

# **BLAND COUNTY PLANNING COMMISSION**

## **Meeting Minutes for April 7, 2025**

### **Members Present:**

Jim Baker, Meagan Bradshaw, Elmer Chewning, John Dodson, Stephen Kelley, Ron Stevenot, James Pruett

### **Members Absent:**

Jerry Mercer, Jim McCleary

### **Others Present:**

Joel K. Cagle, Planning Commission Secretary

### **CALL TO ORDER**

At 6:00 PM, Jim Baker called the meeting of the Bland County Planning Commission to order at the Bland County Courthouse; Bland, Virginia. The Invocation was given and allegiance was pledged to the flag of our country by everyone present.

### **ROLL CALL**

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

### **APPROVAL OF MINUTES**

Vice-Chairman Baker invited a motion to approve the meeting minutes of March 3, 2025. Commissioner Bradshaw made the motion to approve the meeting minutes of March 3, 2025; Commissioner Pruett provided the second, and the motion passed unanimously.

### **PUBLIC HEARING**

-A public hearing was held to discuss the CUP application for Twin States Towing. Mr. Chang is purposing to operate a public garage behind the Subway in Bland. The land was rezoned and approved for this in 2010 for Mr. Bob Eaton. Mr. Eaton never completed the use and is selling the land to Mr. Chang. A public hearing was opened, no registered speakers being present, the public hearing was closed. After a brief discussion among the Commission, a motion was made by Commissioner Stevenot to recommend the approval of the application to the Board of Supervisors with the following conditions:

-An approved entrance permit shall be obtained through VDOT

-Aesthetics shall be maintained with existing tree screening and outside storage limited to 30 days

-If dust becomes an issue, it shall be addressed at that time through the Commission and Board of Supervisors

A second was provided by Commissioner Pruett, all present voted in favor of the motion, with the exception of Commissioner Dodson; who abstained.

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### **NEW BUSINESS**

-An application from Patrick Groseclose to operate a mini-warehouse storage on Tax Map 119-A-28, a commercially zoned property, with an existing CUP to operate a hardware, lawn and garden supply sales. The intent is to maintain the zoning and existing CUP and add the additional use of storage. Mr. Dillon Groseclose spoke on behalf of his father, providing the Commission with details of the project: 20'x100' steel building on a slab; 20 units at 10'x10'. The Commission requested a site plan of the purposed construction for the next meeting. Commissioner Stevenot made a motion to hold a public hearing on May 5<sup>th</sup>; a second was provided by Commissioner Bradshaw; a unanimous ballot was tendered in approval.

-Vice Chairman Baker requested a program be provided to the Commission on "power centers". He asked that Ms. Bobbi Walsh be scheduled to provide an informational presentation on power centers, so that this information can be used to educate the Commission on this new technology. It was asked that this be scheduled for the June Meeting. Secretary Cagle was tasked with scheduling this meeting.

### **OLD BUSINESS**

-None

### **ITEMS TABLED FROM PREVIOUS MEETING**

-None

### **ADJOURNMENT**

There being no further business to come before the Planning Commission at this time, Commissioner Bradshaw made a motion to adjourn; Commissioner Chewning provided the second, the motion passed unanimously.

Respectfully Submitted,

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Joel K. Cagle- Secretary  
Planning Commission  
County of Bland