

## June 11<sup>TH</sup>, 2026 PLANNING COMMISSION MINUTES

**VIRGINIA:** at the **REGULAR MEETING** of the Tazewell County Planning Commission held June 11<sup>th</sup>, 2026 at 6:30 p.m. in the Tazewell County Administration Building, Tazewell, Virginia - 197 Main Street

**PRESENT:** Robert “Bob” Moss - Chairman  
Anthony Ramella – Member  
Lance Wimmer – Member  
Eddy Brown - Member  
Harry Cundiff – Member

### **OTHERS**

**PRESENT:** Kenneth Dunford Jr. - Director of County Engineering  
Brad Gibson - Executive Secretary  
Joe Caterino – Watershed Consulting, PLLC  
Joe Sulesky – Centec Engineering, PLLC  
Todd Boggess – E.T. Boggess Architect, Inc

**ABSENT:** Hayden Lyons – Vice-Chairman  
Kyle Cruey - Member

---

### **1. CALL TO ORDER**

Chairman Moss called the June 11<sup>th</sup>, 2026 regular meeting to order and presided at approximately 6:30 PM.

---

### **2. INVOCATION AND PLEDGE**

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

---

### **3. WELCOME VISITORS**

Chairman Moss welcomed those in attendance.

---

### **4. APPROVAL OF THE AGENDA FORMAT – ADDITIONS/DELETIONS**

The Commission was presented an agenda that had no additions or deletions.

Chairman Moss asked that section 5 ½ be added to the agenda as an Introduction of Members, so that anyone not present at the May meeting could meet the new members.

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 agenda as presented with the addition of 5 ½ Introduction of Members.

---

### **5. APPROVAL OF THE MAY 14<sup>TH</sup>, 2026 MEETING MINUTES**

Chairman Moss asked the Commission to take a few minutes to review the May 14<sup>th</sup>, 2026 meeting minutes.

## June 11<sup>TH</sup>, 2026 PLANNING COMMISSION 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 May 14<sup>th</sup>, 2026 meeting minutes as written.

### 5 ½. INTRODUCTION OF MEMBERS

All of the members introduced themselves and briefly talked about their careers and their Planning Commission tenure.

### 6. UNFINISHED BUSINESS

#### A. APPOINT SUBCOMMITTEES:

After discussion, below is a list of the subcommittee appointments:

##### 1. Comprehensive Plan subcommittee

- Vice-Chairman Lyons
- Member Cundiff
  - Alternate – Chairman Moss

##### 2. Subdivision subcommittee

- Member Ramella
- Member Brown
  - Alternate – Vice-Chairman Lyons

##### 3. Capital Improvements subcommittee

- Chairman Moss
- Member Wimmer
  - Alternate – Member Cruey

Upon Motion by Member Ramella, seconded by Member Cundiff and voted on by a vote of 5 to 0, with Vice-Chairman Lyons & Member Cruey absent from the meeting, The Tazewell County Planning Commission does hereby **APPROVE** the subcommittee appointments listed above.

### 7. ITEMS FOR DISCUSSION:

No one was present to speak on behalf of the Blackrock Excavation division. Kenneth Dunford Jr, Director of Engineering, suggested that the Planning Commission shift the other items up, and move the division to item D. The Commission agreed with this shift and continued business.

#### A. Richlands Drainage ESC Plan

Joe Caterino of Watershed Consulting spoke on behalf of the Richlands Drainage Plan. The plan improves the ongoing efforts to drain the field near Richlands Elementary School, and give any stormwater that accumulates there a proper outlet via a retention pond and ditch.

## June 11<sup>TH</sup>, 2026 PLANNING COMMISSION MINUTES

Mr. Caterino requested a variance to Erosion & Sediment Control Minimum Standard 19, as there is a section of the ditch that does not meet the required flow rate for MS-19, and it cannot be altered or improved upon. All other portions of the ditch will meet MS-19, except for this portion that is approximately 5 ft long. Mr. Dunford reviewed the variance & had no objections. He suggested that the Commission waive the fees & bond since it is a Tazewell County project, and that they approve the variance and allow him to approve the plan.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Vice-Chairman Lyons & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **ALLOW** Mr. Dunford to approve the Richlands Drainage Plan and the variance. The Planning Commission also waived the fees & bond related to the project.

### **B. Tazewell Taco Bell ESC Plan**

Joe Sulesky, an Engineer with Centec Engineering, spoke on behalf of the Taco Bell ESC Plan in Tazewell. The project is taking place on Market St between Advance Auto Parts & Wendy's. Mr. Dunford has reviewed the plan and has had all of his comments addressed. He recommended that the Commission allow him to approve the plan once the bond has been calculated & paid.

Upon motion by Member Cundiff, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Vice-Chairman Lyons & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **ALLOW** Mr. Dunford to approve the Tazewell Taco Bell ESC Plan after the bond has been paid.

### **C. Meat Processing Facility at the Bluestone ESC Plan**

Todd Boggess, an architect from Princeton, WV, spoke on behalf of the project. Control measures include diversion channels, diversion dikes, & silt fencing. The total land disturbance of the project will be slightly under 1 acre. Mr. Dunford reviewed the plans and has a few comments that still need to be addressed. Mr. Dunford suggested that the Planning Commission allow him to approve the plan once comments are addressed, & to waive fees & bond related to the project since it is a Tazewell County project.

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Vice-Chairman Lyons & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **ALLOW** Mr. Dunford to approve the Meat Processing Facility ESC Plans once comments are addressed. The Planning Commission also waived the fees & bond related to the project.

After approval, Mr. Boggess gave a presentation about the Meat Processing Facility itself. It will feature a holding pen, kill floor, aging cooler, processing & packaging, & freezers. The PowerPoint that Mr. Boggess presented is attached to the minutes.

## June 11<sup>TH</sup>, 2026 PLANNING COMMISSION MINUTES

### D. Blackrock Excavation Division

Mr. Dunford stated that even though nobody was in attendance to speak on behalf of the division, the Planning Commission could break precedence and vote to approve the division. Mr. Dunford stated that he has reviewed the division and has no objections. He also said that a \$106.00 permit fee would need to be paid before he would approve it, & a variance is needed because the division does not attach to a state road.

Upon motion by Member Ramella, seconded by Member Cundiff, and voted on by a vote of 5 to 0, with Vice-Chairman Lyons & Member Cruey absent from the meeting, the Tazewell County Planning Commission does hereby **ALLOW** Mr. Dunford to approve the Blackrock Excavation Division with a variance for state roadway access upon receiving the \$106.00 permit fee.



### 10. SUBCOMMITTEE REPORTS

None at this time.



### 11. CITIZEN COMMENTS

None at this time



### 12. MEMBER CONCERNS

None at this time.



### 13. ADJOURN

Upon motion by Member Wimmer, seconded by Member Ramella, and voted on by a vote of 5 to 0, with Vice-Chairman Lyons & Member Cruey absent from the meeting, the Tazewell County Planning Commission regular meeting is hereby **ADJOURNED** at approximately 7:14 PM until Tuesday, July 14<sup>th</sup>, 2026 at 6:30 PM in the Tazewell County Boardroom.

Respectfully submitted:

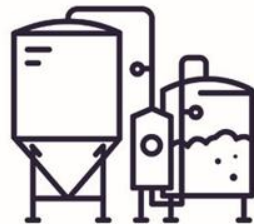
**Brad Gibson**

---

Brad Gibson - Executive Secretary

---

Robert "Bob" Moss – Chairman  
Tazewell County Planning Commission



**DEJONG**  
OPERATIONS MANAGEMENT & CONSULTING LLC



## Tazewell County Slaughterhouse Design & Layout

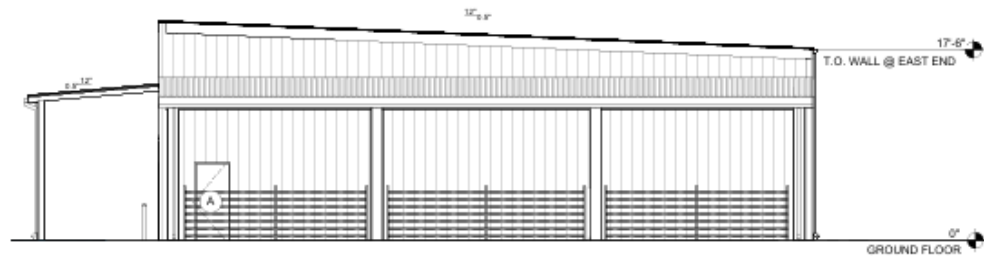


# DeJong Process

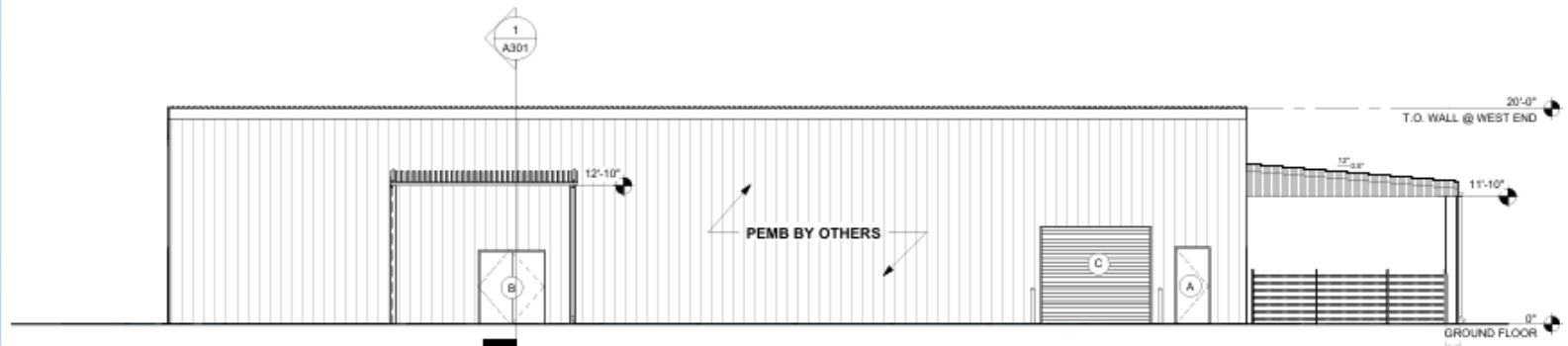
- Complete Engineering for the design, building, and installation for an FDA compliant kill and process plant with initial throughput of 20 beef animals per week
- Due diligence scope of services related to the site in Tazewell County, VA
- Environmental Permitting
- Site and Utility Planning
  - Site Access
  - Schematic Design
  - Civil Engineering
  - Architectural
  - Structural Engineering
  - Plumbing
  - Electrical
  - Fire Protection
  - Construction Documents
- On-Site Project Management and GC Support Services



# Elevation Views

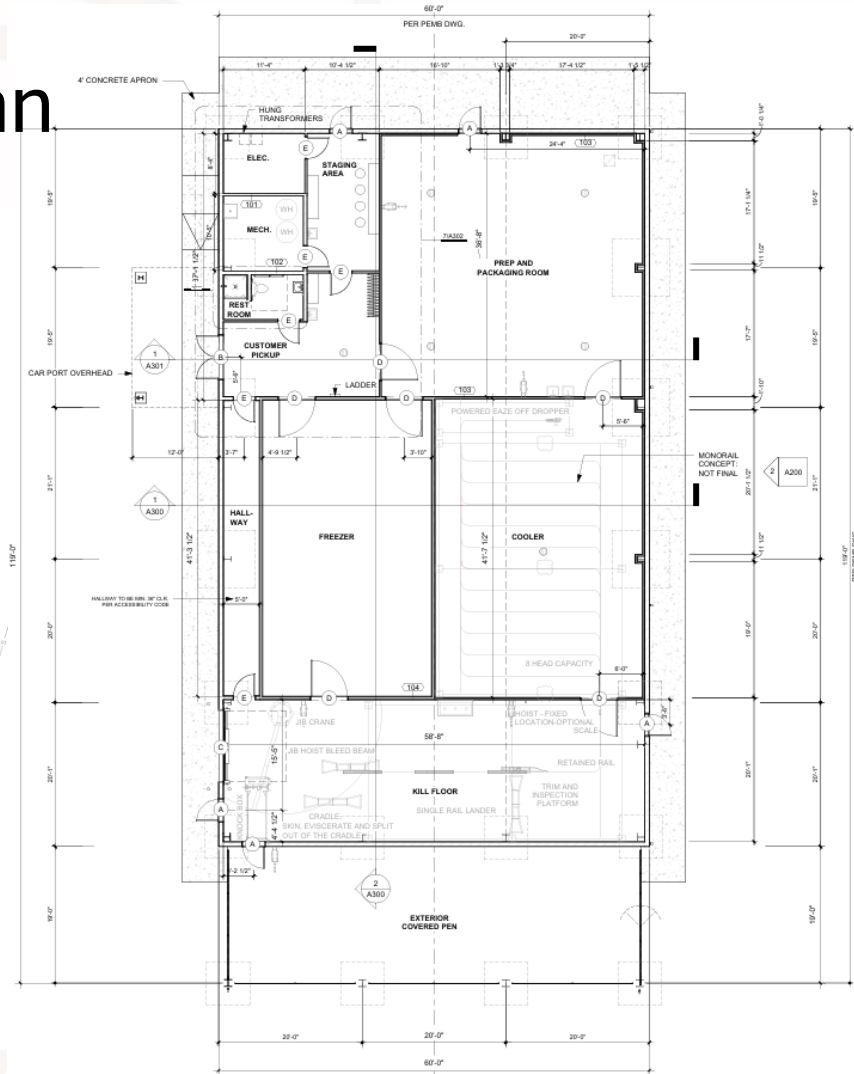


SOUTH ELEVATION



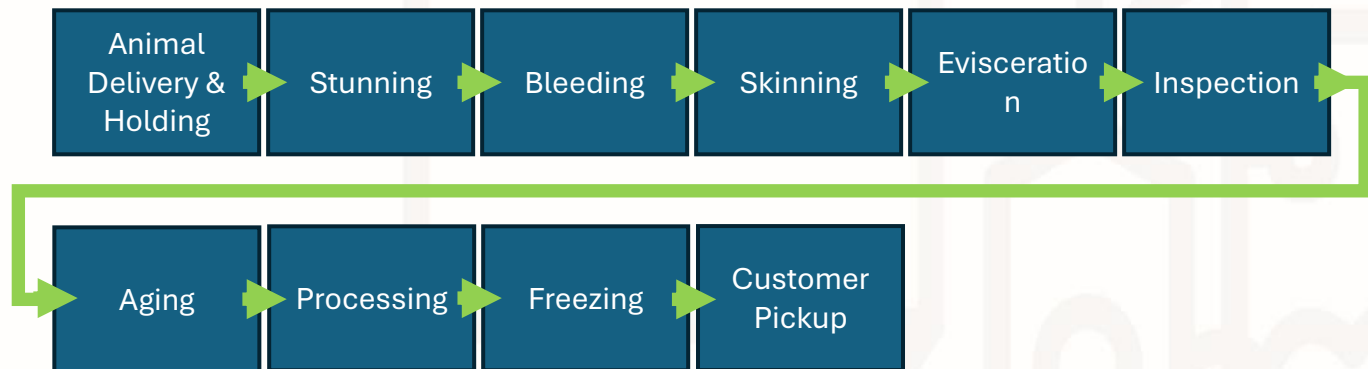
WEST ELEVATION



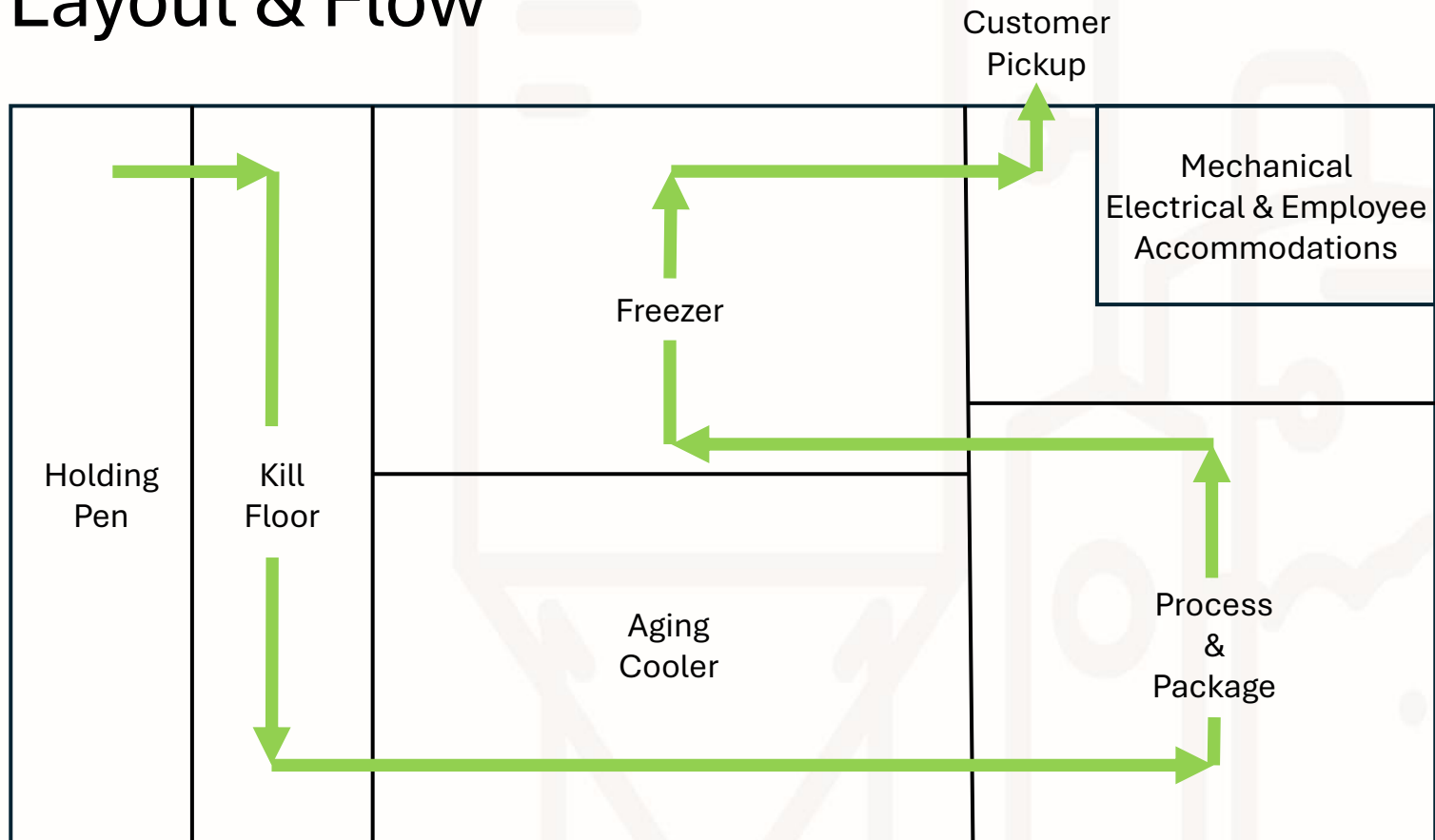




# Meat Processing Capabilities (Farm to Table)



# Layout & Flow



# Capacity

- 20 head/week.
- Based on 15 day aging, cooler capable of holding 120+ sides.
- Footprint and site plan designed to allow a simple future building expansion that will accommodate doubling capacity.

