

***Campbell County Planning Commission  
Minutes  
February 24, 2020***

The regular meeting of the Campbell County Planning Commission was held on Monday, February 24, 2020 in the Board of Supervisors Meeting Room, Walter J. Haberer Building, Rustburg, Virginia. The following members were present:

George Bondurant  
Michael S. Condrey  
Dean Cumbo, Secretary  
K. William Kirk, Chairman  
Dean B. Monroe, Vice - Chairman  
Tom Lawton  
Megan Wright  
Steve Shockley, 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 Kirk called the meeting to order with an invocation followed by the Pledge of Allegiance at 7:00 p.m.

// Chairman Kirk asked for corrections or comments on the minutes from the January 27, 2020 meeting. With none, Chairman Kirk made the motion to approve the minutes from the January 27, 2020 meeting. Commissioner Cumbo seconded the motion.

The vote was: Aye: Bondurant, Condrey, Cumbo, Kirk, Monroe, Lawton and Wright  
Nay: None  
Absent: None

// Chairman Kirk welcomed Mr. Steve Schockley, representative for the Board of Supervisors.

// **OLD BUSINESS**

**None**

// **PUBLIC HEARINGS FOR CONSIDERATION**

// **PL-20-017 (REZONING REQUEST, 273 RIVERBEND ROAD)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator, stated this request is from Michele Dionisio, managing member for In Town Enterprises, LLC, to rezone property located at 273 Riverbend Road from Agricultural to Business – General Commercial to allow for the expansion of the existing antique shop to include general retail sales.

// Chairman Kirk opened the public hearing at 7:05, stating this public hearing would go before the Board of Supervisors on April 7, 2020.

// Ms. Michele Dionisio, 4395 Moons Road, Long Island, stated she would like the ability to add a clothing boutique to her store.

// Commissioner Lawton inquired if there would be any changes to the existing two entrances into the parking area and hours of operation.

// Ms. Dionisio stated no changes would be made to the parking area. Ms. Dionisio stated she was open 7 days a week; Monday – Friday 11:00am to 6:00 pm and Saturday and Sunday 10:00am to 5:00pm.

// Commissioner Condrey questioned the method of delivery for merchandise.

// Ms. Dionisio stated she picked up the merchandise using a box truck that no deliveries would be made to the location.

// With no one present to speak in favor or opposition, Chairman Cumbo closed the public hearing at 7:12.

// Chairman Kirk made the motion to recommend approval of PL-20-017, request to rezone 273 Riverbend Road, from Agricultural to Business – General Commercial to allow for expansion of the existing antique shop to include general retail sales, stating convenience. Commissioner Lawton seconded the motion.

// Commissioner Cumbo stated this type of business was in great demand and stated this was in a good location.

// Commissioner Wright stated the location had ample parking with the addition of merchandise.

The vote was: Aye: Bondurant, Condrey, Cumbo, Kirk, Monroe, Lawton and Wright  
Nay: None  
Absent: None

// **SUBDIVSION MATTERS FOR CONSIDERATION**

None

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

None

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

None

// **MATTERS FROM THE PLANNING COMMISSION**

// Chairman Kirk stated the bills before the General Assembly concerning short-term rentals will not be considered and felt this item should be addressed by the Commissioners in the near future. After a brief discussion, it was the consensus of the Commissioners to have short-term rental (rooming/tourist housing) on the agenda for the March meeting.

Next scheduled meeting is March 23, 2020.

// Chairman Kirk made the motion to adjourn the meeting at 7:28.

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K. William Kirk, Chairman

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Dean P. Cumbo, Secretary