

BLAND COUNTY PLANNING COMMISSION

Meeting Minutes for February 3, 2025

Members Present:

Jim Baker, Elmer Chewning, Stephen Kelley, Jerry Mercer, James McCleary, James Pruett

Members Absent:

Meagan Bradshaw, John Dason, Ron Stevenot

Others Present:

Joel K. Cagle, Planning Commission Secretary

CALL TO ORDER

At 6:00 PM, Joel Cagle 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.

ELECTION OF OFFICERS

Joel Cagle called for nominations for the office of Chairman. A motion was made by Commissioner McCleary to have Jerry Mercer as Chairman, a second was provided by Commissioner Baker. The motion passed unanimously.

Chairman Mercer called for a nomination for Vice Chairman. Commissioner Pruett made a motion to nominate Jim Baker for Vice Chairman, a second was provided by Commissioner Kelley. The motion passed unanimously. Chairman Mercer called for a nomination for Secretary. Commissioner Baker made a motion to nominate Joel Cagle for Secretary and Cameron Burton as backup. Commissioner Pruett provided the second and the motion passed unanimously.

APPROVAL OF MINUTES

Chairman Mercer invited a motion to approve the meeting minutes of December 2, 2024. Commissioner Chewning made the motion to approve the meeting minutes of December 2, 2024; Commissioner Pruett provided the second, and the motion passed unanimously.

PUBLIC HEARING

-A Rezone/CUP application from Pascor to rezone Tax Map No. 77A3-A-46A from Agricultural to Industrial and a conditional use permit to manufacture electrical equipment was discussed. Chairman Mercer opened a public

BLAND COUNTY PLANNING COMMISSION

Meeting Minutes for February 3, 2025

hearing on the two items of the application. Mr. Curtis Humphreys spoke on his concern of the privacy screening between his land and Pascor. Pascor responded by stating they intend to install a privacy fence 8' off of the property line to separate the lands. There being no further registered speakers, the public hearing was closed.

After a brief discussion a motion was made by Commissioner Baker to recommend approval to the Board of Supervisors that Tax Map No. 77A3-A-46A be rezoned from Agricultural to Industrial, a second was provided by Commissioner Pruett. A unanimous ballot was tendered.

A motion was made by Commissioner Chewning to recommend approval to the Board of Supervisors of the CUP with the condition that a privacy fence be installed; a second was provided by Commissioner Pruett. A unanimous ballot was tendered.

NEW BUSINESS

-An application from Mr. Kevin Chang with Twin States Towing and Fleet Services for a CUP to operate a Public Garage on Tax Map No. 77A2-A-7. Mr. Chang approached the commission and discussed his intentions. He hopes to house 5 to 10 trucks (wreckers and roll backs) and service light to heavy duty vehicles. The Commission voiced their concern of it being a salvage yard, Mr. Chang stated that was not his intention as light duty would only be present up to 2 weeks and heavy trucks up to a month. The entrance is shared with Subway. Mr. Chang plans to build a 100'x60' garage in about a year. It was clarified that this is not a new business, but an expansion of an existing, out of county, business. The Commission asked about how the business will be lit up, Mr. Chang stated that whatever they used would not be obtrusive. The commission voiced their concern of fluid leakage; Mr. Chang stated that typically vehicles are drained of fluid to prevent leakage. The Commission asked for more detail in a site plan as well as his plan on running the business (Time table for construction, etc.) Mr. Chang stated that the entrance is to be paved up to a gate, the lot will be graveled.

A motion was made to hold a public hearing on March 3, 2025 on the application, pending the requested information be provided to the Commission a few days prior to the meeting; by Commission Baker, Commissioner McCleary provided a second. A unanimous ballot was tendered.

BLAND COUNTY PLANNING COMMISSION
Meeting Minutes for February 3, 2025

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 Kelley 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