

**VIRGINIA:** at the **REGULAR MEETING** of the Tazewell County Planning Commission held March 13<sup>th</sup>, 2025 at 6:30 p.m. in the Tazewell County Administration Building, Tazewell, Virginia - 197 Main Street

**PRESENT:** Robert “Bob” Moss - Chairperson  
Jason Herndon - Vice-Chairman  
Hayden Lyons – Member  
Anthony Ramella – Member  
Lance Wimmer - Member

**OTHERS**

**PRESENT:** Kenneth Dunford, Jr., - Director of County Engineering  
Brad Gibson - Executive Secretary  
Chase Collins - County Attorney  
Jon Looney – Land Surveyor  
Jim Ribble - Land Surveyor  
Robert Carlson – 1142 Lake Witten Rd, North Tazewell, VA

**ABSENT:** Kyle Cruet- Member  
Ann Robinson – Member

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Chairperson Moss called the March 13<sup>th</sup>, 2025 regular meeting to order and presided at approximately 6:31 p.m.

He then welcomed all visitors and all those in attendance.

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**INVOCATION AND PLEDGE**

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


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**APPROVAL OF THE AGENDA FORMAT**

Mr. Dunford asked that the Commission approve the revised agenda that has been presented to the Planning Commission.


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Upon motion of Member Lyons, seconded by Member Ramella and adopted by a vote of 5 to 0, with Members Cruey & Robinson absent from the meeting, the Tazewell County Planning Commission hereby **APPROVE** the agenda as presented.



### **APPROVAL OF THE FEBRUARY 13<sup>th</sup>, 2025 REGULAR MEETING MINUTES**

Upon motion by Vice-Chairman Herndon, seconded by Member Lyons, and voted on by a vote of 5 to 0, with Members Cruey & Robinson absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the February 13<sup>th</sup>, 2025 Regular Meeting Minutes as written.



### **ITEMS FOR DISCUSSION:**

#### **Mimi Acres (Mobile Home Park)**

Jon Looney, Land Surveyor, spoke on behalf of Mimi Acres, a proposed mobile home park located next to the Shell gas station on US 19/460 in Springville. Mike Davison, the property owner, wants to demolish the existing structures at the location and create a mobile home park with 10 spots. The Tazewell County PSA has sent a letter to the Engineering Dept saying that they can provide water & sewer to the park. Looney is still in contact with VDOT to receive approval (they are calculating whether a turn lane is necessary).

Kenneth Dunford, Director of Engineering, says that the project meets all requirements, and recommends that the project be approved pending the approved permit from VDOT.

Upon motion by Vice-Chairman Herndon, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Members Cruey & Robinson absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** Mimi Acres mobile home park, contingent on the approval of VDOT permits.

#### **Andy & Lydia Byler Property Division**

Jim Ribble, Land Surveyor, spoke on behalf of the Byler Property division. The property is located on Burkes Garden Rd. Mr. Ribble states that there is no water or sewer, so a variance would need to be given for water and sewer access.

Chase Collins, County Attorney, and Mr. Dunford conferred and came to the conclusion that this division could not be approved without each adjoining property owner being notified about the planned division via certified mail. Mr. Ribble inquired why he's never had to deal

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with this ordinance before, and that this is not a process he's had to undertake with previous divisions. Mr. Collins stated that this ordinance was approved in 2019 for all subdivisions with three or more splits. Mr. Dunford told the commission that they had a similar division at the September 12<sup>th</sup>, 2024, meeting and they had to follow the same process.

It was decided that discussion of the Byler Property Division would be tabled until the next meeting, and Mr. Ribble would provide proof that adjoining property owners were notified via certified mail.

Mr. Collins suggested that the Planning Commission may want to make a recommendation to the Board of Supervisors to revise the ordinance to say that it would only be triggered if the properties being subdivided are 5 acres or less. Mr. Dunford recommended that the threshold be anything less than 10 acres.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Members Crucey & Robinson absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** a formal recommendation that the Board of Supervisors consider a threshold of 10 acres or less for the ordinance.

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### SUBCOMMITTEE REPORTS

None at this time.

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### CITIZEN COMMENTS

Robert Carlson attended the meeting to discuss solar energy projects in Tazewell County. Mr. Collins stated that Tazewell County does not have comprehensive zoning. Therefore, it is difficult for the county to regulate what property owners do with their land. Mr. Carlson asked if whether Tazewell County's insurance policies include protection for PFAS's; Mr. Collins said that he would have to verify the county's policy. Mr. Carlson asked about the approval of the solar ordinance and siting agreement. Mr. Collins explained that the site agreement was approved, and then the Board approved the ordinance.

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### MEMBER CONCERNS

Member Wimmer has received complaints regarding plastic recycling at Cedar Bluff. Mr. Dunford said that the county has not been able to find a contractor that will take plastics on a regular basis.

Member Ramella has received complaints from a property owner that has dealt with flooding at their property three times in the past year. It is costing the homeowner a large amount of money each incident. Mr. Dunford said the county is looking into dredging waterways, but the project is in the beginning stages so he does not have any details at this time. This issue was researched during a comprehensive flood study that ended in 2024.

Member Lyons asked for an update regarding the slaughter house and Project Jonah. Mr. Collins said that the location chosen for the slaughter house near the landfill is not feasible. There has never been any development at the chosen location, so there were too many unknowns, as well as issues with an appropriate entrance for 18 wheelers. There are other locations with easier access to water and sewer that are being looked at by the IDA. Project Jonah is still in a holding pattern. There is a significant amount of state funding being upheld contingent on progress made at the site.

Member Herndon asked for an update regarding the drainage issues at Richlands Elementary School. Mr. Dunford had attended a meeting regarding the issues earlier that day, and said that construction may begin this summer.

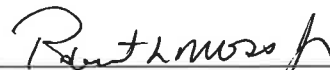
Upon motion of Ramella, seconded by Herndon, and adopted by a vote of 5 to 0, with Members Cruey & Robinson absent from the meeting, the Tazewell County Planning Commission Meeting is hereby adjourned at approximately 7:18 p.m. until Thursday, April 10<sup>th</sup>, 2025 at 6:30 p.m. at the Tazewell County Boardroom.

Respectfully submitted:

**Brad Gibson**

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Brad Gibson - Executive Secretary



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Robert "Bob" Moss - Chairman

Tazewell County Planning Commission