

***Campbell County Planning Commission
Minutes
July 27, 2020***

The regular meeting of the Campbell County Planning Commission was held on Monday, July 27, 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
Steve Shockley, Board of Supervisors Representative

Members Absent:

Megan Wright

Staff Members present:

Paul E. Harvey, Community Development Director
Theresa P. Phillips, Staff Secretary

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

// Chairman Kirk asked for corrections or comments on the minutes from the June 22, 2020 meeting. With none, Commissioner Cumbo made the motion to approve the minutes from the June 22, 2020 meeting. Commissioner Condrey seconded the motion.

The vote was: Aye: Bondurant, Condrey, Cumbo, Kirk, Monroe, and Lawton

Nay: None

Absent: Wright

// **OLD BUSINESS**

// **PL-20-103 (1211 Dodson Drive)**

// Mr. Collin Watkins, 7661 Wards Road, Rustburg, agent for Willow Estate LLC, stated when the original rezoning for the subdivision was brought before the Planning Commission in August 2019, this parcel was inadvertently omitted.

// Commissioner Monroe verified this would only be adding one additional lot.

// Mr. Watkins confirmed only one additional lot would be added.

// With no one present to speak in favor or opposition, Chairman Kirk closed the public hearing at 7:05. Chairman Kirk also stated this public hearing would go before the Board of Supervisors on August 4, 2020

// Chairman Kirk made the motion to recommend approval of PL-20-103 to rezone 1.000 acre of the parcel to Residential – Single Family for use as a single-family subdivision lot. The proposed lot would have frontage on Dodson Drive, stating good zoning. Commissioner Lawton seconded the motion.

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

// **PUBLIC HEARINGS FOR CONSIDERATION**

// **PL-20-109 (Special Use Permit – (64 Powtan Drive)**

Mr. Paul Harvey, Director of Community Development, stated this request is from Walt Wilson for a special use permit to add an additional dwelling unit to an existing single family dwelling for use by an immediate family member.

// Chairman Kirk opened the public hearing at 7:12pm.

// Mr. Bill Wilson stated he was the grandfather and would likely be the one moving into the addition. Mr. Wilson also stated in the future it was a possibility one of his two sons could occupy the addition.

// With no one present to speak in favor or opposition, Chairman Kirk closed the public hearing at 7:14. Chairman Kirk also stated these public hearings would go before the Board of Supervisors on September 1, 2020

// Chairman Kirk made the motion to recommend approval of PL-20-109 for a special use permit to add an additional dwelling unit to an existing single family dwelling for use by an immediate family member. Commissioner Bondurant seconded the motion.

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

// **PL-20-112 (Special Use Permit – 207 Mantle Drive)**

// Mr. Paul Harvey, Director of Community Development, stated this request is from Megan Brumfield for a special use permit to operate a rooming house on property zoned Residential – Single Family. The applicant would like to operate a rooming house on the property for short-term rentals using platforms such as Airbnb. The basement of the house would be finished to be used for an occasional short-term rental. The space will include a full bathroom, living room area with a small refrigerator, and a bedroom. The residence is occupied by the owners who would be present when the basement is rented.

// Chairman Kirk opened the public hearing at 7:17.

// Mrs. Megan Brumfield, 207 Mantle Drive, stated she and her husband would like to finish their basement in order to use that area as a rental. Mrs. Brumfield also stated she and her husband would be at home during the time of the rental.

// Commissioner Condrey inquired about the parking accommodations.

// Mrs. Brumfield stated there was room for one vehicle as soon as you enter the driveway on the left and at the end of the driveway there is space for three additional vehicles along with the garage.

// Commissioner Kirk asked the number of guests that would be allowed.

// Mrs. Brumfield indicated the bedroom would sleep two adults and the living room area would have a futon which could accommodate an additional two adults or two children at the most.

// Commissioner Lawton inquired as the number of night Mrs. Brumfield anticipated renting the basement.

// Mrs. Brumfield indicated she did not have a number but felt it would mainly be rented during special events with the local colleges.

// Commissioner Cumbo inquired what type of restrictions would be enforced.

// Mrs. Brumfield stated there would be no smoking, no pets and no parties allowed.

// With no one present to speak in favor or opposition, Chairman Kirk closed the public hearing at 7:19.

// Chairman Kirk made the motion to recommend approval of PL-20-112 for a special use permit to operate a rooming house on property located at 207 Mantle Drive, zoned Residential – Single Family, stating good zoning. Commissioner Cumbo seconded the motion.

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

Absent: Wright

// **PL--20-127 (Rezone 70-A-33, 70-A-33A, Special Use Permit 70-A-34)**

// Mr. Paul Harvey, Director of Community Development, stated this request is from Russ Nixon, agent for Louis Jr. & Dona A. Pierucci, to rezone 6.27 +/- acres from Residential – Multi Family to Business – General Commercial to allow for the construction of an outdoor market; to rezone 69.65 +/- acres from Residential – Single Family, Conditional to Business – General Commercial to allow for the construction of a welcome center and lodge; and a special use permit to allow for the construction of a camp facility, agricultural farming facility, and wellness center providing short term stays for veterans on property zoned Agricultural.

// Chairman Kirk made the motion to recommend approval of PL-20-127 to rezone 6.27 +/- acres from Residential – Multi Family to Business – General Commercial to allow for the construction of an outdoor market; to rezone 69.65 +/- acres from Residential – Single Family, Conditional to Business – General Commercial to allow for the construction of a welcome center and lodge; and a special use permit to allow for the construction of a camp facility, agricultural farming facility, and wellness center providing short term stays for veterans on property zoned Agricultural, stating good zoning. Commissioner Bondurant seconded the motion

// Chairman Kirk ask if there had been any discussion on specific legislation at the State level with the tiny house movement.

// Mr. Harvey stated these tiny houses would not be considered dwellings and this would be treated as a campground with the houses having separate eating and restroom facilities.

// Chairman Kirk opened the public hearing at 7:24.

// Mr. Russ Nixon, 1063C Airport Road, Lynchburg, agent for Louis Jr. & Donna Pierucci is working with the National Center for Healthy Veterans. Mr. Nixon stated this project would consist of five villages consisting of 20 tiny homes. Mr. Nixon stated the homes would have restrooms but no kitchens. He also indicated there would be a community center in each village to be used for classrooms, meetings and meals. Mr. Nixon also stated the current stable would remodeled and used for equestrian therapy and boarding of horses. The wellness center would have a pool and classrooms. There would also be technical training available for certifications such as carpentry and agricultural. Mr. Nixon stated a chapel would be built for services. The market would be used to sell items

either handmade or grown within the facility such as corn, CBD oils and carpentry items. Mr. Nixon reiterated this project is faith based and Christian ran.

// Chairman Kirk questioned how would this project be funded.

// Mr. Nixon stated the Stone Ridge Foundation was funded through private donations. He also stated currently there are enough funds available to purchase the property, to turn the current stable into an equestrian center and build two of the five villages in the first year.

// Chairman Kirk inquired if the property would be secured with fencing. Mr. Nixon stated it would not.

// Brigadier General Jeffery Horne, 11224 Beechwood Point, Smithfield, Virginia, stated veterans participating in this program are thoroughly vetted. The participants in the program must be a good fit for the program. General Horne also stated these individuals are mostly having problems with marriage, homelessness or unemployment. General Horne also stated there would be a member of ministry for each village and certified coaching assistance through minor mental issues.

// Commissioner Lawton stated his concerns regarding mind altering medication. Would the participants be allowed to use that type of medication and how would it be handled. Would they be allowed to enter the program, have the medications managed, and when they leave, are they off of the medication.

// General Horne stated once a participant is admitted into the program, they have different steps to follow in order to complete their individual program.

// Commissioner Monroe acknowledged this was a great concept but he has concerns about the location and the plans for the program. He stated he felt there needed to be more information concerning the vetting of participants and how the facility would be monitored for health and safety.

// Chairman Kirk asked for those in favor to please come forward.

// Mr. Joe Basel with the Stone Ridge Foundation, stated he would be the farm manager and live on site. Mr. Basel also stated he currently has two small children and one on the way and he would not allow his family to live there if he felt it could not be a safe and successful program.

- // Mr. Tom Current, 50 Bedford Spring Road, Lynchburg, stated he volunteers with numerous Veteran groups in the area and feels this would be a great program to help those that are having problems and would recommend participants to the program.
- // Mr. Robert Nixon, 118 Pine Drive, Lynchburg, also stated he too was a veteran and the wars being fought today are much different than those in the past and feels this program would be a great benefit for those in need.
- // Mr. Mike Reese, 2616 Red House Road, Rustburg, stated he was in the Navy for 30 years and feels this is a great opportunity for Campbell County and the program itself was a great idea.
- // Mr. Bill Carrico, 9570 Village Highway, Concord, stated General Dees was a phenomenal person and supported the program wholeheartedly. Mr. Carrico also stated he felt it was important to change habits and as a Pastor he was very involved in prison ministry and feels this program would be beneficial to the participants.
- // Ms. Rebecca Clay, 275 Three C Place, Altavista, stated she was undecided but questioned if weapons would be allowed. Ms. Clay also questioned the number of participants in the program if allowed to be built. Ms. Clay stated she was concerned about the traffic this would produce on an already dangerous portion of Wards Road.
- // General Horne stated there would be a weapons check at the front entrance for individuals to leave their weapons. General Horne also stated it would be no more than 150 people at a time, 20 staff and 130 participants.
- // Mr. Michael Primm, 387 Trestle Road, Rustburg, felt this was a monumental program for veterans and Campbell County. Mr. Primm shared that the company he is employed with has sent him to a two year Vo-Technical training to help him and felt this was the type of assistance needed, not handouts.
- // Ms. Patti Pierucci, 1024 Wards Road, Altavista, stated her parents purchased this property 30 years ago and felt this faith based program would give a second life to the farm and feels when this program opens would be a great moment of pride for her and her family.
- // Chairman Kirk asked those in opposition to come forward.

// Mr. Dale Moore, 1623 Peerman School Road, Altavista, stated he was in favor of the project itself, but felt with the proposed size of the project and the amount acreage there should be more consideration for the neighbors. Mr. Moore indicated he would be able to see one of the proposed villages from his porch and had asked if they could move it to another location and the response was no. Mr. Moore also stated he had questioned if fencing would be placed around the project, again the answer was no. Mr. Moore stated the individuals participating in the program are in need of teaching; they need their lives re-stored and re-developing people is constant work. Mr. Moore reiterated he was not against the project but was concerned about the supervision, qualifications of the staff on site, and the vetting process.

// Mr. James Bolling, 153 Woodrow Lane, Altavista, stated he too was in favor of the project but has concerns for the safety of his family. Mr. Bolling also stated with the participants of the program having mental issues, he felt there was not enough security at the facility and fencing was needed. Mr. Bolling stated he was told the 20 staff members would be prior participants that had completed the program and they would be counseling the current participants. He also said when he asked about boundary markers on the perimeter of the property he was told there would be survey markers along with the adjoining properties fencing.

// Mr. Charles Hogan, 984 Peerman School Road, Altavista, stated he had two small children and veterans needed help but felt this project had many flaws along with gaps in caretaking. Mr. Hogan stated he had concerns for the safety of the community and his family.

// Chairman Kirk closed the public hearing at 8:47.

// Chairman Kirk stated he applauded the program but wasn't sure this was the right location with the concerns of safety, security and the mental health assessment.

// Commissioner Lawton stated he felt this was a fantastic project but there were challenging issues such as the security of the residents, the nature of the potential risks, PTSD, addictions, and concerns of weapons. Commissioner Lawton stated there were still questions and concerns on the management of the participants and safety factors.

// Commissioner Bondurant stated he was highly in favor of the project but felt the concerns of the neighbors needed to be addressed.

// Commissioner Cumbo stated he too felt this was a wonderful idea and he also realizes there are people functioning and working everyday with PTSD and it doesn't mean they are going to snap at any minute but he also understands the concerns of the neighbors.

// Commissioner Monroe stated he was truly in favor of the project but with the lack of information pertaining to some of the concerns of the neighbors was a problem and those concerns needed to be addressed. He also stated his concern of the security of the facility and the concept of the plan had many questions that needed to be answered.

// Commissioner Condrey stated he echoed the concerns of his fellow Commissioners. Commissioner Condrey also stated he felt there was room looking at the plans to reconfigure the placement of some of the building, such as the chapel in the middle of a livestock field and the staff housing. Commissioner Condrey stated he liked the fact the applicant requested rezoning of the parcels adjoining RBF Lane instead of just going with the use by right. He also stated he was in favor of the project.

// Commissioner Lawton made a substitute motion to table the decision until the August meeting in order for the applicants to address the concerns from the Commissioner and neighbors such as security, staffing, medication frequency, location of property boundaries, location of buildings, accrediting agencies and traffic. Commissioner Monroe seconded the motion.

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

// **SUBDIVISION MATTERS FOR CONSIDERATION**

None

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

None

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

None

// **MATTERS FROM THE PLANNING COMMISSION**

// At the June meeting of the Planning Commission, there was a discussion concerning the current Bylaws pertaining to the number of public hearings allowed per meeting. The current Bylaws limits the number of public hearings per meeting to four and if a fifth one is requested, the Chairman of the Planning Commission would have to approve the additional request. There was a motion made to remove section 10.4.

The vote was: Aye: Bondurant, Condrey, Cumbo, Monroe, and Lawton
Nay: Kirk
Absent: Wright

// Next scheduled meeting is Monday, August 24, 2020.

// Chairman Kirk made the motion to adjourn the meeting at 9:07.

K. William Kirk, Chairman

Dean P. Cumbo, Secretary