

**CAMPBELL COUNTY REZONING AND SPECIAL USE PERMIT REQUESTS  
FINAL ACTION TAKEN IN FY 2023**

| <b>ELECTION DISTRICT</b> | <b>REQUEST</b>  | <b>PLANNING COMMISSION RECOMMENDED</b> | <b>FINAL BOARD ACTION</b> | <b>NET CHANGE IN ZONING</b>              |
|--------------------------|---|--|---------------------------|--|
| <b>Altavista</b>         | Tennis & Helen Dudley – Church Lane<br>Rezone from Agricultural to Residential – Manufactured Housing, Conditional to allow for a reduced minimum lot size.     | Approval                               | Approved                  | <b>2.831 acres from A-1 to R-MH, C.</b>  |
| <b>Altavista</b>         | Gwendolyn Good – Arrington Drive<br>Special Use Permit to operate a rooming house and for an additional dwelling unit for use by immediate family.              | Approval                               | Approved                  | N/A                                      |
| <b>Altavista</b>         | Ben Kalu – Austin Mill Road & Buffalo Mill Road<br>Rezone from Agricultural to Residential – Single Family, Conditional for use as a single-family subdivision. | Approval                               | Approved                  | <b>55.374 acres from A-1 to R-SF, C.</b> |
| <b>Altavista</b>         | L & D Moore Rental Properties LLC – Peerman School Road<br>Special Use Permit to operate a tourist house.   | Approval                               | Approved                  | N/A                                      |
| <b>Brookneal</b>         | J H Fitzgerald Jr – Brookneal Highway & Marshall Mill Road<br>Rezone from Agricultural to Residential – Single Family for use as a single-family subdivision.   | Denial                                 | Approved                  | <b>21.024 acres from A-1 to R-SF.</b>    |
| <b>Brookneal</b>         | Benjamin & Bonnie Miller – Long Island Road<br>Special Use Permit to operate a private landing strip.   | Approval                               | Approved                  | N/A                                      |

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| <b>Brookneal</b> | Yoder Land & Timber LLC<br>– Whitehall Road<br>Special Use Permit to<br>expand existing sawmill<br>and pallet assembly<br>operation.  | Approval  | Approved   | N/A  |
| <b>Brookneal</b> | Dianne Fifer – Gladys Road<br>Special Use Permit to<br>operate a towing and<br>recovery of automobiles<br>business.   | Approval  | Approved   | N/A  |
| <b>Brookneal</b> | J H Fitzgerald Jr – East<br>Ferry Road<br>Rezone from Agricultural<br>to Residential – Single<br>Family for use as a single-<br>family subdivision.   | Withdrawn | Withdrawn  | N/A  |
| <b>Brookneal</b> | John & Elisah McGee –<br>Hat Creek Road<br>Rezone from Agricultural<br>to Industrial – General to<br>allow for use as an office<br>and storage warehouse for a<br>wholesale and consulting<br>business. | Denial    | Withdrawn  | N/A  |
| <b>Concord</b>   | Mark Marston – Village<br>Highway<br>Rezone from Agricultural<br>to Residential – Single<br>Family for use as a single-<br>family subdivision.  | Approval  | Approved   | <b>3.615 acres<br/>from A-1 to<br/>R-SF.</b> |
| <b>Concord</b>   | Brent Baker – Kiowa Road<br>Special Use Permit to<br>operate an automobile<br>repair and towing and<br>recovery of automobiles<br>business.   | Denial    | Approved –<br>Automobile<br>Repair<br><br>Denied –<br>Towing and<br>Recovery of<br>Automobiles | N/A  |
| <b>Concord</b>   | Wesley Campbell &<br>Gregory Campbell –<br>Sunnymeade Road<br>Rezone from Agricultural<br>to Residential – Multi<br>Family in order to construct<br>a four-unit multifamily<br>dwelling.                | Approval  | Approved   | <b>1.188 acres<br/>from A-1 to<br/>R-MF.</b> |

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| <b>Concord</b>  | Linda & Gordon Thompson<br>– Sunnymeade Road<br>Special Use Permit to<br>operate a wedding and<br>special events venue.  | Approval | Approved | N/A   |
| <b>Concord</b>  | BDI Properties LLC –<br>Oxford Furnace Road<br>Special Use Permit to<br>operate an automobile sales<br>and minor automobile<br>repair business.  | Approval | Denied   | N/A   |
| <b>Concord</b>  | Brent Baker – Springlake<br>Road<br>Special Use Permit to<br>operate as a rebuilder and<br>salvage dealer.   | Approval | Approved | N/A   |
| <b>Concord</b>  | C Matthew Fariss –Midgett<br>Farm Road<br>Rezone from Business –<br>General Commercial to<br>Residential – Single Family<br>for use as a single-family<br>dwelling.  | Approval | Approved | <b>0.793 acres<br/>from B-GC<br/>to R-SF.</b> |
| <b>Concord</b>  | Stone Gate Farm LLC –<br>Richmond Highway<br>Special Use Permit to<br>operate a wedding and<br>special events venue.   | Approval | Approved | N/A   |
| <b>Concord</b>  | Samuel & Caitlin Candler –<br>Semmes Court<br>Special Use Permit for an<br>additional dwelling unit for<br>use by immediate family.  | Approval | Approved | N/A   |
| <b>Rustburg</b> | Barbara Potts – Bear Creek<br>Road<br>Special Use Permit to<br>operate a rooming house.  | Approval | Approved | N/A   |
| <b>Rustburg</b> | Alyssa Kinney – English<br>Commons Drive<br>Special Use Permit to<br>operate a tourist house.  | Denial   | Approved | N/A   |
| <b>Rustburg</b> | Charles Arthur & William<br>Arthur – Depot Road &<br>Sawpit Road<br>Special Use Permit to<br>amend the previous special<br>use permit condition for the<br>vegetative buffer at a solar<br>energy project. | Denial   | Approved | N/A   |

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| <b>Rustburg</b>    | Patrick Henry Boys Home –<br>Brookneal Highway<br>Special Use Permit to<br>operate the existing<br>equestrian center as a<br>school use and to host<br>events that will be open to<br>the public.                                     | Approval | Approved   | N/A   |
| <b>Rustburg</b>    | Joseph & Geodi Parsons –<br>Poor House Road & Smoky<br>Hollow Road<br>Rezone from Residential –<br>Single Family to<br>Agricultural to allow for<br>agricultural and silvicultural<br>uses.   | Approval | Approved   | <b>387.263 acres<br/>from R-SF to<br/>A-1.</b>  |
| <b>Spring Hill</b> | Dontae Carter –<br>Cuddington Lane<br>Special Use Permit to<br>operate a rooming house<br>and tourist house.  | Approval | Approved –<br>Rooming<br>House<br><br>Denied –<br>Tourist<br>House | N/A   |
| <b>Spring Hill</b> | Alvin & Deborah Watts –<br>Colonial Highway<br>Rezone from Residential –<br>Multi Family to Residential<br>– Manufactured Housing to<br>allow for the placement of a<br>second manufactured home.                                     | Approval | Approved   | <b>1.815 acres<br/>from R-MF<br/>to R-MH.</b>   |
| <b>Spring Hill</b> | Steve & Kimberly Wilson –<br>Beech Tree Lane<br>Special Use Permit to<br>operate a rooming house.   | Approval | Approved   | N/A   |
| <b>Spring Hill</b> | American Heritage<br>Communities/Liberty<br>Village LLC – Liberty<br>Village Boulevard<br>Rezone from Residential –<br>Multi Family, Conditional<br>to Business – Limited<br>Commercial to allow for<br>use as a professional office. | Approval | Approved   | <b>0.46 acres<br/>from R-MF,<br/>C to B-LC.</b> |
| <b>Spring Hill</b> | Don Carter & Stacie Swan<br>– Emanuel Court<br>Special Use Permit for an<br>additional dwelling unit for<br>use by immediate family.  | Approval | Approved   | N/A   |

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| <b>Spring Hill</b> | Karen Allen & Meden & Ryan Jaikaran – Leeward Way<br>Special Use Permit for an additional dwelling unit for use by immediate family.  | Approval | Approved | N/A   |
| <b>Sunburst</b>    | Carrington Properties LLC – Timberlake Road<br>Rezone from Business – General Commercial and Business – General Commercial, Conditional to Industrial – General to allow for warehousing and manufacturing and from Business – General Commercial, Conditional to Residential – Single Family for use as a single-family subdivision. | Approval | Approved | <b>22.938 acres from B-GC &amp; B-GC, C to I-G.</b><br><br><b>13.49 acres from B-GC, C to R-SF.</b> |
| <b>Timberlake</b>  | Dale Hull – Lynchburg Highway<br>Rezone from Business – General Commercial and Agricultural, Conditional to Business – Heavy Commercial to operate an automobile repair facility.   | Approval | Approved | <b>1.50 acres from B-GC &amp; A, C to B-HC.</b>   |
| <b>Timberlake</b>  | Estelle & Douglas Brinius – Dawnridge Drive<br>Special Use Permit to operate a rooming house.   | Approval | Approved | N/A   |
| <b>Timberlake</b>  | Jeffery & Anne Jensen – Winding Way Road<br>Special Use Permit to operate a rooming house and for an additional dwelling unit for use by immediate family.  | Approval | Approved | N/A   |
| <b>Timberlake</b>  | William Fletcher – Waterlick Road<br>Rezone from Residential – Single Family to Business – General Commercial to construct a mini-storage facility.   | Approval | Approved | <b>1.08 acres from R-SF to B-GC.</b>  |

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| <b>Timberlake</b> | Tracy & Rodney Nichols – Alum Springs Road<br>Rezone from Residential – Single Family to Business – General Commercial for use as a coffee shop, event venue, and tourist house. | Approval | Approved | <b>1,709 acres from R-SF to B-GC.</b> |
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**Notes**

1. There were 36 total requests that were submitted. One of these requests was withdrawn prior to the Planning Commission vote, therefore 35 requests were acted on in FY2023. Of these requests, 34 were heard by both the Board of Supervisors and the Planning Commission. Of the requests that were heard by both sides, the Board of Supervisors voted in complete agreement with the Planning Commission in 28 cases, for an agreement rate of 82.35 percent.
2. The Planning Commission recommended denial of five requests, one of which was withdrawn prior to the public hearing by the Board of Supervisors. Three of the requests were approved by the Board of Supervisors. A part of the other request was approved while a part of the request was also denied by the Board of Supervisors.
3. The Planning Commission recommended approval of one request that was later denied by the Board of Supervisors. A part of the other request was also approved while a part of the request was denied by the Board of Supervisors.
4. Of the 36 requests submitted, 21 of them were for special use permits and 15 were for rezonings.
5. In total, approximately 515.08 acres changed zoning in FY 2023. There were several requests that were approved that could be considered downzoning. In all cases, the downzoning of the property was considered by the Planning Commission prior to making a recommendation of approval to the Board of Supervisors.
6. The table below summarizes the changes in acreage for each of the major zoning categories. Please note that this table does not account for changes within the broader ranges of the classifications. For example, changes from Residential – Single Family to Residential – Multi Family are not included in the table calculations.

|              | Acres Lost | Acres Gained | Net Gain |
|--------------|------------|--------------|----------|
| Agricultural | 84.044     | 387.263      | 303.219  |
| Residential  | 390.512    | 98.315       | -292.197 |
| Commercial   | 37.221     | 3.261        | -33.960  |
| Industrial   | 0.000      | 22.938       | 22.938   |

7. All seven election districts were represented in the public hearing schedule in FY 2023. The most requests were in the Concord Election District (9). Requests were split fairly evenly between the Altavista (4), Brookneal (6), Rustburg (5), Spring Hill (6), and Timberlake (5) Election Districts. There was only one request was in the Sunburst Election District.
8. There were five special use permit requests for an additional dwelling unit for use by an immediate family member that were approved. There were six special use permit requests for a rooming house that were approved. There were two special use permit requests for a tourist house that were approved and one special use permit request for a tourist house that was denied. There were three rezoning requests approved from

Agricultural to Residential – Single Family and one rezoning request from Business – General Commercial to Residential – Single Family to allow for single-family subdivisions.

A table and two graphs have been prepared to provide some historical context for the activity that has occurred in FY 2023 compared to previous years. There is a general trend toward a higher number of requests with FY 2021 having the highest number of requests in the past 10 years. FY 2023 saw the second highest number of requests.

The average number of total acres rezoned per year from 2013 to 2023 is 137.762 acres. The acreage rezoned in FY 2023 was the most acres rezoned in the past 10 years. 387.263 acres that were rezoned in FY 2023 were for one request (Parsons / Residential – Single Family to Agricultural to allow for agricultural and silvicultural uses). Otherwise, the majority of acreage rezoned is properties being rezoned for more intensive residential and commercial development and shows that Campbell County is a desirable location for both residential and commercial development.

| Summary per Fiscal Year |        |      |      |       |       |        |         |        |         |         |        |
|-------------------------|--------|------|------|-------|-------|--------|---------|--------|---------|---------|--------|
|                         | 2013   | 2014 | 2015 | 2016  | 2017  | 2018   | 2019    | 2020   | 2021    | 2022    | 2023   |
| SUP                     | 9      | 9    | 4    | 9     | 11    | 10     | 7       | 16     | 19      | 12      | 21     |
| Rezoning                | 20     | 7    | 13   | 9     | 14    | 9      | 14      | 9      | 23      | 12      | 15     |
| Total Requests          | 29     | 16   | 17   | 18    | 25    | 19     | 21      | 25     | 42      | 24      | 36     |
| Acres Rezoned           | 73.4   | 10.2 | 75.7 | 164.5 | 75.52 | 34.011 | 115.762 | 57.645 | 188.111 | 205.451 | 515.08 |
| PC/Board Agreement      | 92.60% | 100% | 100% | 83%   | 100%  | 87.50% | 95.00%  | 90.90% | 100%    | 70.83%  | 82.35% |

