

## **Meeting Minutes of the Bland County Planning Commission for September 7<sup>th</sup>, 2005.**

### **Members Present:**

Henry Blessing, John Dodson, Deborah Looney, Robert Trobaugh, Jim Baker and R.B. Anderson

### **Members Absent:**

Jerry Mercer, Elmer Chewning, Allen Newberry, Stephen Kelley and Guy Boone

### **Others Present:**

Jonathan D. Sweet, Planning Commission Secretary, J. Patrick Groseclose, Applicant, Carol Hall, Assistant County Administrator

## **CALL TO ORDER**

At 7:00 PM, in the absence of Planning Commission Chairman Jerry Mercer and Vice Chairman Elmer Chewning, commission Member Henry blessing 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**

Acting Chairman Blessing requested a motion to approve the minutes of the August 1<sup>st</sup>, 2005 meeting. Commission Member Baker made the motion to approve the minutes of the August 1<sup>st</sup>, 2005 meeting as presented; Commission Member Trobaugh 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**

Acting Chairman Blessing officially opened the public hearing to receive public comment on Mr. J. Patrick Groseclose's request for a change of zoning from agriculture to commercial to conduct a hardware, lawn and garden supply sales operation in Ceres, VA, tax map #: 119-A-28.

Acting Chairman Blessing presented the floor to Mr. Groseclose to address the Commission and public on the proposed application. Mr. Groseclose explained that there is a need in the county for convenient and affordable feed and farm supply store. He plans to mix feed for customers but will

not be grinding any feed due to strict regulations. He plans to sell most any kind of grains and looks to stay open late enough to be accessible to those who need supplies after normal working hours. He stated that he will construct a 50' x 100' metal clear span building that will be gray with green trim and considered attractive. He also looks to employ up to 5 people over the next 30 months.

The Commission did not have any specific questions for Mr. Groseclose after finite review of the information provided in the application and hearing further details presented by Mr. Groseclose.

Acting Chairman Blessing acknowledged that there was no public present wishing to comment.

Acting Chairman Blessing officially closed the public hearing.

Acting Chairman Blessing sought discussion from the Commission. Commission collectively shared their opinion on the necessity for such an operation and the logical location in which this operation is proposed to be located.

Acting Chairman Blessing requested a motion to recommend to the Bland County Board of Supervisors, the approval or disapproval of Mr. J. Patrick Groseclose's request for a change of zoning from agriculture to commercial to conduct a hardware, lawn and garden supply sales operation in Ceres, VA, tax map #: 119-A-28.

Commission Member Looney made a motion to recommend to the Bland County Board of Supervisors, the approval Mr. J. Patrick Groseclose's request for a change of zoning from agriculture to commercial to conduct a hardware, lawn and garden supply sales operation in Ceres, VA, tax map #: 119-A-28. Commission Member Anderson provided the second to the motion and the motion passed unanimously.

## **OLD BUSINESS**

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

Acting Chairman Blessing requested Secretary Sweet to again explain why this matter has been brought back before the Planning Commission after a public hearing was legally and successfully conducted, and the Commission has previously voted twice to recommend this zoning addition be adopted by the Bland County Board of Supervisors to have Contractor's Storage Yard included under agriculture, as a permitted use with a Conditional use Permit.

Secretary Sweet explained the Bland County Board of Supervisors once again did not feel comfortable with the language and questioned the need for the addition to the zoning ordinance. They were concerned that it could impact those individuals currently fitting within the proposed definition. Secretary Sweet also stated that he was unable to effectively communicate that the ordinance would not prevent contractor's storage yards in the county, as perceived by the public and the board, but to allow it as a "permitted use with a conditional use permit" in order to insure that those who have such operations and those who want such operations will have the ability to do so.

The Commission made the distinct comment that our intentions with this recommendation cannot

get any clearer than with the statement you presented. This recommendation is to allow more rights to the citizens of Bland County, not to further limit them. However, it is the recommendation to the Commission to allow this as a permitted use under agriculture with a conditional use permit to insure that other citizens and adjoining residents are not infringed upon nor is their health, welfare or safety in jeopardy.

The Commission further scrutinized the proposed definition and determined that the existing verbiage that states “construction-related” and “contracting services” covers exactly what it is they want to recommend as “allowable” in the county as a “permitted” use under agriculture.

Commission Member Dodson made a motion to once again 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 6<sup>th</sup>, 2005 and again on August 1<sup>st</sup>, 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 Looney provided a second to the motion to once again 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 6<sup>th</sup>, 2005 and again on August 1<sup>st</sup>, 2005. Acting Chairman Blessing tendered a vote and the motion passed unanimously.

## **NEW BUSINESS**

None

## **ADJOURNMENT**

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

Acting Chairman Blessing obliged – the meeting was adjourned.