

May 14TH, 2026 PLANNING COMMISSION MINUTES

VIRGINIA: at the REGULAR MEETING of the Tazewell County Planning Commission held May 14th, 2026 at 6:30 p.m. in the Tazewell County Administration Building, Tazewell, Virginia - 197 Main Street

PRESENT: Hayden Lyons – Vice-Chairman
Anthony Ramella – Member
Lance Wimmer – Member
Eddy Brown - Member
Harry Cundiff – Member

OTHERS

PRESENT: Kenneth Dunford Jr. - Director of County Engineering
Aaron Gillespie – County Attorney
Brad Gibson - Executive Secretary
Charlie Bales – WSP
Sam Moore – Consolidated Steel
Bill Skeens – Onsite Systems Engineering
Keith Matney
Scott Matney
Jim Ribble – Land Surveyor

ABSENT: Robert “Bob” Moss - Chairman
Kyle Cruey - Member

PLEASE

NOTE: With Chairman Moss absent from the meeting, Vice-Chairman Lyons temporarily assumed the Chairman position for the duration of the meeting.

1. CALL TO ORDER

Chairman Lyons called the May 14th, 2026 regular meeting to order and presided at approximately 6:32 PM.

2. INVOCATION AND PLEDGE

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

3. WELCOME VISITORS

Chairman Lyons welcomed those in attendance.

4. INTRODUCE NEW MEMBERS

Chairman Lyons introduced the new members of the Planning Commission; Eddy Brown of the Western District & Harry Cundiff of the Northern District.

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5. APPROVAL OF THE AGENDA FORMAT – ADDITIONS/DELETIONS

The Commission was presented a revised agenda that had additions, but no deletions.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the revised agenda as presented.

6. APPROVAL OF THE APRIL 9TH, 2026 MEETING MINUTES

Chairman Lyons asked the Commission to take a few minutes to review the April 9th, 2026 meeting minutes.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the April 9th, 2026 meeting minutes as written.

7. UNFINISHED BUSINESS

A. APPOINT SUBCOMMITTEES:

Chairman Lyons asked if the appointment of subcommittees should be tabled until the next meeting. Kenneth Dunford Jr., Director of Engineering, advised that it would be a good idea to wait until Chairman Moss is present to appoint committees. Aaron Gillespie, County Attorney, advised that a vote is not necessary to table the subcommittee appointments.

The Planning Commission decided to **TABLE** discussion on subcommittees.

8. ITEMS FOR DISCUSSION:

A. Richlands Gas Generator ESC Plan

Charlie Bales of WSP spoke on behalf of the Richlands Gas Generator ESC Plan. Mr. Bell said that Richlands is building a 4.5-megawatt generator, and there will be new utility lines constructed from the generator to the town. The ESC Plan includes the entirety of the project area.

Mr. Dunford said that he has been discussing this plan with WSP for around a month now, and there is an issue that still needs to be addressed. The generator is being built on land owned by the Pocahontas Land Corporation. Mr. Dunford has asked WSP & the Town of Richlands to provide a lease agreement, and address comments, before he will approve the application. Mr. Gillespie has also reached out to the Town of Richlands, but they have not confirmed if a lease agreement has been approved.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the Richlands Gas Generator ESC Plan. The Engineering Department will issue the permit when they receive the stormwater permit, the DEQ stormwater permit, and once Mr. Dunford's comments are addressed.

B. Consolidated Steel ESC Plan

Sam Moore of Consolidated Steel spoke on behalf of the project. The project involves relocating the company's material storage pad & improvements to truck access. The plan includes installation of storm water conveyance infrastructure & temporary storm basins that will be made permanent. The project is expected to last 60 days in three phases. Truck access will remain open during all three phases of the project.

Mr. Dunford has reviewed the plan and has no comments. However, he still needs to calculate the bond once DEQ approves the stormwater permit for the site, and he will need a copy of that permit. Mr. Dunford recommended that the Planning Commission approve the ESC Plan; Mr. Gillespie concurred.

Upon motion by Member Cundiff, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** Consolidated Steel ESC Plan. The Engineering Department will issue the permit when they receive a copy of the stormwater permit.

C. 460 Self Storage ESC Plan

Jim Ribble spoke on behalf of the ESC Plan. It is a small site near the Town of Bluefield. The property has brush & litter on it, and the owner cleared it to make way for development. The owner has hydroseeded the property, and Mr. Ribble stated that grass is growing back now.

Mr. Dunford has discussed the ESC Plan with Mr. Ribble. The owner of the property did not have an ESC Plan in place, and the activity was discovered by the Tazewell County Engineering Department. Mr. Dunford suggests that the Planning Commission waive a bond since the project is almost complete, and recommended that the Commission approve the ESC Plan; Mr. Gillespie concurred.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **APPROVE** the 460 Self Storage ESC Plan. The Engineering Department will issue the permit when the permit fee is paid & Mr. Dunford's comments are addressed.



9. ENGINEERING REPORT

A. Consideration to approve Safe Streets 4 All letter of support

Mr. Dunford discussed a grant from the federal government that allowed Tazewell County to perform a safety study of roadways. There is a Safe Streets 4 All implementation grant that, if awarded, would allow Tazewell County to make improvements upon the issues that were found in the study. Tazewell County normally applies for changes to primary roads like US 19/US460, but six secondary roads were selected for the application. Mr. Dunford presented a drafted Letter of Support from the

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Planning Commission that would be attached with the grant application. Mr. Dunford suggested that the Planning Commission authorize the execution of the Letter of Support as written; Mr. Gillespie concurred.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **AUTHORIZE** the Letter of Support as written.

B. Consideration of moving July 9th meeting

The July 9 Planning Commission meeting is currently scheduled on the week after Independence Day, a week that many people take vacations during. Mr. Dunford suggested that the Planning Commission move the date of the July meeting to a day that would work better for everyone. After consideration, the Commission decided to move the meeting to Tuesday, July 14th.

Upon motion by Member Wimmer, seconded by Member Cundiff, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **MOVE** the July Planning Commission meeting date to Tuesday, July 14th.

10. SUBCOMMITTEE REPORTS

None at this time.

11. CITIZEN COMMENTS

None at this time

12. MEMBER CONCERNS

Chairman Lyons asked about the potential Meat Processing Plant in Tazewell County. Mr. Dunford said that he has received a set of plans are being reviewed, and that he has sent comments back that are being addressed.

Chairman Lyons asked about Project Jonah. Mr. Gillespie stated that residents have reported seeing construction vehicles moving at the site, but it is unclear what work is currently being done.

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13. ADJOURN

Upon motion by Member Ramella, seconded by Member Cundiff, and voted on by a vote of 5 to 0, with Chairman Moss & Member Cruey absent from the meeting, the Tazewell County Planning Commission regular meeting is hereby **ADJOURNED** at approximately 7:07 PM until Thursday, June 11th, 2026 at 6:30 PM in the Tazewell County Boardroom.

Respectfully submitted:

Brad Gibson

Brad Gibson - Executive Secretary

Hayden Lyons – Chairman (Interim)
Tazewell County Planning Commission