

BLAND COUNTY PLANNING COMMISSION

Meeting Minutes for December 5, 2022

Members Present:

Elmer Chewning, James Pruett, Jerry Mercer, Jim Baker, John Dodson, Ron Stevenot

Members Absent:

Meagan Bradshaw, Randy Johnson

Others Present:

Joel K. Cagle, Planning Commission Secretary
Paul Cassell, County Attorney

CALL TO ORDER

At 6:00 PM, Chairman Mercer called the meeting of the Bland County Planning Commission to order at the Bland County School Board Office; Bastian, Virginia. The Invocation was given and allegiance was pledged to the flag of our country by everyone present.

ROLL CALL

Planning Commission Secretary Cagle took the roll call and announced that a quorum was present.

APPROVAL OF MINUTES

Chairman Mercer invited a motion to approve the meeting minutes of November 7, 2022. Commissioner Pruett made the motion to approve the meeting minutes of November 7, 2022; Commissioner Baker provided the second, and the motion passed unanimously.

PUBLIC HEARING

- An application from Chad and Chase Havens to re-zone Tax Map No. 27-A-50B from Agricultural to Commercial and operate a service station was discussed. Chad Havens spoke on their proposed plan. They are looking to obtain two 10,000 gallon, self-contained tanks for the purpose of selling off-road diesel and kerosene, fuel will be delivered off site to surrounding communities. The Public Hearing was opened, with no public speakers, the Hearing was closed. After a brief discussion, a motion was made to recommend approval to the Board of Supervisors to re-zone Tax Map 27-A-50B from Agricultural to Commercial by Commissioner Baker. A second was provided by Commissioner Stevenot, with a unanimous ballot tendered.

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A discussion was held on the possible conditions for the CUP request. A motion was made by Commissioner Baker to recommend the approval of the CUP request to operate a service station to the Board of Supervisors with the conditions that the project would be completed within twelve months of BOS approval, hours of operation would be allowed 24 hours per day, seven days per week, three hundred sixty five days per year, and to obtain a VDOT Entrance Permit. A second was provided by Commissioner Pruett with a unanimous ballot given.

-An application from Hussein Mrad to re-zone Tax Map Numbers 46-A-18, 20, 21, 22 & 31A from Agricultural to Commercial and operate a Recreation Facility was discussed. Mr. Mrad recently completed the purchase of the lands that constitute the "Wolf Creek Golf Course". The plan is to operate a recreation facility that could provide services such as, but not limited to, Aqua Park, camping, snow tubing, ice skating, dining, RV park, Cabin rental, party rental space within the building.

The Public Hearing was opened, Mr. Michael W. Strader, Jr., an adjoining land owner, read from a provided hand out on his concerns. Also signed up was Melvin Matthews, however he chose not to speak. There being no further registered speakers, the public hearing was closed. A brief discussion was held and a motion to recommend the approval of the rezoning from Agricultural to Commercial was made by Commissioner Baker, with a second provided by Commissioner Stevenot, the vote was approved with 5 for and 1 (Pruett) against. After a lengthy discussion was held on the CUP request a motion was made by Commissioner Baker to recommend approval of the CUP request to the Board of Supervisors, to operate a recreational facility with the following conditions:

- Fully contained, enclosed refuse containers with regular pick-up
- Operational hours of the aqua park and other activities, (excluding RV's and camping), limited to 6AM to 10PM
- All outdoor lighting to be dark sky friendly with full-cutoff light fixtures and shielding to prevent lighting and glare above the horizontal plane or beyond the subject property boundaries
- Fully contained fires so no open flames except within Owner provided grills and/or fire rings
- A 25' undeveloped buffer zone with a buffer line of evergreen screening for the proposed recreational facility and accessory uses at the land currently owned by the Blessings (46A2-A-C, G and H) and Strader(46-A-19); excluding the pond and entrance driveway
- Use of recreational vehicles (RV) as a permanent or temporary residence is prohibited

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-Recreational Vehicles shall be road ready with no permanent structures attached to or constructed, such as underpinning, permanent porches, building additions, etc.

-Adequate restroom/shower facilities shall be provided

-Campsites shall be designated as short-term

-An operational plan for camping use shall be provided to the Bland County Zoning Department

A second was provided by Commissioner Pruett and a unanimous ballot of approval was tendered.

NEW BUSINESS

-None

OLD BUSINESS

-None

ITEMS TABLED FROM PREVIOUS MEETING

-None

ADJOURNMENT

There being no further business to come before the Planning Commission at this time, Commissioner Dodson made a motion to adjourn; Commissioner Chewning provided the second, the motion passed unanimously.

Respectfully Submitted,

Joel K. Cagle- Secretary
Planning Commission
County of Bland