

BLAND COUNTY PLANNING COMMISSION

Meeting Minutes for July 7, 2025

Members Present:

Meagan Bradshaw, Elmer Chewning, John Dodson, Stephen Kelley, Jerry Mercer, Jim McCleary, James Pruett, Ron Stevenot

Members Absent:

Jim Baker

Others Present:

Joel K. Cagle, Planning Commission Secretary

CALL TO ORDER

At 6:00 PM, Chairman Mercer 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

Chairman Mercer invited a motion to approve the meeting minutes of June 2, 2025. Commissioner Bradshaw made the motion to approve the meeting minutes of June 2, 2025; Commissioner Pruett provided the second, and the motion passed unanimously.

PUBLIC HEARING

-CUP request from John Stinson, to operate an RV Park on Tax Map No. 12-A-109. Mr. Stinson stated he plans on installing an approved entrance, like a horseshoe, to allow all pull through sights. There is an existing septic system in place, plans for 8 sites, but Septic will dictate the amount. Plans for short term stay only, one vehicle per site, quiet hours after 8PM, there are 2 existing outside lights. Sights would have power, water and septic hook ups.

Commissioner Dodson asked for recommendations from staff, of possible things to think about. Secretary Cagle spoke on start/completion of construction time limits, obtrusive light; quiet time, firepits, etc.

Chairman Mercer opened a public hearing, Chris Sutphin spoke on some concerns that he had: Access after dark, issues of RV approaching his home, would there be a maintenance contact for issues arising on site, would there be an alternate driveway as the existing one is tight for big units, water/waste disposal, garbage disposal, operating hours, would it be gated, would any electronic service be used that would disrupt systems in his home, would

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construction effect a spring on property, and lighting concerns.

Cecil Sink spoke as a retired VDH employee and current alt. on site evaluator, stated VDH defines 2 or more RV's in no longer Residential in nature. He stated he has not and did not design Mr. Stinson's RV Park.

There being no other registered speakers, the public hearing was closed.

Commissioner Stevenot voiced his concern about the entrance/driveway holding up to RV traffic as well as needing a more detailed site plan, possibly engineered.

Chairman Mercer asked if the entrance/driveway would be paved. Mr. Stinson stated that the entrances would be paved, with gravel driveways and sites.

The Commission began a discussion with Dodson voicing his concern over needing the site plan engineered showing how all this was going to fit. McCleary stated he was having trouble visualizing the site and had issues with the septic disposal and burn pits. Kelley asked if there were any state regulations for RV Parks. Chairman Mercer stated his concern with how steep the land was and the existing entrance. Mercer asked about the use of the existing home, Mr. Stinson stated it would be Airbnb or a communal area with laundry, etc.

Commissioner Bradshaw made a motion to table this application until a more detailed plan be presented and reviewed, Commissioner McCleary provided the second and the vote was unanimous.

NEW BUSINESS

-None

OLD BUSINESS

-MRPDC presented the table of contents draft to the Commission and worked on vision statement. He provided the following schedule: August-goal & implementation; September-finalize goals; October-present Draft; November-Final Draft and Present to BOS for input; December-start public hearing process. It was noted that the Commission is concerned with the term sustainability, and Gavin was asked to use a more clearly defined term.

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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 McCleary provided the second, the motion passed unanimously.

Respectfully Submitted,

Joel K. Cagle- Secretary
Planning Commission
County of Bland