

## **Bland County Planning Commission Minutes of the Regular Meeting on December 06, 2004.**

### Members Present:

Elmer Chewning, John Dodson, Henry Blessing, Stephen Kelley, Jerry Mercer, Deborah Looney, Allen Newberry, Jim Baker, Robert Trobaugh, R.B. Anderson and Guy Boone

### Members Absent:

Allen Newberry

### Others Present:

Jonathan D. Sweet, Planning Commission Secretary

## **CALL TO ORDER**

At 7:30 PM, Planning Commission Chairman, Jerry Mercer called the meeting of the Bland County Planning commission to order at the Bland County School Board Office in Bastian, Virginia.

## **ROLL CALL**

Commission Secretary Jonathan D. Sweet took the roll call and announced that there was a quorum present.

## **APPROVAL OF MINUTES**

Chairman Mercer requested a motion to approve the minutes of the October 3, 2004 meeting. Commission Member Trobaugh made the motion to approve the minutes of the August 2, 2004 meeting, 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 CUP APPLICATION**

None

## **OLD BUSINESS**

### Supplementary Info/Zoning Procedures-

Per the request of the Planning Commission, Secretary Sweet had prepared informational handouts to be included in mailings for individuals involved in public hearings and/or persons interested in zoning, rezoning or a Conditional Use Permit. Secretary Sweet provided drafts of the Bland County Zoning Process, Meeting Rules of Procedure and Public Hearing Related Procedures for the Commission to review. The Commission collectively discussed all of the hand-out materials and felt that this

information was a positive step toward informing the citizenry and uncomplicating the zoning process.

Commission Member Baker had one suggestion for further articulating the Board of Zoning Appeals (BZA) as related to how they are appointed.

Secretary Sweet insured the Commission that that particular detail would be elaborated on and the revision provided to the Commission at the subsequent meeting.

## **NEW BUSINESS**

Update on Amendments to the Bland county Code -

Secretary Sweet provided the Commission with copies of the amendments to the Bland County Code adopted by the Bland County Board of Supervisors during a regularly scheduled meeting on November 30, 2004. Mr. Sweet conveyed the purpose of amendments as follows:

Sec. 62-222 Uses Permitted

(37) Cemetery, with a conditional use permit

Sweet conveyed that the intentions of the Bland County Board of Supervisors was to comply with and to be consistent with VA Code Section 57-26.

Sec. 62-296 . Manufactured homes.

(a) For a manufactured home the following criteria shall apply:

(b) For an accessory manufactured home in the AG district, the following criteria shall apply:

(1) ...

(2) ...

(3) ...

(4) The manufactured homes must be of inhabitable condition and comply with Federal Manufactured Housing Construction and Safety Standards.

&

Sec. 62-298. Mobile and manufactured home graveyard.

\*\* (Please see attachment for complete ordinance(s))

Sweet conveyed that the purpose of this ordinance was to prevent the collection and stockpiling of dilapidated mobile and manufactured homes for the purposes of health, safety and beauty to the county and its residents.

Planning Commission's Representative to the Mount Rogers Planning Commissions -  
Commission Member Debbie Looney's term 4 year expired.

The commission concurred that Debbie Looney has served the Commission well. From this conclusion, Chairman Mercer opened the floor for Nominees.

Commission Member Dodson nominated Debbie Looney. Commission Member Blessing requested that the nominations cease. Chairman Mercer obliged and closed the nomination process.

Chairman Mercer called for a vote to reappoint Debbie Looney to the Mount Roger's Planning Commission Board as the Bland County Planning Commission's representative and her term to expire 12-31-08. The vote was taken and she was appointed unanimously.

Election of Officers –

Chairman Mercer thanked the Commission for allowing him to serve and for the respect they have showed him this past year.

Commission Member Dodson expressed his gratitude to Chairman Mercer for his dedicated service. Commission Member Blessing commended him on his ability to build consensus among the Commission.

Vice Chairman Chewning opened the floor for nomination for the chairmanship. Elmer Chewning declined any nomination to become chairman.

Vice Chairman Chewning nominated Jerry Mercer to be the Chairman. Commission Member Kelley moved to cease all nominations. Commission Member Baker provided the second.

Vice Chairman Mercer called for a vote. Jerry Mercer was unanimously elected as the Chairman of the Bland County Planning Commission and his term will expire January of 2006 with the exception of one abstention, his own (Jerry Mercer).

Chairman Mercer opened the floor for nomination for the position of Vice Chairman to the Bland County Planning Commission. Commission Member Looney nominated Elmer Chewning for Vice President of the Planning Commission. Commission Member Baker moved that the nominations cease, Commission Member Blessing provided the second.

Chairman Mercer called for a vote and Elmer Chewning was unanimously appointed as the Vice Chairman of the Bland County Planning Commission with his term to expire January of 2006 with exception of one abstention, his own (Elmer Chewning).

## **ADJOURNMENT**

Commission Member Looney made a motion to adjourn the meeting.

Chairman Mercer obliged – the meeting was adjourned.