

# **BLAND COUNTY PLANNING COMMISSION**

## **Meeting Minutes for September 11, 2024**

### **Members Present:**

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

### **Members Absent:**

Jim Baker, Meagan Bradshaw

### **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 August 5, 2024. Commissioner McCleary made the motion to approve the meeting minutes of August 5, 2024; Commissioner Pruett provided the second, and the motion passed unanimously.

### **PUBLIC HEARING**

- An application from Wolf Creek Landing (Don Thompson) to rezone a portion of Tax Map 49-A-9 from Agricultural to Commercial was discussed. A plat was provided to show the proposed land division. The parcel appears to be in three existing pieces, using the existing boundary, the western portion (11.951 Acres) is the land that Mr. Thompson wishes to rezone into Commercial. A public hearing was opened, with no registered speakers, the hearing was closed. After a brief discussion, Commissioner Stevenot made a motion to approve the rezoning of this portion of the land from Agriculture to Commercial. A second was provided by Commissioner Pruett. The motion passed unanimously.

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- An application for a CUP on Tax Map 34A-A-25C to operate a Truck Repair business was discussed. C & M Truck Repair is looking to relocate from Bluefield/Tazewell County. They are in negotiations with the EDA for the land. The lot is located within the existing Industrial Park, the plan is to construct a 60'x100', 5 bay garage and office space. The building is purposed to be centered on the lot, with drive through bays. The lot is accessible off of a private road, County water and sewer are available and are planned to be used. A public hearing was opened, with no registered speakers, the hearing was closed. After some discussion, a motion was made by Commissioner Dodson to recommend approval of the CUP to the Board of Supervisors, with the following conditions:

- Conditional Use Permit is contingent upon a contract between EDA and C&M being secured.
- Project is to be completed within one (1) year of BOS Approval.
- No outside storage of inoperable vehicles to exceed 60 days; (includes mechanical issues, proper tags and valid insurance).
- No obtrusive lighting
- Property to be maintained in an aesthetic manner.

A second was provided by Commissioner Pruett. The motion passed unanimously.

**NEW BUSINESS**

-None

**OLD BUSINESS**

-None

**ITEMS TABLED FROM PREVIOUS MEETING**

-None

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**ADJOURNMENT**

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

Respectfully Submitted,

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Joel K. Cagle- Secretary  
Planning Commission  
County of Bland