

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Wednesday, March 18, 2026, at 4:17 p.m.

PRESENT: Chairman K. Russell Crawford, Vice Chairman Jon Hopkins, Eric Schmidgall, and Woodrow. **NO QUORUM.**

ABSENT: Jay Hall, Mark Goddard, Greg Longfellow, Eric Stahl

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy Administrator; and Matt Drake, Assistant States Attorney

OTHERS PRESENT: Elton Rocke and County Board Members: Nancy Proehl, Deene Milam and Greg Sinn

CALL TO ORDER: Chairman Crawford called the meeting to Order at 4:17 p.m.

MINUTES: Vote not held due to a lack of quorum.

PUBLIC COMMENT: None

DISCUSSION

Proposed Amendment 75

Administrator Workman presented the committee with an overview of Proposed Amendment 75 to the Zoning Code. Ms. Workman stated this amendment would put a stop to any petitions on any use that was not specifically listed in the zoning code. Ms. Workman said that this verbiage change was not meant to be permanent and could be rescinded once the Board established verbiage to address higher intensity uses such as Battery Storage (BESS) facilities or Data Centers. Ms. Workman added that she had various meetings already set in order to work on a proposed ordinance to address these intensive uses, and although a draft ordinance is not ready to be presented to the committee that does not mean that the research and work is not being done.

Member Sinn stated he felt an amendment such as this was actually going backwards and would be too restrictive. Mr. Sinn stated he understood the reasoning behind the change, but he disagreed with this being the route taken.

Chairman Crawford stated the proposed verbiage change would be a better option than issuing a moratorium on specific uses and could help the County by providing them an opportunity to research a use prior to establishing regulations.

Member Hopkins stated he was in agreement with Member Sinn and would like to see an ordinance on BESS and Data Centers rather than verbiage to prohibit them. Mr. Hopkins added his concern work had not been done to propose any verbiage. Mr. Hopkins said he would be agreeable to the amendment as long as there was an ordinance that would soon follow.

Assistant States Attorney Drake stated he was not aware of any specific petitions that would have been proposed under an analogous use, as the code was currently written. Mr. Drake said this verbiage change would not be a dead end for petitioners, it was intended to allow time to get standards researched and in place.

Member Woodrow stated that these intensive uses that are becoming popular needed to be addressed by a moratorium or an ordinance.

This item was for discussion purposes only. No action was taken

BESS Battery Storage

Administrator Workman stated she is continuing to work on this topic and drafting one ordinance that will encompass all renewable energy sources and projects.

This item was for discussion purposes only. No action was taken

UNFINISHED BUSINESS:

Chairman Crawford stated there was a participant of the Coyote Solar project that was having difficulty with the developer and brought the topic before the Executive committee. Mr. Crawford said that Member Menold wanted to vote down the decommissioning plan before them until the participant was able to get the answers he needed, however Mr. Crawford stated that he tried to explain that the Decommissioning Plan was not anything that the County should deny without real cause because it was a document drafted to protect the County.

Assistant States Attorney Drake stated that the County is not required to approve every decommissioning plan that comes past them, however, the County should ensure that their interests are covered by a proposed plan for approval.

This item was for discussion purposes only. No action was taken

STAFF REPORT:

Administrator Workman presented the Committee a Staff Report detailing revenues, expenses and other office related activity for the month and year to date. This item was for discussion purposes only and no action was taken.

NEXT MEETING:

The next meeting of the Land Use Committee will be held on Tuesday, April 14 at 5:00 p.m.

RECESS:

There being no further business, the meeting recessed at 4:45p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter, Chief Deputy)