

# **BLAND COUNTY PLANNING COMMISSION**

## **Meeting Minutes for January 7, 2013**

### **Members Present:**

Jim Baker, Guy Boone, Meagan Bradshaw, Henry Blessing, Elmer Chewning, John Dodson, Stephen Kelley, Deborah Looney, Jerry Mercer

### **Members Absent:**

Wade Hall, David Taylor

### **Others Present:**

Joel K. Cagle, Planning Commission Secretary  
Eric Workman, County Administrator

### **CALL TO ORDER**

At 6:00 PM, Joel Cagle called the meeting of the Bland County Planning Commission to order at the Bland County School Board Office; Bastian, Virginia. The Invocation was given by Joel Cagle 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.

### **ELECTION OF OFFICERS**

Mr. Cagle invited a motion to nominate a chairman of the Bland County Planning Commission for the 2013 year. Commissioner Dodson made a motion to nominate Commissioner Mercer as Chairman, a second was provided by Commissioner Blessing and the motion passed unanimously.

Chairman Mercer invited a motion for nominations for Vice-Chairman. Commissioner Chewning made a motion to nominate Commissioner Bradshaw, a second was provided by Commissioner Looney; a unanimous vote was tendered for Commissioner Bradshaw to be Vice Chairman.

Chairman Mercer invited a motion for nominations for Secretary. Commissioner Kelley nominated Joel Cagle, a second was provided by Commissioner Chewning, and the motion passed unanimously. A motion was made for Eric Workman to serve as Deputy Secretary by Commissioner Chewning, with a second provided by Commissioner Kelley, and the motion passed unanimously.

**BLAND COUNTY PLANNING COMMISSION**  
**Meeting Minutes for January 7, 2013**

**APPROVAL OF MINUTES**

Chairman Mercer invited a motion to approve the meeting minutes of December 3, 2012. Commissioner Baker made the motion to approve the meeting minutes of December 3, 2012; Commissioner Chewning provided the second, and the motion passed unanimously.

**PUBLIC HEARING**

None

**NEW BUSINESS**

Eric Workman updated the Commission on the proposed Transportation section that is now required by law to be included in the Comprehensive Plan. Dr. Workman is planning to have Mount Rodgers Planning District perform this work.

**OLD BUSINESS**

None

**ITEMS TABLED FROM PREVIOUS MEETING**

-Application for CUP's from Roseland Farms, LLC was brought before the Commission. Mr. Hussein Mrad approached the Commission and requested a public hearing for two conditional use permits: Recreational Facility and Commercial Stables; he then outlined his proposed business. The structure will be approximately 33,000 sq. ft. consisting of 34 rooms with baths, riding ring, gym, and kitchen/dining facility. The use is to be exponential learning through horses. Professional trainers will be brought in to teach horses and camps for youths 7 to 17 years old. 2 children per room, 60 at a time. There will be 3 permanent employess. Estimated cost of construction is \$700,000 to \$800,000. Building to be steel framed with fire walls as needed. Wishes construction to be completed by June of this year. Mr. Mrad expressed his willingness to work with schools, boy scouts, and other youth organizations as space and time allowed.

A motion was made to hold a public hearing on February 4, 2013 for the two CUPs by Commissioner Chewning, with a second being provided by Commissioner Baker, the motion passed unanimously.

**BLAND COUNTY PLANNING COMMISSION**  
**Meeting Minutes for January 7, 2013**

-Application for CUP from Keith Niday was again brought before the Commission. The Secretary informed the Commission about their request for information from DEQ. Dallas Sizemore, regional director for DEQ was quoted as stating that small shops, such as this did not require permits from DEQ, but that the owners are required to register with DEQ. He was also quoted as stating that the catch all note of Federal, State, and Local laws to be abided by as applicable to the proposed use was fine.

Conditions were then discussed and a motion to recommend them to the Board of Supervisors was made by Commissioner Baker, with a second provided by Commissioner Chewning. The motion passed unanimously. The recommended conditions are as follows:

- 1 If business goes through a change of ownership or was leased out, the new owner would be required to apply for a new conditional use permit.
- 2 Abide by all Federal, State, and Local laws applicable to the operation of an auto body shop, including but not limited to: ensure compliance of emissions, both air and water quality.
- 3 To minimize the visual appearance, no more than 5 vehicles, that are being worked on, be parked in a visible area at one time.
- 4 Outside storage of scrap to be contained within a 3 sided, 8' tall privacy fence. Fenced area to be 12' x 12'.

**ADJOURNMENT**

There being no further business to come before the Planning Commission at this time, Commissioner Blessing made a motion to adjourn the meeting; Commissioner Dodson provided the second, the motion passed unanimously and the meeting adjourned at 7:05PM.

Respectfully Submitted,

---

Joel K. Cagle- Secretary  
Planning Commission  
County of Bland