

JULY 13TH, 2023 PLANNING COMMISSION MINUTES

VIRGINIA: at the **REGULAR MEETING** of the **Tazewell County Planning Commission** held **July 13th, 2023 at 6:30 p.m. in the Tazewell County Administration Building, Tazewell, Virginia -- 197 Main Street**

PRESENT: **Ann Robinson-Chairperson**
Robert “Bob” Moss-Vice Chairman
Hayden Lyons-Member
Anthony Ramella-Member
Maggie Asbury-Member

OTHERS

PRESENT: **Kenneth Dunford, Jr., --Director of County Engineering**
Chase Collins—County Attorney
Jim Ribble—Alpha Land Surveyors

ABSENT: **Darrell Addison—Member**
Jason Herndon-Member
Kimberly Hilbert-Executive Secretary

Chairperson Robinson called the July 13th, 2023 regular meeting to order and presided at approximately 6:30 p.m.

She then welcomed all visitors and all those in attendance.

INVOCATION AND PLEDGE

Member Asbury gave the invocation, followed by, the Pledge of Allegiance to the US flag by Member Moss.

APPROVAL OF THE AGENDA FORMAT

Upon motion of Vice-Chairman Moss, seconded by Member Asbury, and adopted by a vote of 5 to 0, with Members: Addison and Herndon absent from the meeting; the Tazewell County Planning Commission does hereby **APPROVE** the agenda with the addition of items 6c Subdivision Greg Harman and 6d Subdivision Part Parcel 20 Tax Map 13 Frontier Drive.

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APPROVAL OF THE JUNE 8TH, 2023 REGULAR MEETING MINUTES

Upon motion by Vice-Chairman Moss and seconded by Member Asbury, and voted on by a vote of 5 to 0, with Members: Addison and Herndon absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the June 8th, 2023 Regular Meeting Minutes as written.

ITEMS FOR CONSIDERATION:

SUBDIVISION--BURKES GARDEN AMISH CHURCH

Jim Ribble, Alpha Land Surveyors presented the subdivision. The Amish in Burkes Garden are building a school. Variances will be needed for the lot not abutting a publicly dedicated street and permanent means of water and sewage disposal.

Chairperson Robinson asked about the right of way on the property.

Kenneth Dunford, Jr., Director of Engineering, recommends approval with variances being granted from the Subdivision Ordinance for the lot not abutting a publicly dedicated street, and no permanent means of sewage disposal, and the receipt of the subdivision fee of \$109.00.

Chase Collins, County Attorney recommends approval with the variances being granted and the subdivision fee being submitted.

Upon motion by Vice-Chairman Moss, seconded by Member Ramella, and voted on by a vote of 5 to 0 with Members: Addison and Herndon absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the Burkes Garden Amish Church School Subdivision with **variances** being granted from the Subdivision Ordinances which states:

- a. *Sub-Division Ordinance 8-19-03 Sec. 4-2 land must be suitable; (a) that permanent means of sewage disposal acceptable to the health official and to the agent must be provided; Sec. 4-4-5 Private water and sewer must meet all the requirements of the state water control board, the state health department, and any other state or local regulatory agency having jurisdiction and authority over such installation.*
- b. *Sub-Division Ordinance 4-5-2 which states each lot shall abut on a street dedicated by the subdivision plat, or an existing publicly dedicated street.*

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SUBDIVISION—ERVIN B. DAVIS & COMPANY, INC.

Jim Ribble, Alpha Land Surveyors was present to speak on the subdivision. Property is located in Raven, VA. A variance will be needed since the lot does not abut to a publicly dedicated street but easements are being provided.

Kenneth Dunford, Jr., Director of Engineering recommends approval with a variance for the lot not abutting a publicly dedicated street and the \$109.00 subdivision fee being submitted.

Chase Collins, County Attorney recommends approval with the variance and the subdivision fee being submitted.

Upon motion by Member Lyons, seconded by Vice-Chairman Moss, and voted on by a vote of 5 to 0 with Members; Addison and Herndon absent from the meeting, the Tazewell County Planning Commission does hereby APPROVE the Ervin B Davis & Company, Inc. subdivision with a variance being granted from the Subdivision Ordinance which states:

Sub-Division Ordinance 4-5-2 which states each lot shall abut on a street dedicated by the subdivision plat, or an existing publicly dedicated street.

PAID 7-17-2023 CHECK#5085 \$109.00

SUBDIVISION--GREG HARMAN

Jim Ribble, Alpha Land Surveyors, was present to speak on the subdivision. Mr. Harman needs the subdivision for bank loan purposes. He has paid a large portion of the loan and the bank is releasing 25 acres with (1) acre staying with the home and loan. A variance will be needed for permanent means of water and sewage disposal. The lots do front a publicly dedicated street.

Kenneth Dunford, Jr., Director of Engineering recommends approval of the subdivision with a variance from the Subdivision Ordinance for permanent means of water and sewage disposal and the submission of the subdivision fee of \$100.00.

Chase Collins, County Attorney recommends approval with the variance and the subdivision fee being submitted.

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Upon motion by Vice-Chairman Moss, seconded by Member Asbury and voted on by a vote of 5 to 0 with Members: Addison and Herndon absent from the meeting, the Tazewell County Planning Commission does hereby APPROVE the Greg Harman Subdivision with a variance being granted from the Subdivision Ordinance which states that:

Sub-Division Ordinance 8-19-03 Sec. 4-2 land must be suitable; (a) that permanent means of sewage disposal acceptable to the health official and to the agent must be provided; Sec. 4-4-5 Private water and sewer must meet all the requirements of the state water control board, the state health department, and any other state or local regulatory agency having jurisdiction and authority over such installation.

SUBDIVISION—PART PARCEL 20 TAX MAP 13 FRONTIER DRIVE

Jim Ribble, Alpha Land Surveyors was present to speak on the subdivision. Ted Farmer with Oakwood Homes, representing George McGee, Jr., is requesting that (7.04) acres be divided from the larger parcel and be attached with the new home purchase and made part of the loan. Water and sewage are available already on the property and a variance will be needed since it does not abut an existing publicly dedicated street.

Kenneth Dunford, Jr., Director of Engineering recommends approval with a variance from the Subdivision Ordinance for the lot not abutting a publicly dedicated street and submission of the \$109.00 subdivision fee.

Chase Collins, County Attorney recommends approval with the variance and the subdivision fee being submitted.

Upon motion by Vice-Chairman Moss, seconded by Member Ramella and voted on by a vote of 5 to 0 with Members: Addison and Herndon absent from the meeting, the Tazewell County Planning Commission does hereby APPROVE the Part Parcel 20 Tax Map 13 Frontier Drive with a variance from the Subdivision Ordinance which states:

Sub-Division Ordinance 4-5-2 which states each lot shall abut on a street dedicated by the subdivision plat, or an existing publicly dedicated street.

PAID 7-14-2023 CHECK#1311 \$109.00

SUBCOMMITTEE REPORTS

Nothing at this time.

COMPREHENSIVE PLAN

The Comprehensive Plan Committee has done all that they can at this time. The Executive Secretary Ms. Hilbert will be sending out the draft of the plan for everyone to review in August and hopefully send to the Board of Supervisors in September to start the adoption process.

MEMBER CONCERNS

Vice Chairman Moss—None at this time.

Member Lyons—None at this time.

Member Ramella—Wythe Solar Farm and use of local Solar Contractors. Also stated he spoke to someone that is familiar with the solar project in Wythe County and the Environmental issue has not been addressed as was stated in the presentation at the last meeting.

Chairperson Robinson—Felt that the answers to the questions from the solar presentation at the last meeting were inadequate.

Member Asbury—Work has begun on the Fire Department at the Bluestone. The county fair is coming up and the Falls Mills Lake is for sale.

CITIZEN COMMENTS

None at this time.

ADJOURNED MEETING

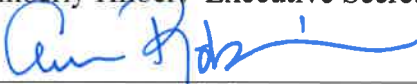
Upon motion of Vice-Chairman Moss, seconded by Member Lyons, and adopted by a vote of 5 to 0, with Members: Addison and Herndon absent from the meeting, the Tazewell County Planning Commission Regular Meeting is hereby adjourned at approximately 7:30 p.m. until Thursday, August 10th, 2023 at 6:30 p.m.

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Respectfully submitted:

Kimberly Hilbert

Kimberly Hilbert- Executive Secretary



Ann Robinson –Chair

Tazewell County Planning Commission