensive Plan. Mr. Harvey stated it was the responsibility of the Planning Commission to review and recommend the Comprehensive Plan to the Board of Supervisors at least every 5 years. He indicated in 2018, the transportation chapter was reviewed due to the changes in funding through VDOT. The economic development portion was not reviewed; due to the fact that the economic development plan is amended separately and they are on a different five year cycle. Mr. Harvey stated it is recommended for this cycle and in the future, instead of reviewing all chapters every five years to review the ones needed starting this year and continue on every odd year. He also indicated there would be public hearings for the chapters reviewed and also a dedicated web site for public input along with the strategic planning session held in the fall.

// Commissioner Kirk made the motion to accept the staff recommendation of reviewing the comprehensive plan on a two year cycle starting in 2019 as needed instead of reviewing the whole plan every five years. Commissioner Metz seconded the motion.

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

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

None

// **MATTERS FROM THE PLANNING COMMISSION**

Next scheduled meeting is March 25, 2019

// Commissioner Kirk made the motion to adjourn the meeting at 7:40.

Dean P. Cumbo, Chairman

K. William Kirk, Secretary