

***Campbell County Planning Commission
Minutes
March 23, 2020***

The regular meeting of the Campbell County Planning Commission was held on Monday, March 23, 2020 in the Board of Supervisors Meeting Room, Walter J. Haberer Building, Rustburg, Virginia. The following members were present:

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:

George Bondurant

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 the Pledge of Allegiance followed by the invocation at 7:00 p.m.

// Chairman Kirk asked for corrections or comments on the minutes from the February 24, 2020 meeting. With none, Commissioner Condrey made the motion to approve the minutes from the February 24, 2020 meeting. Commissioner Cumbo seconded the motion.

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

// **PUBLIC HEARINGS FOR CONSIDERATION**

// **PL-19-025 (Special Use Permit – 46 Cheatham Road)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator, stated this request is from Justin Cheatham for a special use permit to operate a rooming house on property zoned

Agricultural. The applicant would like to operate a rooming house on the property for short-term rentals using platforms such as Airbnb. The space will include the first two levels of the home to accommodate for an “apartment” style overnight stay. The entrance would be limited to the backdoor via the basement leading into the bedroom. The residence is occupied by the owner and his wife and will not be rented as a standalone rental.

// Chairman Kirk opened the public hearing at 7:03 stating these public hearings would go before the Board of Supervisors at the May 5, 2020 meeting.

// Mr. Justin Cheatham, 46 Cheatham Road, stated he and his wife would like to use the first two levels as an apartment style rental with entry from the basement. Mr. Cheatham also stated he and his wife would be at home during the rental stay.

// Commissioner Monroe asked Mr. Cheatham why did he apply for the permit.

// Mr. Cheatham indicated he and his wife had used the Airbnb platform in the past and he wanted to get permission from the County. He also stated he felt this was a way to meet new people and in the process make some money.

// Commissioner Condrey inquired would he be renting to the participants of the horse show.

// Mr. Cheatham stated yes if there was any interest by the participants.

// With no one present to speak in favor or in opposition, Chairman Kirk closed the public hearing at 7:08.

// Chairman Kirk made the motion to recommend approval of PL-19-025 for a special use permit to operate a rooming house on property zoned Agricultural. Commissioner Cumbo seconded the motion.

// Commissioner Monroe stated he felt this was a good location and the house sets off to itself.

// Commissioner Condrey stated the neighbors adjoining the property were family and should not create a problem.

// Chairman Kirk stated this was an ideal case.

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

// **PL-20-027 (Rezoning – Laxton Road &Enterprise Drive)**

// Mr. Austin Mitchell, Zoning and Subdivision Administrator, stated this request is to rezone 1.184 +/- acres from Business – Limited Commercial to Residential – Multi Family in order to construct a townhouse development. The applicant is seeking to rezone the parcel to Residential – Multi Family in order to construct an 8-unit townhouse development. The adjoining parcel to the north in the city has been approved for a 40-unit townhouse development to be called Laxton Ridge and this would be an additional phase of that development.

// Chairman Kirk opened the public hearing at 7:10.

// Mr. Andy Klepac with Hurt & Proffitt, representing Mr. Josh Lee, 2915 Hunter Mill Road Unit 29, Oakton, Virginia indicated the 40-unit townhouse development is located in the City of Lynchburg and was approved a year ago and the final site plan is ready for submittal. Mr. Klepac indicated there would be an entrance into the development from Enterprise Drive with a right taper land and left turn lane from Laxton Road. Mr. Klepac also indicated a sidewalk is proposed along Laxton Road to connect with the existing sidewalk on Enterprise Drive.

// Chairman Kirk made the recommendation to approve PL-20-027 to rezone 1.184 +/- acres from Business – Limited Commercial to Residential – Multi Family in order to construct a townhouse development. The applicant is seeking to rezone the parcel to Residential – Multi Family in order to construct an 8-unit townhouse development. Commissioner Lawton seconded the motion.

// Commissioner Cumbo stated he did not have a problem with the rezoning request but did have a problem with the turn lanes on Laxton Road.

// Commissioner Condrey stated he had spoken with Brian Stokes, Erosion and Sediment Control Program Manager and confirmed the City would be monitoring the storm water management. Commissioner Condrey also stated with a project of this size it would require two entrances.

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

Absent: Bondurant

// **SUBDIVISION MATTERS FOR CONSIDERATION**

// None

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

None

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

// None

// **MATTERS FROM THE PLANNING COMMISSION**

// **Short-Term Rentals – continued discussion**

// At the Planning Commission meeting in February, the Commissioners continued their discussion on short-terms rentals. The subject was before the General Assembly with no action being proposed by the General Assembly. Staff provided in the Commissioners packet documentation explaining the current Zoning Districts and definitions for short-term rentals. After a brief discussion on the provided documentation, the consensus of the Commissioners was to remove “By-Right” designation for Residential- Multi-Family and requiring a Special Use Permit. This request will be forwarded to the County Attorney for draft changes in the County Ordinance. This action will require a public hearing.

// Next scheduled meeting is Tuesday, May 26, 2020.

// Commissioner Kirk made the motion to adjourn the meeting at 7:42.

K. William Kirk, Chairman

Dean P. Cumbo, Secretary