

Meeting Minutes of the Bland County Planning Commission for August 1st, 2005.

Members Present:

Jerry Mercer, Elmer Chewning, Allen Newberry, John Dodson, Stephen Kelley, Deborah Looney, Robert Trobaugh, and Jim Baker

Members Absent:

R.B. Anderson, Henry Blessing, and Guy Boone

Others Present:

Jonathan D. Sweet - Planning Commission Secretary

CALL TO ORDER

At 7:00 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 Secretary Jonathan D. Sweet took the roll call and announced that there was indeed a quorum present.

APPROVAL OF MINUTES

Chairman Mercer requested a motion to approve the minutes of the July 11th, 2005 meeting. Commission Member Looney made the motion to approve the minutes of the July 11th, 2005 meeting as presented; Vice Chairman Chewning provided a second to the motion, and it passed as written by acclamation.

ITEMS TABLED FROM PREVIOUS MEETING

None

PUBLIC HEARING ON REZONE AND/OR CUP

None

OLD BUSINESS

Storage Yard, Contractor's with a Conditional Use Permit as an allowed use in an Agricultural District.

Chairman Mercer requested Secretary Sweet to explain why this matter has been brought back

before the Planning Commission after a public hearing was legally and successfully conducted. Secretary Sweet explained the Bland county board of Supervisors did not feel entirely comfortable with the addition to the zoning ordinance. They were concerned that it could impact existing farmers or agriculture businesses.

The Commission agreed to revisit the proposed zoning addition and looked closely at the proposed definition. It was stated that great time and energy went into the research and construction of the zoning addition to agricultural uses. Both Giles County and Montgomery County were researched and contacted to assist in the construction of the definition.

The Commission scrutinized the proposed definition and determined that the existing verbiage that states "construction-related" and "contracting services" to be sufficient in delineating the intend operations (Examples per the definition: flooring, heating, plumbing, roofing, landscaping, and excavation) from any farming or agricultural related operation.

Thus, Commission Member Looney made a motion to re-recommend to the Bland County Board of Supervisors, Storage Yard, Contractor's, with a Conditional Use Permit, as presented below, with no changes from the original recommendation made by the Commission on June 6th, 2005.

ARTICLE I. IN GENERAL

Sec. 62-1. Definitions.

Storage Yard, Contractor's means an area used for the storage of equipment and/or materials used for providing construction-related contracting services, including but not limited to flooring, heating, plumbing, roofing, landscaping, and excavation.

DIVISION 2. Agricultural District (AG)*

Sec. 62-222. Uses Permitted.

(43) Storage Yard, Contractor's, with a conditional use permit.

Commission Member Baker provided a second to the motion to re-recommend to the Bland County Board of Supervisors, Storage Yard, Contractor's, with a Conditional Use Permit, as presented above, with no changes from the original recommendation made by the Commission on June 6th, 2005. Chairman Mercer tendered a vote and the motion passed unanimously.

NEW BUSINESS

Secretary Sweet informed the Commission that there is a Land Use & Zoning Conference scheduled for October 9-11, 2005 in Roanoke (Hotel Roanoke), VA. He provided the conference agenda to the Commission to consider if this educational opportunity would be advantageous to the Zoning Administrator, Planning Secretary, or Commission Members. The Commission all agreed that the information provided in the course materials was most beneficial and requested that Secretary Sweet attend the conference. Vice Chairman Chewing made mention of his interest to attend as well.

ADJOURNMENT

Commission Member Newberry made a motion to adjourn the meeting, Commission Member Dodson provided the second.

Chairman Mercer obliged – the meeting was adjourned.