

BLAND COUNTY PLANNING COMMISSION
Meeting Minutes for March 2nd, 2009

Members Present:

R.B. Anderson, Jim Baker, Henry Blessing, Meagan Bradshaw, Guy Boone, Elmer Chewning, Stephen Kelley, Deborah Looney, and Robert Trobaugh

Members Absent:

John Dodson, Jerry Mercer

Others Present:

Joel K. Cagle, Planning Commission Secretary; Jonathan Sweet, Bland County Administrator

CALL TO ORDER

At 6:30 PM, Planning Commission Vice-Chairman Jim Baker called the meeting of the Bland County Planning Commission to order at the Bland County School Board Office; Bastian, Virginia. The Invocation was given by Commissioner Boone and allegiance was pledged to the flag of our country by everyone present.

ROLL CALL

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

APPROVAL OF MINUTES

Vice-Chairman Baker invited a motion to approve the minutes of the February 2nd, 2009 meeting. Commissioner Kelley made the motion to approve the minutes of the February 2nd, 2009 meeting; Commissioner Trobaugh provided the second, and the motion passed unanimously.

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PUBLIC HEARINGS

*An application from William Frazier Hylton, Jr, requesting rezoning from Agricultural to Commercial as well as two Conditional Use Permits to operate a Construction sales and service (32), and Dwelling, accessory (22); both permitted uses require a CUP.

Mrs. Hylton approached the Planning Commission and explained the purposed use of the property. The intention is to utilize existing space in a garage as storage of HVAC material and possibly some minimal work performed that would consist of forming the duct material. Mrs. Hylton explained that the work is usually performed on the job site. She also stated that if the business grew and expanded, they would relocate from their garage to a bigger site. The rezoning and two CUP's are to comply with existing Bland County Zoning.

Vice-Chairman Baker opened a public hearing to receive comments on the above referenced application. There being no one registered to speak, and no one in the audience requesting to speak, Vice-Chairman Baker closed the public hearing. Possible conditions were discussed among the Commissioners with the following recommended: After relocation of business off of property or transfer of property ownership, the property, at no cost, will return to the original zoning of Agricultural, with the two CUP's no longer valid. The existing land owner shall be responsible for notifying the Bland County Zoning Department of such changes.

A motion was made by Commissioner Looney to recommend to the Board of Supervisors that the application from William Frazier Hylton, Jr., Tax Map No. 89A-30-A be rezoned from Agricultural to Commercial as well as two Conditional Use Permits to operate a Construction sales and service (32), and Dwelling, accessory (22) with the condition that:

- (1) After relocation of business off of property or transfer of property ownership, the property, at no cost, will return to the original zoning of Agricultural, with the two CUP's no longer valid. The existing land owner shall be responsible for notifying the Bland County Zoning Department of such changes.

Commissioner Trobaugh provided the second. The motion passed unanimously.

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*An application from Affordable Tractor Inc., for a CUP to locate a farm machinery and equipment sales and service operation (42) on a commercial site formerly known as the Marathon/Blue Flash Service Station, Bland, VA.

Mr. Bud White, owner of Affordable Tractors, addressed the Commission about the proposed use of the above referenced location. They will have farm machinery and supplies upon opening, as well as there are plans to operate a repair service in the future.

Vice-Chairman Baker opened a public hearing to receive comments on the above referenced application. Mr. Bill Crabtree, a registered speaker, spoke in favor of the business. There being no one else registered, or wishing to speak, Vice-Chairman Baker closed the public hearing. Possible conditions were discussed among the Commissioners with the following recommended:

- (1) Lighting of the site, including the intensity and shielding so as to not adversely affect adjacent or nearby property owners.
- (2) Legal and proper disposal of all materials considered hazardous.
- (3) No outside storage of parts, equipment of disrepair, or any other item that is unsightly and not in a legitimate storage container or storage unit.
- (4) No disruptive noise associated with operation of business beyond ten (10) PM.

Commissioner Anderson made a motion to recommend for approval, to the Board of Supervisors, the application from Affordable Tractors., Tax Map No. 77A3-10-21, for a CUP to operate a machinery sales and service including farm and construction equipment (42) with the following conditions:

- (1) Lighting of the site, including the intensity and shielding so as to not adversely affect adjacent or nearby property owners.
- (2) Legal and proper disposal of all materials considered hazardous.
- (3) No outside storage of parts, equipment of disrepair, or any other item that is unsightly and not in a legitimate storage container or storage unit.
- (4) No disruptive noise associated with operation of business beyond ten (10) PM.

Commissioner Chewning provided the second. The motion passed unanimously.

OLD BUSINESS

None

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ITEMS TABLED FROM PREVIOUS MEETING

None

NEW BUSINESS

Mr. Sweet discussed the importance of preparing Bland County for the possibility of Wind Energy. He stressed to the Commission to research both sides of the issue, so that when required recommendations to create a wind energy ordinance were needed, the county would be ready. Mr. Sweet suggested field trips to Mt. Storm's Wind Farm for the Commission.

ADJOURNMENT

There being no further business to come before the Planning Commission at this time, Commissioner Anderson made a motion to adjourn the meeting; Commissioner Chewning provided the second, Vice-Chairman Baker obliged and the meeting was adjourned at 8:00PM.

Respectfully Submitted,

Joel K. Cagle- Secretary
Planning Commission
County of Bland