

*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, March 7, 2016  
7:00 p.m.  
Town of Tazewell Council Chambers

**Proposed Comprehensive Plan Public Hearing 6:45 p.m.**

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

1. Pledge of Allegiance
2. Invocation
3. Approval of Minutes  
[Planning Commission Meeting of February 1 ,2016]
4. Comprehensive Plan Vote( Brad)
5. Deer Run Lane ( Todd )
6. Boundary Adjustments ( Todd )
7. Adjournment

**Planning Commission Meeting Minutes  
February 1, 2016**

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  
Town Manager Todd Day (Non-Voting Member)

**Absent:**

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 Mulkey to approve the January 4, 2016 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.

**ALLEY CLOSINGS AT NORTH TAZEWELL**

Manager Day stated that he has received complaints about activity in the alley way off of Third Street connecting with Mitchell Street. If this alley way was closed, the property (alley way) would be split 50/50 with the adjoining land owners. The Town does not have a value in this alley way however we pave and maintain it but it would not hurt the Town if it were closed. Although if there is a utility line we will be sure to get a right of way to the line. Planning Commission Member Mulkey stated that he believes there is a line that goes through there. Planning Commission Member Murray stated that the resident at 107 Third Street had come to the Planning Commission before about this matter and the Planning Commission did not take any action on the issue. The resident then came before Council and was very rude and impolite to them, therefore he is not in favor of closing the alley way because of this. Planning Commission Member Jackson asked if children had to use that alley way to get to school. Manager Day stated that there are other streets they can use to get to school. He stated that he would like the Planning

Commission to give him some direction on how to proceed with this issue. If the alley way is closed we will have to go through the proper guidelines to do so and we will have to hold a public hearing. Planning Commission Member Mulkey stated that his concern is for the children that live close to the alley way and stated they do not need to be exposed to the things that are going on in this alley way. It was then asked if the resident at 107 Third Street had to use the alley way to access his driveway, and it was determined that although he does seem to park a van through that access point, he would not be land locked if the alley way was closed. Motion was made by Planning Commission Member Murray to present this matter to the Town Council. Motion was seconded by Planning Commission Member Mulkey. 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.

## **BOUNDARY ADJUSTMENT**

Manager Day stated that the Town needed to correct the boundary lines. There are areas of the boundary lines that are zig-zaged and need to be cleaned up. It has been determined that an annexation can only occur every 10 years however there is no limit to a boundary adjustment. When looking at a boundary adjustment there are areas that need to be considered such as the quality of the streets, once taken into town limits we will have to maintain them and upkeep them. Also, look at the revenue that will be brought in and the expense for things such as street lights, paving and snow removal. We currently have streets that part of the street is in town and part is out of town, such as the Peak. In the winter time, we plow the street and VDOT pays us for it however, this is the last year that they will be doing this. There needs a recommendation from the Planning Commission to take this matter before the Town Council to review. It was also stated that it would be a good idea if doing a boundary adjustment to follow the property lines for boundaries.

## **DEMO ON WEST RIVERSIDE DRIVE**

Zoning, Property & Maintenance Official Chris Hurley presented pictures for the Planning Commission to see where the house was demolished. He stated that due to the size of the lot and the zoning ordinances there could not be anything built back on the space. Planning Commission Member Murray suggested placing picnic tables there for the fisherman. The only other property that we are waiting to be demolished is the property off of Adria Road and we have to wait until better weather to do it. Planning Commission Member Murray asked if we have had any contact with David Havens, regarding his property on Tazewell Avenue. Mr. Havens stated a few months ago that he would be trying to improve the property and he had the material to do so however, it has not been done yet. Zoning, Property & Maintenance Official Chris Hurley stated that he has not been in contact with him recently but he will talk to the owner. Manager Day stated that we will send a letter to him to remind him of the issue.

## **COMPREHENSIVE PLAN**

Manager Day wanted to thank everyone for their time spent working on the Comprehensive Plan. The date on the Comprehensive Plan is 2005-2025. The dates shows how long it has been around and we have failed to update and maintain it as we should. We will try and review and update it from now on as it should have been all along. It should be reviewed at least every six years. Planning Commission Member Murray stated that we needed to thank Zoning, Property & Maintenance Official Chris Hurley for all his hard work and said that he has done a good job. Planning Commission Member Murray made a motion to hold a Public Hearing in reference to the Comprehensive Plan at 6:45pm before the March Planning Commission Meeting. Motion was seconded by Planning Commission Member Mulkey. 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.

## **ADJOURNMENT**

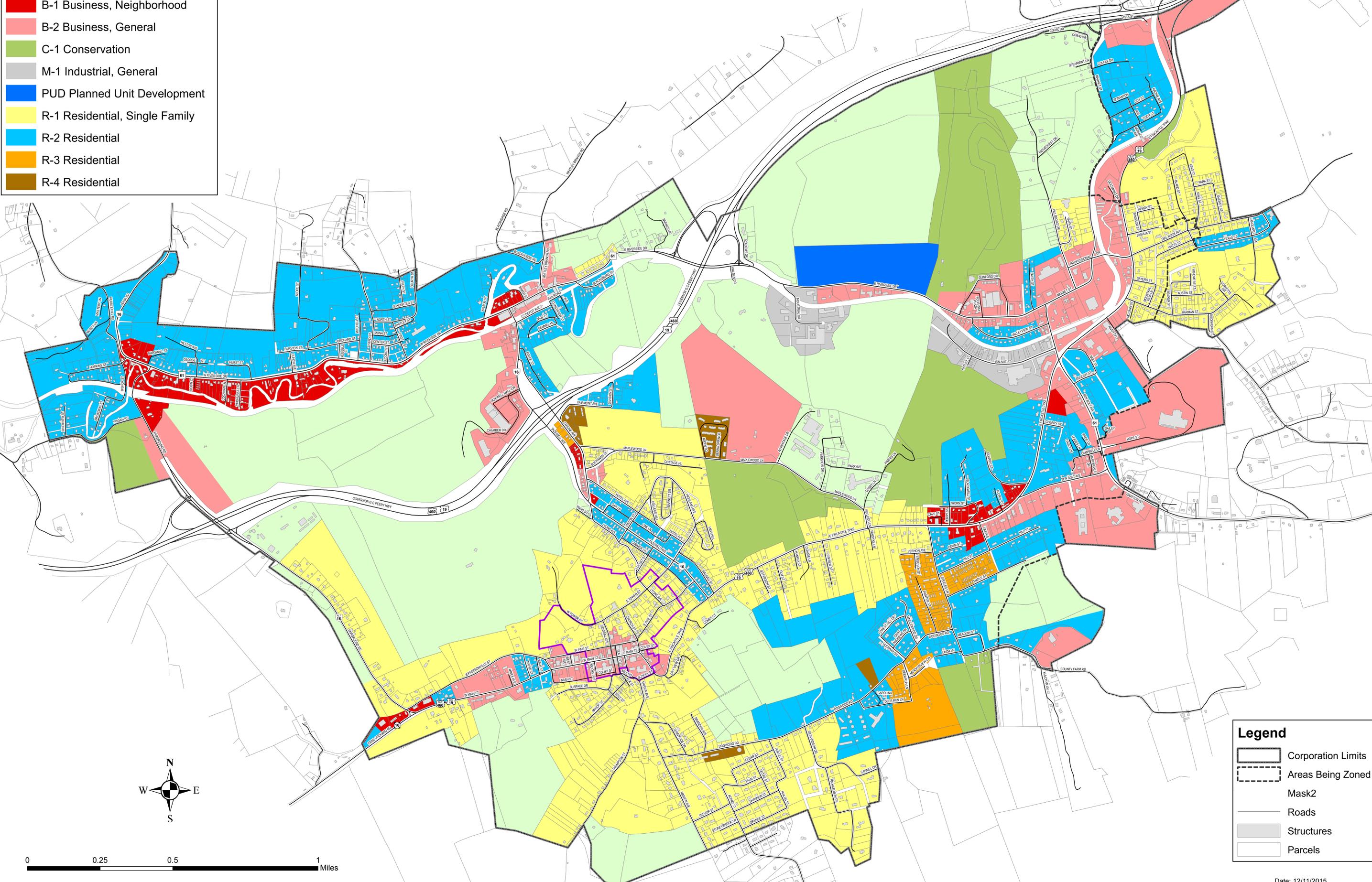
Motion was made by Planning Commission Member Mulkey to adjourn the meeting at 8:06pm. Motion was seconded by Planning Commission Member Murray. On vote: Planning Commission Member Murray, aye; Planning Commission Member Mulkey aye; Planning Commission Member Taylor, aye; Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Jackson, aye.

### 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