

**VIRGINIA:** at the **REGULAR MEETING** of the Tazewell County Planning Commission held October 9<sup>th</sup>, 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  
Hayden Lyons – Member  
Anthony Ramella – Member  
Lance Wimmer - Member

**OTHERS**

**PRESENT:** Kenneth Dunford, Jr., - Director of County Engineering  
Brad Gibson - Executive Secretary  
Christopher & Janet Clear – 600 Lillywhite Rd  
Dan Schwartz – 1408 Upper Valley Rd  
Debbie Ginter – 199 Elmhurst Rd

**ABSENT:** Kyle Cruvey- Member

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Chairman Moss called the October 9<sup>th</sup>, 2025 regular meeting to order and presided at approximately 6:30 p.m.

He then welcomed 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 Wimmer.

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**APPROVAL OF THE AGENDA FORMAT**

A revised agenda was given to the Planning Commission, and Kenneth Dunford, Director of Engineering, asked that the Commission approve it as presented.

Upon motion of Vice-Chairman Herndon, seconded by Member Lyons and adopted by a vote of 5 to 0, with Member Cruvey absent from the meeting, the Tazewell County Planning Commission hereby **APPROVE** the revised agenda as presented.

**APPROVAL OF THE July 10<sup>th</sup>, 2025 REGULAR MEETING MINUTES**

Upon motion by Member Wimmer,4 seconded by Member Ramella, and voted on by a vote of 5 to 0, with Member Cruvey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the July 10<sup>th</sup> regular meeting minutes as written.

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**ITEMS FOR DISCUSSION:**

**Clear Boundary Line Adjustment**

Christopher & Janet Clear spoke on behalf of the adjustment. They plan to sell the 0.29 acre portion that was used as a hunting camp. There is a sewer connection at the property, but not water.

Upon motion by Vice-Chairman Herndon, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Member Cruvey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the Clear Boundary Line Adjustment.

Mr. Dunford recommended that the Commission not levee a fee as the plan was different then what was initially proposed, and the Planning Commission did not technically need to approve the current plan.

**Jack Miller/Still Waters Mennonite Church subdivision**

Dan Schwartz spoke on behalf od the subdivision. Mr. Schwartz would like to purchase the lot from the Still Waters Mennonite Church and use it for pasture land. The portion that Mr. Schwartz is purchasing does not have water or sewer connections, so his attorney advised him to ask for a water & sewer variance. Mr. Dunford advised that the Engineering Department received this subdivision on Wednesday, October 8<sup>th</sup>, so he added it to the revised agenda to prevent the sale from stalling for a month. Mr. Dunford said the Engineering Department has no objections to the Commission granting a variance, and a \$109 permit fee.

Upon motion by Vice-Chairman Herndon, seconded by Member Lyons, and voted on by a vote of 5 to 0, with Member Cruvey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the Jack Miller/Still Waters

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Mennonite Church subdivision with a variance for water/sewer contingent upon payment of the \$109 permit fee.

### **Ratify items from September 11<sup>th</sup>, 2025 Agenda**

A quorum was not met for the September 11th, 2025 Planning Commission meeting. Therefore, Kenneth Dunford, Director of County Engineering, polled the commission via email to pass the three agenda items from that meeting: the Mabrey's Meadows Mitigation Bank, the Justus Erosion & Sediment Control plan, and the Romeo Erosion & Sediment Control plan. Mr. Dunford received sufficient yays to sign the items, and enough for the Planning Commission members present at today's meeting to approve the items without further discussion if they so wish. Mr. Dunford did advise that the Engineering Department was still waiting to receive the permit fee for the Mayrey's Meadow Mitigation Bank.

Upon motion by Member Lyons, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Member Cruet absent from the meeting, the Tazewell County Planning Commission does hereby **RATIFY** the poll sent by Mr. Dunford regarding the the Justus Erosion & Sediment Control Plan, the Romeo Erosion & Sediment Control Plan, and the Mayrey's Meadow Mitigation Bank, contingent on the payment of the permit fee.

Mr. Dunford asked for the suspension of Robert's Rules of Order to move to Section 8 of the agenda, Citizen Comments, as there were citizens in the audience who wished to speak.

Upon motion by Vice-Chairman, seconded by Lyons, and voted on by a vote of 5 to 0, with Member Cruet absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the suspension of Robert's Rules of Order to move the meeting to Section 8, Citizen Comments.

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### **CITIZEN COMMENTS**

Debbie Gunter said that she is unable to get close on a loan due to a memorandum that was passed by the Planning Commission before she owned the property. Mr. Dunford advised that he was made aware of the issue on October 9<sup>th</sup>, and was not able to provide a recommendation to the Planning Commission at this time. Mr.

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Dunford said that he will have to speak with the County Attorney about possible remedies for the memorandum.

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### SUBCOMMITTEE REPORTS

Mr. Dunford advised the Commission that a Safe Streets for All meeting was being held on October 16<sup>th</sup> at 3 PM. Chairman Moss will also attend the meeting.

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### MEMBER CONCERNS

Chairman Moss noted his concern about the lack of quorum during several scheduled meetings this year. Chairman advised that the members need to attend the regularly scheduled meetings.

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Upon motion of Lyons, seconded by Vice-Chairman Herndon, and adopted by a vote of 5 to 0, with Member Cruey absent from the meeting, the Tazewell County Planning Commission Meeting is hereby adjourned at approximately 7:04 p.m. until Thursday, November 13<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