

# **BLAND COUNTY PLANNING COMMISSION**

## **Meeting Minutes for April 5, 2021**

### **Members Present:**

Elmer Chewning, Steve Hermansen, Jerry Mercer, John Dodson, Adam Kidd, Jim Baker

### **Members Absent:**

Guy Boone, Meagan Bradshaw, Wade Hall

### **Others Present:**

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

### **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 March 1, 2021. Commissioner Chewning made the motion to approve the meeting minutes of March 1, 2021; Commissioner Hermansen provided the second, and the motion passed unanimously.

### **PUBLIC HEARING**

-CUP Application for Mr. Mrad to operate a Recreational Facility on Tax Map 93-A-27&31A was discussed. Chairman Mercer opened a public hearing. Mr. Bob Munsey spoke, asking some questions of Mr. Mrad. He asked if the project will grow from the original 10 cabins to more. Mr. Mrad stated that yes, if demand was there, there was a possibility to expand. Mr. Munsey asked what benefit to Bland County would the project produce? There would be food tax, lodging with no plans to file for a tax exempt status. Mr. Munsey stated that if this project did happen, there was concern that it would create much more traffic than is normal for this area, also stating that he would like to see the scenic beauty maintained and not become a tourist spot. He further went on to explain that VDOT had recently lowered the weight limits on two bridges, one on each

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side of this project, which could hinder construction. Mr. Munsey voiced his concern on the boundary fence between his land and Mr. Mrad's project. He asked that a condition be applied to ensure that Mr. Mrad could be held to and understood the law concerning fences. He cited Virginia State Code 55.1-2823, citing that both parties were responsible for the fence maintenance.

Mrs. Betty K. Munsey echoed the need to maintain the fences, stating the boundaries must be maintained for safety, as the Munsey's have a working farm.

There being no other registered speakers, the public hearing was closed.

The Commission began discussion on the application. Commissioner Dodson asked Mr. Mrad about the possibility of an "outreach" program, to see if local citizen's could be educated by the programs offered by the resort.

After discussion a motion was made by Commissioner Hermansen, to recommend the approval of the CUP to the Board of Supervisors, with the following conditions:

- 1) All Local, State and Federal regulations shall be complied with.
- 2) This permit is expressly conditioned upon construction starting within two (2) years of its approval by the Bland County Board of Supervisors. Should construction not begin within two (2) years, this permit shall be considered null and void. If reduced load weight limits on a bridge or bridges adjacent to the site demonstrably delay construction, the start date for construction may be extended for the period of such demonstrated delay.
- 3) An approved entrance permit shall be obtained from the Virginia Department of Transportation.
- 4) A division and/or boundary fence shall be maintained and paid for partially, up to one half cost, by permittee in accordance with and as required by Virginia Code §55.1-2823.

A second was provided Commissioner Baker. A unanimous ballot was tendered.

### **NEW BUSINESS**

-CUP Application for Mr. Todd Hoge to amend his existing CUP to include manufacturing operation. Mr. Hoge approached the Commission and explained that he wishes more marketability to his current location, which provides wholesale Business and Storage Warehouse.

The Commission asked a few questions and a motion to hold a public hearing on May 3<sup>rd</sup> was made by Commissioner Baker, a second was provided by Commissioner Dodson and the motion passed unanimously.

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**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 Hermansen made a motion to adjourn; Commissioner Chewning provided the second, the motion passed unanimously.

Respectfully Submitted,

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Joel K. Cagle- Secretary  
Planning Commission  
County of Bland