

BLAND COUNTY PLANNING COMMISSION
Meeting Minutes for March 3rd, 2008

Members Present:

Meagan Bradshaw, Guy Boone, Henry Blessing, Deborah Looney, Stephen Kelley, Jerry Mercer, and Robert Trobaugh

Members Absent:

R.B. Anderson, Jim Baker, Elmer Chewning, John Dodson

Others Present:

Joel K. Cagle, Planning Commission Secretary, Jonathan D. Sweet, County Administrator; Mr. and Mrs. James C. Delay Applicant; Charles McReynolds and Jamie Kincer of VDOT

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 Joel Cagle took the roll call and announced that a quorum was present.

APPROVAL OF MINUTES

Chairman Mercer invited a motion to approve the minutes of the February 4th, 2008 meeting. Commissioner Kelly made the motion to approve the minutes of the February 4th, 2008 meeting; Commissioner Trobaugh provided the second, and the motion passed unanimously.

ITEMS TABLED FROM PREVIOUS MEETING

None

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PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

Request for Public Hearing

Request of James C. Delay for rezoning from Agricultural to Commercial to operate an allowable use of (1) General Country Store on Tax Map #97-A-17; located on State Hwy 601 (Little Creek Hwy) at the intersection of State Hwy 602 (Spur Branch Rd).

Mr. Delay approached the Planning Commission with his intentions on opening a Country Store at the intersection of Little Creek Hwy and Spur Branch Road.

Secretary Cagle informed the Planning Commission that the application was for rezoning Tax Map # 97-A-17 from Agricultural to Commercial. The proposed use of the building as a General Country Store, was an allowed use without a Conditional Use Permit. A General Country Store means a single store, the ground floor of which is 4,000 square feet or less and which offers for sale primarily most of the following items: Bread, milk, cheese, fresh produce, canned and bottled food and drinks, tobacco products, candy, papers, magazines and general hardware. Gasoline may also be offered for sale, but only as a secondary activity.

The question was asked about the selling of fuel, which Mr. Delay stated he planned to sell off-road diesel only. Another question was asked if the selling of animal feed would fall under the allowable use of a General Country Store, Mr. Sweet stated that it would.

After a brief question and answer session, Commissioner Boone made a motion to hold a public hearing to receive public comment on an application from Mr. James C. Delay, requesting rezoning of Tax Map # 97-A-17 from Agricultural to Commercial to operate an allowable use of (1) General Country Store; located at 12668 Little Creek Hwy, on the next stated meeting of the Bland County Planning Commission. A second was

provided by Commissioner Looney, and the motion passed unanimously.

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Informational

Mr. Charles McReynolds with VDOT spoke on some of the issues that municipalities could be facing when the changes of chapter 527 of the Code of Virginia come into effect on July 1. Mr. McReynolds invited all interested parties to a seminar to be held at the Southwest Comm. College, Thursday March 6th, 2008; at 2PM.

ADJOURNMENT

Commissioner Kelly made a motion to adjourn the meeting; Chairman Boone provided the second, Chairman Mercer obliged and the meeting was adjourned at 7:10PM.