

# **BLAND COUNTY PLANNING COMMISSION**

## **Meeting Minutes for February 4, 2013**

### **Members Present:**

Guy Boone, Meagan Bradshaw, Henry Blessing, Elmer Chewning, John Dodson, Wade Hall, Stephen Kelley, Deborah Looney, Jerry Mercer

### **Members Absent:**

Jim Baker, David Taylor

### **Others Present:**

Joel K. Cagle, Planning Commission Secretary

Eric Workman, County Administrator

Paul Cassell, County Attorney

### **CALL TO ORDER**

At 6:00 PM, Chairman Mercer 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 Chairman Mercer 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**

Chairman Mercer invited a motion to approve the meeting minutes of January 7, 2013. Commissioner Kelley made the motion to approve the meeting minutes of January 7, 2013; Commissioner Chewning provided the second, and the motion passed unanimously.

### **PUBLIC HEARING**

-Application for CUP's from Roseland Farms, LLC was brought before the Commission. Mr. Joe Faraci approached the Commission and discussed the Recreational Facility and Commercial Stables; he then outlined the proposed business. The structure will be approximately 33,000 sq. ft. consisting of 34 rooms with baths, riding ring, gym, and kitchen/dining facility. The use is to be exponential learning through horses. Professional trainers will be brought in to teach horses and camps for youths 7 to 17 years old. 2 children per room, 60 at a time. There will be 3 permanent employees. Estimated cost of construction is \$700,000 to \$800,000. Building to be steel framed with fire walls as needed. Wishes construction to be completed by June of this year. Mr. Faraci again stated Mr. Mrad's willingness to work with schools, boy

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scouts, and other youth organizations as space and time allowed.

Chairman Mercer then opened the public hearing. Registered speakers were as follows: W. T. Shewey, James Pash, Susan Lambert Odell, Lanny Lindamood, and Timothy Barger.

Mr. Shewey approached the Commission and stated his concerns about all the houses, buildings and people. Where is the effluent from the septic going to go? How was it to be handled?

Mr. Pash approached the Commission and stated his concerns about the application. He asked if this was to be a money making enterprise. He asked who would be paying the tuition of approximately \$2,700.00 per student. Mr. Pash brought up the fact that this land was in an conservation easement and asked if the proposed structure and use has been approved by the issuing body, as well as for a copy of the approval. He further stated that he was against this project.

Mrs. Susan Lambert Odell approached the Commission and stated her concerns about the project. She first noted that during her research, the Courthouse staff could not locate a copy of the conservation easement. She stated her brother actually got the letter, but could not attend the meeting. She stated that this use goes beyond the agricultural/family farm intent. She observed that no site plan was included in the packet and that the certified letter sent by the county did not get there until late in the week. She voiced her concern about the administration of this application and that not enough questions have been asked ahead of time. She raised concerns about flood issues, human and animal waste; entrance information (such as location, size, and information about a proposed stream crossing); also about transportation/parking of campers and staff. Mrs Odell also stressed her concern that the county should not put their faith in the secondary support of local business; (spending money at local businesses while in the County), based off of this business. She voiced her concern about the expectation of a "safe haven" for the youths that would be present at the facility. She questioned the room on the property for the proposed activities. Mrs. Odell stated her concerns about the green energy portion of the project; wind turbines and solar panel. She concluded her time by stating her concern that this project has big plans and may be moving too fast; more research needs to be completed on everything before this project moves forward.

Mr. Lindamood approached the Commission and asked what the bases for leadership were. He stated that with the recent shooting involving children what the safety factors would be present to protect the occupants of the business. He also asked if there would be any religious activities on site; the County Attorney responded that this was an issue that was not to be addressed by the Planning Commission.

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Mr. Barger approached the Commission and asked with the year round use of the facility, would the horses be transported in or would they be stabled onsite. Mr. Barger asked if there was a site plan and expressed his interest as to the entrance location and size. Mr. Barger expressed his concerns about parking, security, and traffic flow.

Mr. Pash then readdressed the Commission and asked if the Commission could move forward with application with the information that has been provided in the application.

There being no further speakers, the public hearing was closed. The Commission then discussed the application. Commissioner Chewning asked about the proposed septic system. Mr. Faraci stated that there were two options they were reviewing, at a cost of \$100,000 and \$150,000. Commissioner Chewning asked about the animal waste, Mr. Faraci stated it would be used on the farm.

Commissioner Dodson stated that he realized that not enough information was provided and that the Commission was not able to answer some of the questions asked tonight.

Vice-Chairman Bradshaw made a motion to table the application until the following information could be provided by the applicant: Max occupant load of structure, (both staff and students); building location, entrance location and permit from VDOT, showing relation to flood zone, sewer system approval documents, documents of approval for construction from the conservation easement enforcers, environmental and sediment control plan and/or documentation to show study on how water runoff would be handled. Commissioner Chewning provided the second and 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 Looney made a motion to adjourn the meeting; Commissioner Chewing provided the second, the motion passed unanimously and the meeting adjourned at 7:10PM.

Respectfully Submitted,

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Joel K. Cagle- Secretary  
Planning Commission  
County of Bland