

**BLAND COUNTY PLANNING COMMISSION**  
**Meeting Minutes for October 1<sup>st</sup>, 2007**

Members Present:

R.B. Anderson, Elmer Chewning, Henry Blessing, John Dodson, Guy Boone, Jim Baker, Stephen Kelley, Robert Trobaugh

Members Absent:

Jerry Mercer, Deborah Looney

Others Present: Jonathan D. Sweet; Planning Commission Secretary, Joel Cagle; Bland County Building Official, Troy Phillips, Applicant from Commercial Stable/Recreational Facilities

**CALL TO ORDER**

At 7:00 PM, Planning Commission Vice Chairman Elmer Chewning 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 a quorum was present.

**APPROVAL OF MINUTES**

Vice Chairman Chewning invited a motion to approve the tabled minutes of the August 6<sup>th</sup>, 2007 meeting; and the corrected minutes of the September 10<sup>th</sup>, 2007 meeting. Commissioner Trobaugh made the motion to approve the tabled minutes of the August 6<sup>th</sup>, 2007 meeting; and the corrected minutes of the September 10<sup>th</sup>, 2007 meeting; Commissioner Anderson provided the second, and the motion passed unanimously.

**ITEMS TABLED FROM PREVIOUS MEETING**

None

**PUBLIC HEARING**

None

## **OLD BUSINESS**

As directed by the Commission from the August 6<sup>th</sup>, 2007 meeting, Planning Commission Secretary Sweet requested guidance from Commissioner Baker on the proper people to contact for the Commissions request that ABB place signage on state right-of-way along the route from Exit 52. Commissioner Baker stated he would discuss this after the meeting.

## **NEW BUSINESS**

### Request for Public Hearing

An application from Troy Phillips, requesting a Conditional Use Permit to operate a Commercial Stable/ Recreational Facility upon his property, within an Agricultural District, located at 6593 Wilderness Road,; Bland, VA; TAX MAP NO.: 38-A-2.

The site is to include, at start up, 20 campsites and a Bathhouse. Each site will have, if cost effective, running water and electricity.

Following a brief explanation, and a question and answer session it was determined that if this CUP is approved, then the Bland County Board of Supervisors would be requested to notify the National Forrest Office that this section of forest be designated as “National Forrest” or a “Wilderness Designation”, due to restrictions placed upon the land if it becomes “Wilderness”.

Commissioner Anderson made a motion to hold a public hearing to receive public comment on an application from Troy Phillips, requesting a Conditional Use Permit to operate a Commercial Stable/Recreational Facility upon his property, within an Agricultural District, located at 6593 Wilderness Road,; Bland, VA; TAX MAP NO.: 38-A-2, on the next stated meeting of the Bland County Planning Commission. A second was provided by Commissioner Kelly. The motion passed unanimously.

### Request for Setback Variance

A request from the Bland County Economic Development Authority, represented by Jonathan D. Sweet, on behalf of “Project Steel” was presented. The buildings orientation on the tract of land to facilitate drainage and all incidentals to perform this action needed a variance on one side of land to be waived from thirty feet to fifteen feet.

After a detailed description of the scenario was presented, and a question and answer session was held, Commissioner Dotson made a motion to allow the setback on the Industrial Access Road, for "Project Steel" be allowed a variance from thirty feet to fifteen feet. Commissioner Baker provided a second. The motion passed unanimously.

Request for meeting date change

Vice Chairman Chewning invited a motion to change the November Planning Commission Meeting to a different night due to the School Boards use of voting machines for the 2007 Election. Commissioner Bowling made a motion to schedule November's Planning Commission meeting on November 7<sup>th</sup>, 2007 at 7:00PM. Commissioner Blessing seconded the motion. The motion passed unanimously.

**ADJOURNMENT**

Commissioner Kelly made a motion to adjourn the meeting: Commissioner Trobaugh provided the second, Vice Chairman Chewning obliged and the meeting adjourned.