

Bland County Planning Commission Meeting Minutes for March 6th, 2006.

Members Present:

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

Members Absent:

Guy Boone

Others Present:

Jonathan D. Sweet, Planning Commission Secretary; Ms. Sarah D. Brakens, Applicant; Bruce & Tracey Shelton, Applicant; and Mr. Tom Taylor and Michael Armbrister, Mount Rogers Planning District Commission

CALL TO ORDER

At 6:30 PM, Planning Commission Chairman Jerry Mercer called the meeting of the Bland County Planning Commission to order at the Bland County School Board Office, Bastian, Virginia.

ROLL CALL

Planning Commission Secretary Jonathan 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 February 6th, 2006 meeting. Commissioner Newberry made the motion to approve the minutes of the February 6th, 2006 meeting as presented; Commissioner Trobaugh provided a second, and the motion passed unanimously.

ITEMS TABLED FROM PREVIOUS MEETING

None

PUBLIC HEARING ON REZONE AND/OR CUP

None

OLD BUSINESS

Comprehensive Plan Discussion

Chairman Mercer turned the floor over to Tom Taylor and Michael Armbrister of the Mount Rogers Planning District Commission (MRPDC). Mr. Taylor provided the Commission with updated materials to the Comprehensive Plan draft and explained its nuances.

The Commission conducted its second open discussion on the Comprehensive Plan.

NEW BUSINESS

CUP Application for a Warehouse Storage (47), Garage (52), and Dwelling Extension (22) – Sarah D. Brakens

Chairman Mercer presented the floor to Sarah D. Brakens to brief the Commission on her application requesting a Conditional Use Permit for Warehouse Storage (47), Garage (52), and Dwelling Extension (22) upon her commercial property, located at 265 Main St., Bland, Virginia; Tax Parcel No. 77A3-10 17 & 21A.

Ms. Brakens referred to a letter (attached) dated Feb. 8, 2006, explaining why she had not approached the Commission sooner with an application for a Conditional Use Permit. She then stated that it was her desire to comply with the zoning requirements and to complete the zoning process. She regrets any lack in procedure or protocol with respect to any improvements she has made to her facility without first approaching the Commission. She stated that the sell of two of her properties led to the need to better utilize the former Pic-Pac building for Mr. Brakens' Superior Paint business.

The Commission acknowledged that the application was complete and that it should be moved to public hearing at the subsequent meeting of the Bland County Planning Commission.

Commissioner Looney made a motion to accept Ms. Sarah D. Brakens' application and to conduct a public hearing on her request for a Conditional Use Permit for Warehouse Storage (47), Garage (52), and Dwelling Extension (22) upon her commercial property, located at 265 Main St., Bland, Virginia; Tax Parcel No. 77A3-10 17 & 21A, at the Commission's subsequent meeting, to be held on April 3rd, 2006. Commissioner Anderson provided the second and the motion passed unanimously.

CUP Application to operate an amusement or entertainment establishment (43) – Bruce & Tracey Shelton

Chairman Mercer presented the floor to Bruce Shelton to brief the Commission on his application requesting a Conditional Use Permit to construct and operate an amusement or entertainment establishment (43) upon his property, located 0.1 mile from Exit 52; located off of Rt. 52/42, diagonally across from the Kangaroo; Tax Parcel No. 91-A03A & 3B.

Mr. Shelton explained his and his wife's intentions to construct and operate a bowling alley and steak house restaurant. Their reasoning for such an investment was for the need of family's to

have something to do. They wish for this to be a safe family atmosphere that will not serve alcohol. They plan to purchase the land, hire Stanley King to do the construction of the 100' x 200' metal building, and employ approximately 25 to start.

The Commission acknowledged that the application was complete and that it should be moved to public hearing at the subsequent meeting of the Bland County Planning Commission.

Commissioner Baker made a motion to accept Bruce and Tracey Shelton's application for a Conditional Use Permit to construct and operate an amusement or entertainment establishment (43) upon their property, located 0.1 mile from Exit 52; located off of Rt. 52/42, diagonally across from the Kangaroo; Tax Parcel No. 91-A03A & 3B, and to conduct a public hearing on the request at the Commission's subsequent meeting on April 3rd, 2006. Commissioner Newberry provided the second and the motion passed unanimously.

ADJOURNMENT

Commissioner Newberry made a motion to adjourn the meeting; Commissioner Anderson provided the second.

Chairman Mercer obliged, and the meeting was adjourned.