

**BLAND COUNTY PLANNING COMMISSION**  
**Meeting Minutes for December 3, 2012**

**Members Present:**

Jim Baker, Meagan Bradshaw, Henry Blessing, Elmer Chewning, John Dodson, Wade Hall, Deborah Looney, Jerry Mercer

**Members Absent:**

Guy Boone, David Taylor, Stephen Kelley

**Others Present:**

Joel Cagle, Secretary  
Eric Workman, Bland County Administrator

**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 Joel 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 5, 2012. Commissioner Chewning made the motion to approve the meeting minutes of November 5, 2012; Commissioner Hall provided the second, and the motion passed unanimously.

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### **PUBLIC HEARING**

-**Application for CUP (Niday)**; Auto Body Shop. Chairman Mercer opened the public hearing. Adjoining Land Owner Larry Stowers addressed the Commission on his concerns of the site becoming a junk yard. Gene Dalton approached the Commission and voiced his concern on the same. Bob Kegley spoke on his concern of the discharge of chemicals in creek and against placement of this type of business in such a visible place. There being no further registered speakers, Chairman Mercer closed the public hearing and the Commission discussed possible conditions for the Conditional Use Permit. Some Conditions mentioned were: If business went through a change of ownership or was leased out, the new owner would be required to apply for a new conditional use permit; All EPA/DEQ guidelines to be followed for all discharges; Visual Appearance, Mr. Keith Niday offered that no more than 5 vehicles that were being worked on be parked in a visible area at one time. The question was posed as to what kind of ventilation system the business would use. The Applicant stated that they had not decided on a system. A motion was made by Commissioner Baker to table the CUP recommendations until January 7, 2013; a second was made by Commissioner Hall, with a unanimous vote taken to approve.

- **Application for Re-Zone (Hall)**; From Commercial to Agriculture. Chairman Mercer opened the public hearing, there being no registered speakers, he then closed the public hearing. A motion to recommend the Re-Zoning of tax map 63-A-86 from Commercial to Agriculture was made by Commissioner Blessing, with a second provided by Commissioner Chewning, with a unanimous vote taken to approve.

- **Application for CUP (Melvin)**; Contractor Storage Yard. Chairman Mercer opened the public hearing, there being no registered speakers, he then closed the public hearing and the Commission discussed possible conditions. After some debate the following conditions were proposed by the Commission and agreed to by Mr. Melvin:

- (1) All structures and storage shall be set back at least 50 feet from all adjoining streets or highways. Parking is allowed in this area.
- (2) All structures and storage shall be set back at least 10 feet from the boundaries of the property.
- (3) The property shall be landscaped appropriately to fit into the lot. All parking and/or storage areas shall be graveled, asphalted or concreted.
- (4) Metal prefabricated buildings are permitted provided the front of the building is veneered to be attractive.
- (5) Industrial lighting is allowed provided the fixtures are adjusted to limit offsite glare.
- (6) Screening of evergreens or solid fencing shall be constructed and maintained around all outside storage of equipment or materials.
- (7) A site plan is required to be submitted and approved pursuant to Article IV

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- of the Bland County Zoning Ordinance.
- (8) All structures, including lighting shall comply with the height requirements contained in the Bland County Zoning Ordinance.
  - (9) All structures constructed on the premises shall comply with the Virginia State Building Code.
  - (10) No hazardous materials or substances shall be kept or stored on the property except in a properly constructed and maintained storage area and under strict control. Such storage area shall be approved by the Bland County Building Official, who shall be provided an inventory of all substances and the quantities thereof kept on the premises. The County shall have the right during normal business hours to inspect the storage area, the area the materials are used and the nature of the use and disposal of the hazardous materials and substances. All use of such materials and substances shall be in strict compliance with all health and safety codes.
  - (11) All signs installed in the Industrial Park shall comply with the provisions of the Bland County Sign Ordinance and all other provisions of the Bland County Code.
  - (12) The property shall be maintained in proper condition, including grass around the buildings and storage areas shall be maintained at a height not to exceed five inches. Unused portions of the property shall be maintained as open agricultural fields and cut at least twice a year.
  - (13) This CUP is contingent upon the said property being purchased by Midnight on February 1, 2013. If transaction is not completed, this CUP shall be null and void.
  - (14) Mr. Melvin shall have six (6) months from purchase date to start construction and eighteen (18) months from purchase date to complete construction or this CUP shall be null and void.

A motion was made to recommend approval of the CUP with the above conditions to the Board of Supervisors by Commissioner Hall, with a second provided by Commissioner Chewning. The motion passed unanimously.

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**-Application for Re-Zone and CUP (Melvin);** From Agriculture to Industrial and CUP for contractor storage yard. Chairman Mercer opened the public hearing, there being no registered speakers, he then closed the public hearing. During the discussion of the application, the Commission was informed that Mr. Melvin wished to relocate Mr. Burton's home to the another location on this lot. Secretary Cagle informed the Commission that this was not allowed in an Industrial Zone, however it and the proposed use as a contractors storage yard would be allowed uses in a Commercial Zone.

A motion to recommend the Re-Zoning of Tax Map 34-A-22 from Agricultural to Commercial to the Board of Supervisors was made by Commissioner Baker, with a second provided by Commissioner Looney. The Motion passed unanimously.

A motion to recommend to the Board of Supervisors the CUP for a Contractors Storage yard with the following conditions:

- (1) All structures and storage shall be set back at least 50 feet from all adjoining streets or highways. Parking is allowed in this area.
- (2) All structures and storage shall be set back at least 10 feet from the boundaries of the property.
- (3) The property shall be landscaped appropriately to fit into the lot. All parking and/or storage areas shall be graveled, asphalted or concreted.
- (4) Metal prefabricated buildings are permitted provided the front of the building is veneered to be attractive.
- (5) Industrial lighting is allowed provided the fixtures are adjusted to limit offsite glare.
- (6) Screening of evergreens or solid fencing shall be constructed and maintained around all outside storage of equipment or materials.
- (7) A site plan is required to be submitted and approved pursuant to Article IV of the Bland County Zoning Ordinance.
- (8) All structures, including lighting shall comply with the height requirements contained in the Bland County Zoning Ordinance.
- (9) All structures constructed on the premises shall comply with the Virginia State Building Code.
- (10) No hazardous materials or substances shall be kept or stored on the property except in a properly constructed and maintained storage area and under strict control. Such storage area shall be approved by the Bland County Building Official, who shall be provided an inventory of all substances and the quantities thereof kept on the premises. The County shall have the right during normal business hours to inspect the storage area, the area the materials are used and the nature of the use and disposal of the hazardous materials and substances. All use of such materials and substances shall be in strict compliance with all health and safety codes.
- (11) All signs installed in the Industrial Park shall comply with the provisions

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of the Bland County Sign Ordinance and all other provisions of the Bland County Code.

- (12) The property shall be maintained in proper condition, including grass around the buildings and storage areas shall be maintained at a height not to exceed five inches. Unused portions of the property shall be maintained as open agricultural fields and cut at least twice a year.
- (13) This CUP is contingent upon the said property being purchased by Midnight on February 1, 2013. If transaction is not completed, this CUP shall be null and void.
- (14) Mr. Melvin shall have six (6) months from purchase date to start construction and eighteen (18) months from purchase date to complete construction or this CUP shall be null and void.

The motion was made by Commissioner Looney, with a second provided by Commissioner Chewning. The motion passed unanimously.

A motion to recommend to the Board of Supervisors the CUP for a dwelling in a Commercial Zone with the following conditions:

- (1) This CUP is contingent upon the said property being purchased by Midnight on February 1, 2013. If transaction is not completed, this CUP shall be null and void.

The motion was made by Commissioner Baker, with a second provided by Commissioner Chewning. The motion passed unanimously.

**NEW BUSINESS**

An application from Roseland Farm, LLC was presented by Secretary Cagle on behalf of Hussein Mrad to obtain a CUP for a leadership development center that specializes in horses. It was explained that the reason the applicant could not be in attendance was that he was out of country until the end of December, but would be present at the January 7, 2013 meeting. After discussion by the Commission, a motion was made by Commissioner Dodson to table the application until the applicant or his representative could be in attendance. A Second was provided by Commissioner Looney and the motion passed unanimously.

**OLD BUSINESS**

None

**ITEMS TABLED FROM PREVIOUS MEETING**

None

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**ADJOURNMENT**

There being no further business to come before the Planning Commission at this time, Commissioner Hall made a motion to adjourn the meeting; Commissioner Baker provided the second, the motion passed unanimously and the meeting adjourned at 6:00PM.

Respectfully Submitted,

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Joel K. Cagle- Secretary  
Planning Commission  
County of Bland