

VIRGINIA: at the **REGULAR MEETING** of the Tazewell County Planning Commission held April 10th, 2025 at 6:30 p.m. in the Tazewell County Administration Building, Tazewell, Virginia - 197 Main Street

PRESENT: Robert “Bob” Moss - Chairman
Jason Herndon - Vice-Chairman
Kyle Crucey- Member (Arrived at 6:33 PM)
Hayden Lyons – Member
Anthony Ramella – Member

OTHERS

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

ABSENT: Ann Robinson – Member
Lance Wimmer - Member

Chairman Moss called the April 10th, 2025 regular meeting to order and presided at approximately 6:31 p.m.

He then welcomed all visitors and all those in attendance.

INVOCATION AND PLEDGE

Member Ramella gave the invocation, followed by, the Pledge of Allegiance to the US flag by Vice-Chairman Herndon.

APPROVAL OF THE AGENDA FORMAT

Upon motion of Member Lyons, seconded by Vice-Chairman Herndon and adopted by a vote of 4 to 0, with Members Crucey, Robinson, & Wimmer absent from the meeting, the Tazewell County Planning Commission hereby **APPROVE** the agenda as presented.

April 10TH, 2025 PLANNING COMMISSION MINUTES

APPROVAL OF THE March 13th, 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 Robinson & Wimmer absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the March 10th regular meeting minutes as written.

ITEMS FOR DISCUSSION:

Andy & Lydia Byler Property Division

Jim Ribble, Land Surveyor, spoke on behalf on the division that had previously been discussed at the March 13th meeting. It was determined that adjoining land owners would need to be notified of the division via certified mail before the Planning Commission could approve it. Kenneth Dunford, Director of Engineering, confirmed that the certified letters had been sent in the appropriate timeframe, and the commission was now able to approve the division. Chase Collins, County Attorney, concurred with Mr. Dunford.

Upon motion of Vice-Chairman Herndon, seconded by Member Crucey and adopted by a vote of 5 to 0, with Members Robinson, & Wimmer absent from the meeting, the Tazewell County Planning Commission hereby **APPROVE** the Andy & Lydia Byler property division with a variance for water & sewer.

Buskell Proposed Borrow Site E&S Plan

Mr. Ribble spoke on behalf of the Buskell proposed borrow site E&S plan. The property owner plans to remove and stockpile top soil for the purpose of filling other sites. Once the limit of the excavation site is reached, the site will be seeded and mulched. The proposed disturbed area is 0.97 acres.

Mr. Dunford said that the Engineering Dept reviewed the plans and had several comments. However, Mr. Ribble had not responded to any of those comments. Mr. Dunford suggests that the Planning Commission approve the E&S plan contingent on the following items:

- 1) Mr. Ribble address Mr. Dunford's comments
- 2) The payment of the bond that can only be calculated once Mr. Ribble addresses Mr. Dunford's comments
- 3) \$60 permit fee payment

Mr. Collins advised that the project be approved with Mr. Dunford's contingencies.

April 10TH, 2025 PLANNING COMMISSION MINUTES

Upon motion of Vice-Chairman Herndon, seconded by Member Ramella and adopted by a vote of 5 to 0, with Members Robinson & Wimmer absent from the meeting, the Tazewell County Planning Commission hereby **APPROVE** the Buskell proposed borrow site E&S plan contingent upon the following items:

- 1) Mr. Ribble address Mr. Dunford's comments
- 2) The payment of the bond that can only be calculated once Mr. Ribble addresses Mr. Dunford's comments
- 3) \$60 permit fee payment

SUBCOMMITTEE REPORTS

None at this time.

CITIZEN COMMENTS

Robert Carlson asked if the county insurance policy covers PFAS's; Mr. Collins responded that the county is not covered. Mr. Carlson then asked if any other solar companies are trying to set up in Tazewell County. Mr. Collins said that the county frequently receives zoning inquiry letters, but Energex is the only company that is known to be attempting to develop in Tazewell County.

Mr. Carlson asked if the Board of Supervisors had considered banning specific chemicals that would prohibit the installation of solar panels. Mr. Collins stated that a ban on certain chemicals without compressive county-wide zoning could be viewed as a way to target Energex, and the decision could create legal issues.

Member Cruey asked Mr. Collins if he could draft a recommendation for solar panel safety data sheets that could be presented to the Board of Supervisors. Mr. Collins agreed that he could, and the commission brought it to a vote.

April 10TH, 2025 PLANNING COMMISSION MINUTES

Upon motion of Member Cruey, seconded by Vice-Chairman Herndon and adopted by a vote of 5 to 0, with Members Robinson & Wimmer absent from the meeting, the Tazewell County Planning Commission hereby **APPROVE** the recommendation to the Board of Supervisors for solar panel safety data sheets.

MEMBER CONCERNS

Member Lyons asked if there was an update for the slaughter house and Project Jonah. Mr. Collins said that the IDA is still locating a more feasible property for the slaughter house. Project Jonah is still in a holding pattern as they install subsurface pipes and a new roadway that will allow larger equipment to get to the site.

Member Ramella asked if Energex's siting agreement has an expiration date; Mr. Collins said that he would need to look into that.

Vice-Chairman Herndon asked if Member Robinson had provided a resignation yet; Mr. Collins said that he will contact her. Member Robinson's term is set to end on June 30th.

Mr. Collins stated that the Board of Supervisors have received complaints for drainage issues on several roads that are not in the orphan road system. Some of the roadways began the orphan road petition process, but were never fully accepted.

Upon motion of Cruey, seconded by Lyons, and adopted by a vote of 5 to 0, with Members Robinson & Wimmer absent from the meeting, the Tazewell County Planning Commission Meeting is hereby adjourned at approximately 6:55 p.m. until Thursday, May 8th, 2025 at 6:30 p.m. at the Tazewell County Boardroom.

Respectfully submitted:

Brad Gibson

Brad Gibson - Executive Secretary



Robert "Bob" Moss - Chairman

Tazewell County Planning Commission