

SEPTEMBER 8TH, 2022 PLANNING COMMISSION MINUTES

VIRGINIA: at the REGULAR MEETING of the Tazewell County Planning Commission held September 8th, 2022 at 6:30 p.m. in the Tazewell County Administration Building, Tazewell, Virginia -- 197 Main Street

PRESENT: Robert "Bob" Moss-Assistant Chair
Maggie Asbury-Member
Charlie Hart-Member

OTHERS

PRESENT: Kenneth Dunford, Jr., -- Director of County Engineering
Robb Stinger-Visitor

ABSENT: Ann Robinson--Chairperson
Eddie Pauley--Member
Jason Herndon-Member
Darrell Addison-Member
Kimberly Hilbert--Executive Secretary

NO QUORUM

There were three 3 items for consideration for the meeting. Two items were already on the Agenda and a third item was to be added: Subdivision Plat for Kimberly Palivec. Since we did not have a quorum Mr. Kenneth Dunford, Jr., Director of Engineering, polled the Planning Commission Board for all three (3) items.

a. Preliminary Subdivision-Cove Creek

This is a request for a preliminary subdivision at Cove Creek. There will be two (2) variances granted on this subdivision (a) for not building roads to state standards and (b) for sewage disposal. Robb Stinger the presenter stated that he is doing a 40 lot subdivision and the lots will be good size. He feels that the land will perc. If they don't he will work with the purchaser of the property. Since you have to drive several miles on a gravel road Mr. Stinger is asking for a variance. He is willing to build and provide a good quality road but he doesn't see the need for the road to be paved. He understands that since he is asking for a variance he will need to send out letters before he brings the final plan to the Planning Commission Board.

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b. E & S Frito Lay

This is going to be a warehouse for Frito Lay located at the old Shoney's in Richlands, VA. The Engineering Department has reviewed the plans and all the comments have been addressed. We have received a copy of the zoning permit from the Town of Richlands. The fee has been paid of \$63.00. Mr. Dunford, Director of Engineering, recommends approval of the E & S Plan for Frito Lay and recommends that the Building Department Permit not be released until the Storm Water Permit has been received.

c. Subdivision-Kimberly Palivec

This is going to be a land swap. Parcel 7 is going to be divided also parcels 8 and 9 are going to be divided. The two landowners are going to swap parcels. This was done by a handshake agreement 40 years ago between two gentlemen that owned the property and now both have passed away. Current owners are trying to make it legal. This would need a variance since lot 7 does not attach to a state maintained road. It does not meet the ordinance requirement for sending out letters. The property does have water and sewage disposal available.

The Engineering Department recommends approval of the subdivision plat with the variance for not attaching to a state maintained road.

Mr. Dunford polled the board and received 4 votes yes and no one responded no on the above Agenda Items:

Member Addison –Yes

Member Moss-Yes

Member Hart-Yes

Chairperson Robinson-Yes *NOTED CONCERN—**with the Cove Creek Subdivision Mr. Stinger be fully aware that he will need to provide remedy (buy back) to the purchasing property owners should the land not perc or be able to provide adequate waste system disposal. After speaking with Mr. Dunford, Mr. Stinger fully understands his obligations.

All items will be added to the Agenda in October 2022 for ratification by the Planning Commission Board.