

MAY 11TH, 2023 PLANNING COMMISSION MINUTES

VIRGINIA: at the **REGULAR MEETING** of the **Tazewell County Planning Commission** held **May 11th, 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
Jason Herndon-Member (Late Arrival)
Darrell Addison--Member
Hayden Lyons-Member

OTHERS

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

ABSENT: **Anthony Ramella-Member**
Maggie Asbury-Member

Chairperson Robinson called the May 11th, 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

Chairperson Robinson gave the invocation, followed by, the Pledge of Allegiance to the US flag by Member Lyons.

APPROVAL OF THE AGENDA FORMAT

Upon motion of Vice-Chairman Moss, seconded by Member Lyons, and adopted by a vote of 4 to 0, with Members: Asbury and Ramella absent from the meeting and Member Herndon not yet arrived; the Tazewell County Planning Commission does hereby **APPROVE** the agenda as written

APPROVAL OF THE APRIL 13TH, 2023 REGULAR MEETING MINUTES

Upon motion by Vice-Chairman Moss, seconded by Chairperson Robinson, and voted on by a vote of 5 to 0, with Members: Asbury and Ramella absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the April 13th, 2023 Regular Meeting Minutes as amended.

ITEMS FOR CONSIDERATION:

Chopra Mobile Home Park Plan

Mr. Jim Ribble, Alpha Land Surveyors was available to present the mobile home park plan. It is an existing mobile home park on Peaceful Hollow Road, North Tazewell, VA. The park will accommodate approximately (30) singlewide manufactured homes. Previously it was on a private well and septic sewage disposal system but now is on Tazewell County PSA water and sewer. The mobile home spots have been enlarged and updated. A variance was requested to install a common waste dumpster in place of individual trash receptacles.

Member Herndon questioned with a dumpster how would the mobile home park handle wild life getting into the enclosure and keeping the area clean.

Kenneth Dunford, Jr., Director of Engineering has reviewed the Mobile Home Park Plan and recommends approval with a variance being granted for the requirement of having individual waste receptacles for each site from the Mobile Home Ordinance which states:

Sec. 11-198. - Waste and garbage receptacles.

Each mobile home lot or space, while occupied by any mobile home, shall have at least one approved metal or hard plastic non-leaking garbage and trash container not to exceed thirty-two (32) gallons in capacity, supplied at the expense of the mobile home owner. Additional trash containers shall be required as needed for the refuse of each mobile home. Such containers shall be maintained in a safe and sanitary manner and shall be provided with covers which shall fit tightly and which shall be adequate to control odors.

Sec. 17-30. - Preparation and storage of refuse.

(a) Preparation of refuse.

1. All refuse shall be drained free of excess liquids before disposal.

(2) Garbage shall be placed in paper bags, boxes or plastic bags prior to placing in authorized collection containers.

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(3) Rubbish shall be placed in approved containers.

(4) Rubbish which includes grass clippings, hedge trimmings, leaves, pine needles, etc., must be placed in an approved container.

(5) Rubbish which includes tree trimmings must be cut in lengths not to exceed thirty-six (36) inches in length or six (6) inches in diameter and weigh not more than forty (40) pounds. It shall be placed in neat stacks at approved collection points.

Chase Collins, County Attorney, agrees with Mr. Dunford, Jr., Director of Engineering and recommends approval with a variance being granted from the above for-mentioned Mobile Home Ordinance section for Waste and Garbage Receptacles.

Upon motion by Member Addison, seconded by Member Herndon, and voted on by a vote of 5 to 0, with Members: Asbury and Ramella absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the Chopra Mobile Home Park Plan with a *Variance* being granted from the Waste and Receptacles portion of the Mobile Home Ordinance.

Solar Ordinance:

Energix Proposed Presentation June 8th, 2023

Mr. Collins and Mr. Young met with projects managers from Energix.

Mr. Collins explained to the commission that in order for a solar project to be installed in the Commonwealth of Virginia at least one of the following conditions must be met:

- Must comply with the language in the Comprehensive Plan
- Must comply with the requirements within the Zoning District
- Must transmit electricity on site premises
- Enter into a Site Agreement with Board of Supervisors
- Board can waive compliance

As a result of the solar farm maybe able to purchase energy from them at the Buckhorn site once installed.

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Mr. Dunford, Jr., questioned that there were (3) options for the installation of the solar farm:

1. Transmission on site
2. Comply with the Comprehensive Plan
3. Site Use Agreement

Some of the members questioned the solar site agreement and were concerned with the disposal plan. Mr. Collins stated that the solar company was in no rush to push the installation through. It would be an extensive process.

The Ordinance that Mr. Collins presented at the last commission meeting was reviewed and there were several comments and concerns about the ordinance:

Member Moss was concerned with the selloff of the excess energy wording and Mr. Collins stated he could rework that portion of the ordinance.

Mr. Dunford addressed his comments and concerns about the ordinance. They were taken into consideration by the commission.

Mr. Dunford informed the commission that this was a Zoning Ordinance.

CITIZEN COMMENTS

None at this time.

SUBCOMMITTEE REPORTS

Orphan Road-Blackhorse Road

Mr. Dunford, Jr., would like to get a date and time for the Orphan Road Committee to meet and view Blackhorse Road. The committee agreed to meet on Tuesday, May 16th, 2023 at 10:00 a.m. to view the road and be ready to make recommendations at next month's meeting.

DIRECTOR OF ENGINEERING REPORT

Nothing at this time.

COMPREHENSIVE PLAN

Staff explained that they are still working on the comprehensive plan and that we need more participation.

MEMBER CONCERNS

Vice Chairman Moss—None at this time.

Member Herndon---None at this time.

Member Lyons—None at this time.

Member Addison—None at this time.

Chairperson Robinson—Trash pickup on 460 has started and glad to see improvements. Mr. Collins stated that Commonwealth Attorney, C. Plaster, had been involved with a trial and at the time is not available to push forward. Once the trial has been concluded he will be back in touch with him to see what options will be available to explore to combat the enforcement issue within the county.

Chairperson Robinson is still concerned about the gentleman who keeps putting dirt and litter in the river in Falls Mills. Mr. Dunford and Mr. Collins both seem to think this is an enforcement issue.

ADJOURNED MEETING

Upon motion of Member Herndon, seconded by Member Lyons, and adopted by a vote of 5 to 0, the Tazewell County Planning Commission Regular Meeting is hereby adjourned at approximately 8:05p.m. until Thursday, June 8th, 2023 at 6:30 p.m.

Respectfully submitted:

Kimberly Hilbert

Kimberly Hilbert- Executive Secretary

Ann Robinson
Ann Robinson –Chair

Tazewell County Planning Commission

