

*Susan Reeves, Chairperson  
Charity McDaniels, Co Chairperson  
Edith Jackson, Planning Commission Member  
Kenneth Mulkey, Planning Commission Member  
Jack Murray, Planning Commission Member  
Richard Taylor, Planning Commission Member  
Benny Moore, Planning Commission Member  
Todd Day, Town Manager*

**TOWN OF TAZEWELL, VIRGINIA**  
***Planning Commission Meeting***  
Monday, January, 2016  
7:00 p.m.  
Town of Tazewell Council Chambers

❖ **Call to Order by Planning Commission Chairman**

1. Pledge of Allegiance
2. Invocation
3. Approval of Minutes  
[Planning Commission Meeting of December 7, 2015]
4. Street Closings at North Tazewell( Chris)
5. Boundary Adjustments ( Chris )
6. Comprehensive Plan Discussion and Vote ( Chris )
7. Adjournment

**Planning Commission Meeting Minutes  
December 7, 2015**

The Tazewell Planning Commission met at 7:00 p.m. in the Town Hall Council Chambers.

**Present:**

Planning Commission Chair Susan Reeves  
Planning Commission Vice Chair Charity McDaniel  
Planning Commission Member Edith Jackson  
Planning Commission Member Jack Murray  
Planning Commission Member Kenneth Mulkey  
Planning Commission Member Richard Taylor

**Absent:**

Town Manager Todd Day (Non-Voting Member)  
Planning Commission Member Benny Moore

Staff present was Town Attorney Brad Pyott; Town Clerk Leeanne Billings; and Zoning, Property & Maintenance Official Chris Hurley.

**CALL TO ORDER**

Planning Commission Chairperson Reeves called the meeting to order and lead the pledge of allegiance. Planning Commission Member Jackson gave the invocation.

**APPROVAL OF MINUTES**

Motion to approve minutes was made by Planning Commission Member Murray, seconded by Planning Commission Member Taylor to approve the November 2, 2015 meeting minutes. On vote: Planning Commission Member Murray, aye; Planning Commission Member Mulkey aye; Planning Commission Member Taylor, aye; Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Jackson, aye.

**MATT WHITAKER'S NON CONFORMING USE PERMIT**

Zoning, Property & Maintenance Official Chris Hurley stated that we had a request for a non-conforming use permit. The property owner Matt Whitaker would like to build an addition on his house. Currently, his property is six feet off the property line; the addition would stay in line with this and not go closer to that property line. They then viewed the plans for the proposed addition. Attorney Pyott stated that he felt like this was more a variance issue instead of non-conforming use. He then read the definition of variance and stated that the house was built before the zoning and set backs were in place. He also stated that the addition would not be changing setbacks but as is, the current structure would not be in compliance with the current zoning setback. Planning Commission Member Murray asked if it would be building higher but not coming closer to the other property owner's line. Mr. Whitaker answered yes that is correct, he would be building up and back on his property taking his back yard. Planning Commission Chair Reeves asked if we had similar situations in the past and how we had handled them. Attorney Pyott stated none that he could remember. Planning Commission Member Murray asked what

would be done in this remodel. Mr. Whittaker answered that he would be adding a bedroom and expanding the kitchen. Planning Commission Vice Chair McDaniel asked for clarification that he would be losing his back yard more or less, than expanding to sides of the property. Mr. Whittaker answered that was correct and that he was going to talk to his neighbor, Bucky McConnell, about it but they were not home when he went to talk to them about it. Planning Commission Member Murray stated that it would be a good idea to get written consent from the neighbor so it would protect him and also the Town. The members discussed getting written consent from the neighbors. Planning Commission Murray made a motion that as long as we have a written letter from the neighbor, giving their consent, the Planning Commission will agree to let Zoning, Property & Maintenance Official Chris Hurley, authorize the permit. Planning Commission Vice-Chair McDaniel seconded the motion. On vote: Planning Commission Member Murray, aye; Planning Commission Member Mulkey aye; Planning Commission Member Taylor, aye; Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Jackson, aye.

### **SIGN ORDINANCE UPGRADE**

Zoning, Property & Maintenance Official Chris Hurley stated that Dr. Chris Brown has approached him and asked what size sign he could put up at his business. Planning Commission Member Murray asked how big of a sign does he want to put up? Zoning, Property & Maintenance Official Chris Hurley answered he did not know, he had not given him the specs of the sign. He wants to put it above the guttering of the building. Attorney Pyott discussed the state sign ordinance and said it affects all signs not just political. We will need to readdress the sign ordinance to the Attorney General case. The General Assembly meets in January and they may address it during their session. Planning Commission Member Murray asked if Dr. Brown could give us the size of the sign he is interested in so they could look at it and make a judgment call.

### **COMPREHENSIVE PLAN**

Zoning, Property & Maintenance Official Chris Hurley handed each member a new copy of the revised comprehensive plan and asked each of them to review and read it and said if they have any questions to call him and they could discuss it. Attorney Pyott stated that in the January meeting after they have reviewed it they will need to vote on it to approve it and make a motion to send it to the Town Council for approval and hold a public hearing.

### **ADDRESSING UPDATE**

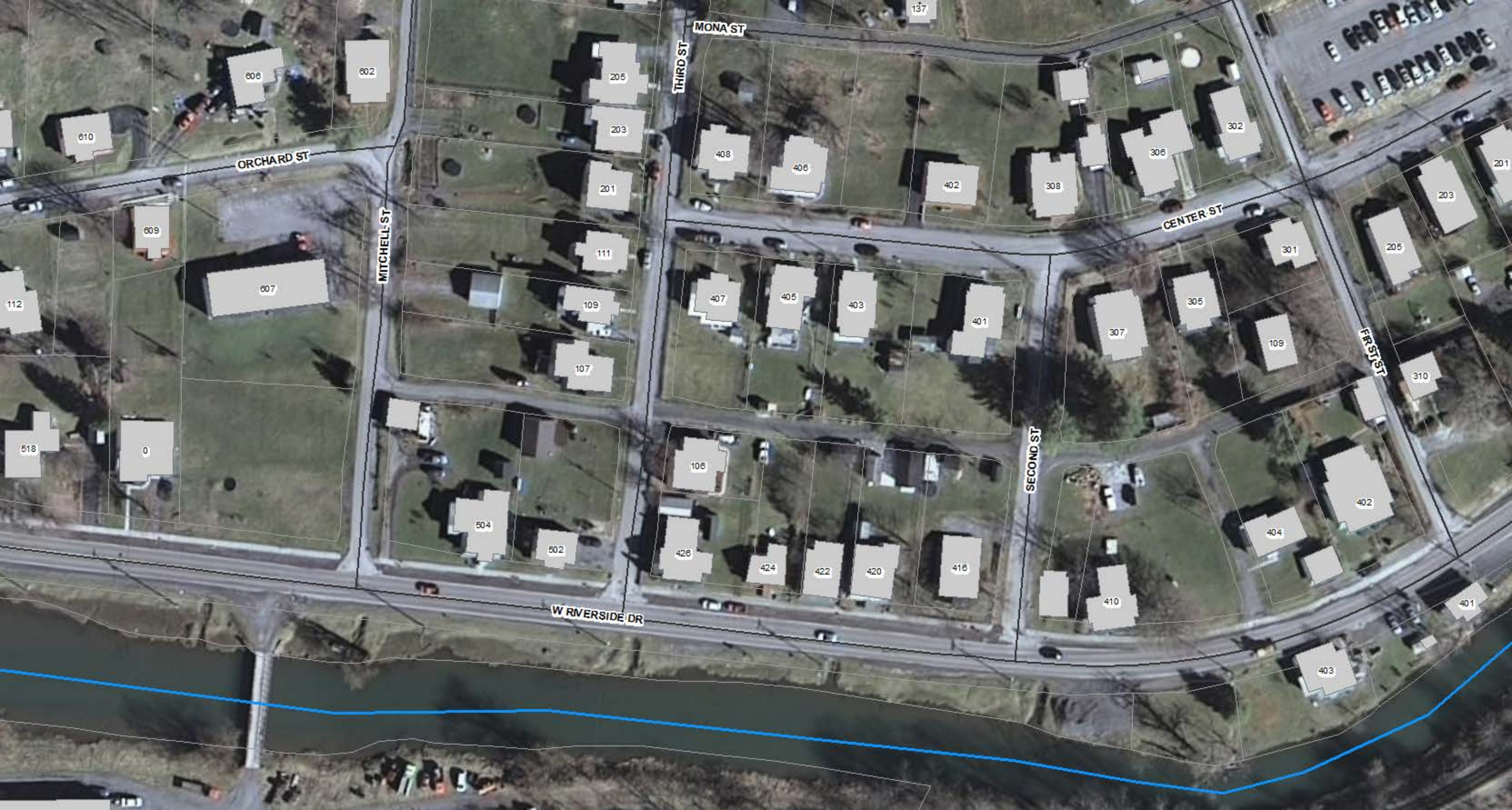
Zoning, Property & Maintenance Official Chris Hurley stated that as he has been working on the PRV project, he has been re-addressing as he goes. He has completed Adria Road, Riverside Drive, and Pisgah Road. All the housing numbers will change. Planning Commission Member Murray asked if there will still be an east and west. He stated no there will not be. Planning Commission Member Jackson asked for clarification that every house number would change,

and he stated yes they would all get a new house number, it is supposed to be numbered by the feet from the street. It will be changing next year and it will probably be a mess.

## **ADJOURNMENT**

Motion was made by Planning Commission Member Murray to adjourn the meeting at 7:37 pm. Motion was seconded by Planning Commission Member Taylor. On vote: Planning Commission Member Murray, aye; Planning Commission Member Mulkey aye; Planning Commission Member Taylor, aye; Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Jackson, aye.





MONA ST

ORCHARD ST

MITCHELL ST

THIRD ST

CENTER ST

SECOND ST

FIRST ST

W RIVERSIDE DR

608

602

610

609

607

112

518

0

205

203

201

111

109

107

504

502

408

406

402

308

306

302

407

405

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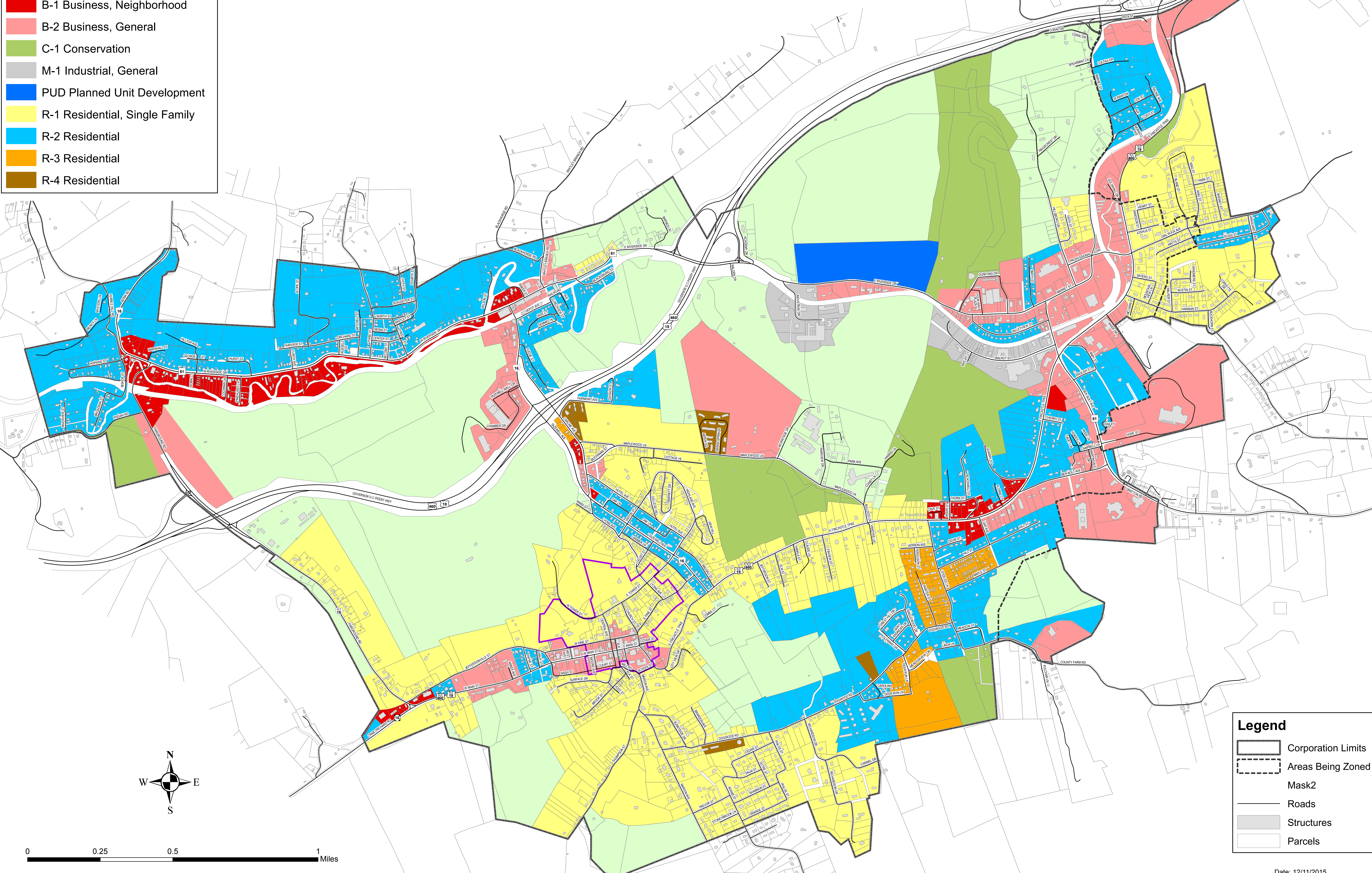


### Zoning Legend

- HPD Historic Preservation District
- A-1 Agricultural
- B-1 Business, Neighborhood
- B-2 Business, General
- C-1 Conservation
- M-1 Industrial, General
- PUD Planned Unit Development
- R-1 Residential, Single Family
- R-2 Residential
- R-3 Residential
- R-4 Residential

# ZONING DISTRICTS MAP

## Town of Tazewell, Virginia



**Legend**

- Corporation Limits
- Areas Being Zoned Mask2
- Roads
- Structures
- Parcels