

**BLAND COUNTY PLANNING COMMISSION**  
**Meeting Minutes for June 6, 2016**

**Members Present:**

Elmer Chewning, John Dodson, Jerry Mercer, Wade Hall, Randy Johnson, Steve Hermanson

**Members Absent:**

Jim Baker, Meagan Bradshaw, Guy Boone

**Others Present:**

Eric Workman, Planning Commission Dep-Secretary/County Administrator; Paul Cassell, County Attorney

**CALL TO ORDER**

At 6:00 PM, Planning Commission Chairman Jerry Mercer called the meeting of the Bland County Planning Commission to order at the Bland County School Board Office; Bastian, Virginia.

**ROLL CALL**

Planning Commission Dep-Secretary Eric Workman took the roll call and announced that a quorum was present.

**APPROVAL OF MINUTES**

Chairman Mercer invited a motion to approve the minutes of the May 2, 2016 meeting. Commissioner Chewning made the motion to approve the minutes of the May 2, 2016 meeting with the correction of the date of the meetings; Commissioner Hall provided the second, and the motion passed unanimously.

**ITEMS TABLED FROM PREVIOUS MEETING**

None

**PUBLIC HEARING**

None

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### Meeting Time Change

Due to the first Monday in July being the 4<sup>th</sup>, Commissioner Johnson made a motion to move the July meeting to Tuesday, July 5, 2016 at 6:00 in the School Board office located in Bastian, VA; Commissioner Hermanson provided the second, and the motion passed unanimously.

### July Work Session (Comp Plan)

The item of establishing a date and time for a work session in July was tabled until the July 5, 2016 meeting; at which time a proposed time could be presented to the Commission.

### Zoning Change/CUP Application; Tax Map 77-A-24, Larry Daniels

Mr. Daniels, accompanied by his wife and legal counsel, presented his justification for his petition for a zoning change of Tax Map Parcel 77-A-24 from agriculture to commercial with the CUP for Auto Sales. Mr. Daniels stated that he does not want a traditional car lot, rather a car lot with capacity for approximately 10 cars to be sold by appointment only. Mr. Daniels continued that his business would help several of the other businesses in Bland for automotive repair, gas, body work, etc. Mr. Daniels also stated that he wanted all of 13 acres rezoned commercial, but would settle for 1 acre to store his cars. In response to a question by Commissioner Hermanson, Mr. Daniels stated that the business would be a sole-proprietorship.

Mr. Volkar, accompanied by several residents of that community, presented the Commissioners with a detailed written statement regarding their position about the re-zone. Chairman Mercer informed the residents that everyone would have a chance to speak at the public hearing.

Chairman Mercer asked for a recommendation regarding the application. Dep. Secretary Workman stated that according to Bland County Code Sec. 62-152 (Owner amendment) and Sec. 62-153 (Hearing and notice required), that a land owner is allowed to petition to amend the zoning ordinance regarding district boundaries and once that petition is made, a public hearing by the planning commission and the board of supervisors shall be held. Therefore, Commissioner Hermanson made a motion to advertise and hold a public hearing on July 5, 2016 at 6:00 pm regarding the petition for rezoning and CUP;

Commissioner Chewning provided the second, and the motion passed unanimously.  
CUP Application; Tax Map 77A3-10-66, Mark Readnour

Mr. Readnour presented to the Commission the plan that he and his wife are working on to develop a veterinary office in Bland. After discussion, a motion was made by Commissioner Chewning to advertise and hold a public hearing for the CUP for Tax Map 77A3-10-66 for a veterinary clinic on July 5, 2016 at 6:00 pm at the Bland County School Board Office in Bastian, VA; Commissioner Hall provided the second, and the motion carried unanimously.

## **ADJOURNMENT**

Commissioner Johnson made a motion to adjourn the meeting; Commissioner Hall provided the second, Chairman Mercer obliged and the meeting was adjourned.