

*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, September 12, 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 August 1 ,2016]
4. Special Presentation ( Jack Murray & Mayor Buchanan)
5. Street Names & Addressing (Chris)
6. Boundary Adjustments ( Chris )
7. House @ 217 Hopkins Street
8. Adjournment

## **Planning Commission Meeting Minutes August 2, 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 Bennny Moore  
Planning Commission Member Jack Murray  
Planning Commission Member Richard Taylor  
Planning Commission Member Kenneth Mulkey

### **Absent:**

Town Manager Todd Day (nonvoting member)

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

### **CALL TO ORDER**

Chairman 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 June 6, 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; Planning Commission Member Moore, aye.

### **BOUNDARY ADJUSTMENT UPDATE**

Zoning, Property & Maintenance Official Chris Hurley, stated that David Hilton has prepared a cost benefit analysis for the proposed boundary adjustment. (Each member received a copy of the analysis.) He has found that it will cost \$1.5 million dollars for all improvements in all areas. Also, the town should be able to recoup the cost of such in 8 years because of the water and tax revenue. We do have the option to only include certain areas in the boundary adjustment. It was asked what the tax revenue would be in the Peak area. The analysis did not break down the tax revenue by street however, we can do that and bring it back to the committee. Attorney Pyott

asked if all the properties in the Peak were developed. It was answered no, there are still undeveloped properties in the Peak area. He stated that if we brought this area into town and provided the benefits to them of being in town, it could cause more land development in this area. Zoning, Property & Maintenance Official Chris Hurley, went over the analysis with the committee. They discussed and reviewed the proposed maps and plans that have been presented. It was mentioned that the Slope Street area in the presentation has a high elevation and may cost more than other areas to provide utility services to.

## **HISTORICAL BUILDING DISCUSSION**

Zoning, Property & Maintenance Official Chris Hurley, stated that Chairman Reeves has asked if we have an ordinance that would protect the demolition of historic homes. There was a historic home in Thompson Valley torn down last week. She is concerned that home owners in town could demolish historic properties. It was asked if the Town has any guidelines that could prevent this from happening in town. Zoning, Property & Maintenance Official Chris Hurley, stated that he has called several other towns in our surrounding area and found that Blacksburg does have an ordinance and they have forwarded it to him for him to review. Another option we would have is to create a historical review board. It would need to have five members with four year terms. They could review such areas as repainting, replacing window and doors, etc. in the historical district of town. Attorney Pyott suggested that we check with the Town of Abingdon because they have a historical district and have guidelines that are in place. Chairman Reeves stated that she is more concerned with protecting the property instead of telling people what they can and cannot do with the looks of their property. Attorney Pyott recommends that we look at the ordinances the town has in place then look at a historical review board, He stated that we needed to have all the pieces for it to work together.

## **STREET NAMES COURT STREET/BEN BOLT**

Zoning, Property & Maintenance Official Chris Hurley, stated that he needs to rename the street from Hayes Drug to the hospital. It is currently East Riverside Drive from Hayes Drug to the red light at Hardees and Ben Bolt past the red light going to the hospital. He suggested the name Fourway Crossing. The committee did not want that name. After some discussion, they suggested the name Burkes Crossing.

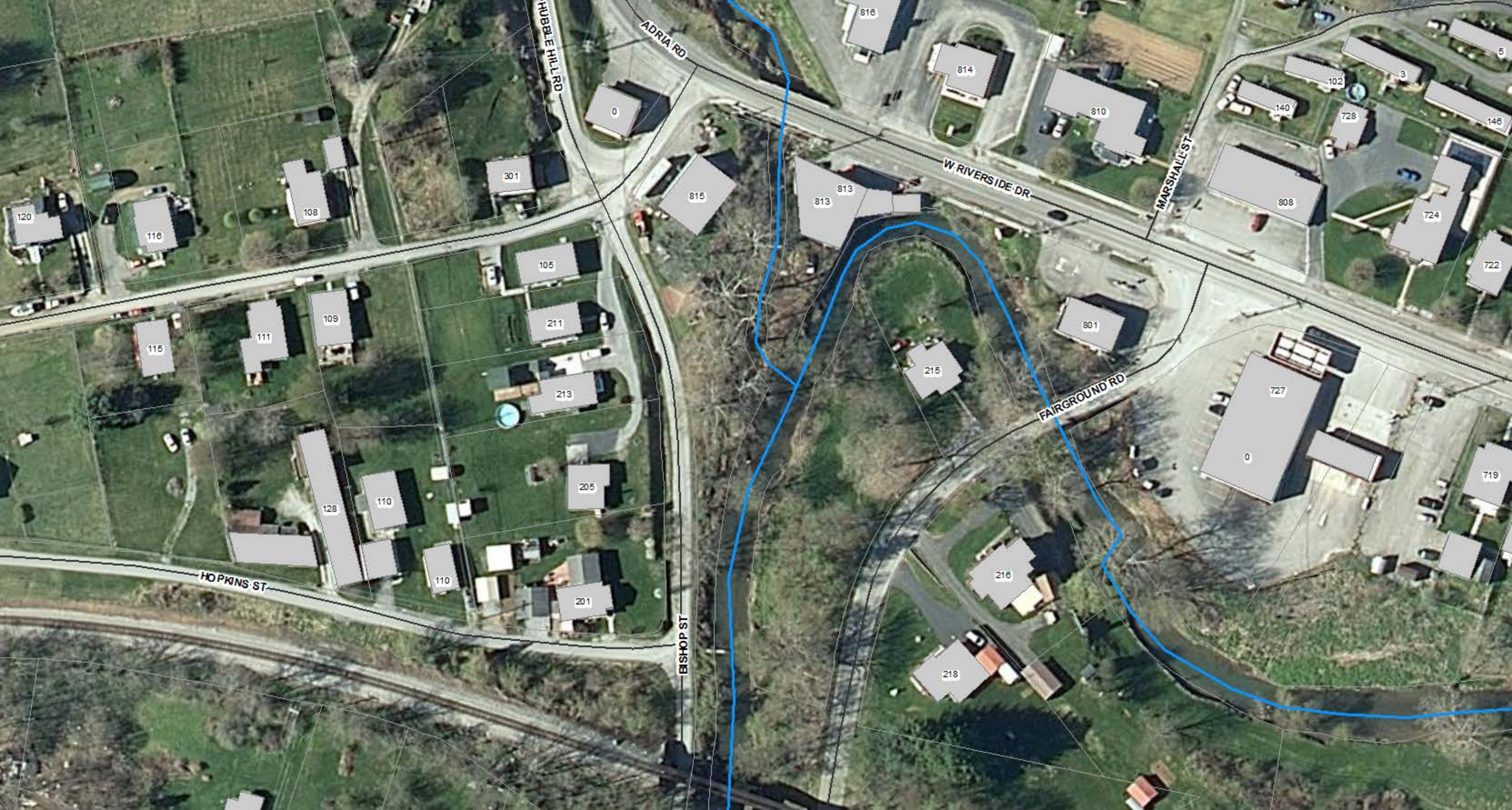
He also needs to change the street that is currently Water Street. This will be replaced with Court Street. It was also suggested that we do away with Mill Road and make it Surface Drive all the way from the intersection at Marion Ave all the way to the current street Surface Drive.

He also discussed the readdressing on Main Street. There will no longer be an East or West Main Street. The numbering will begin at the Historical Society being 100 Main Street and go toward the other end of Main Street.

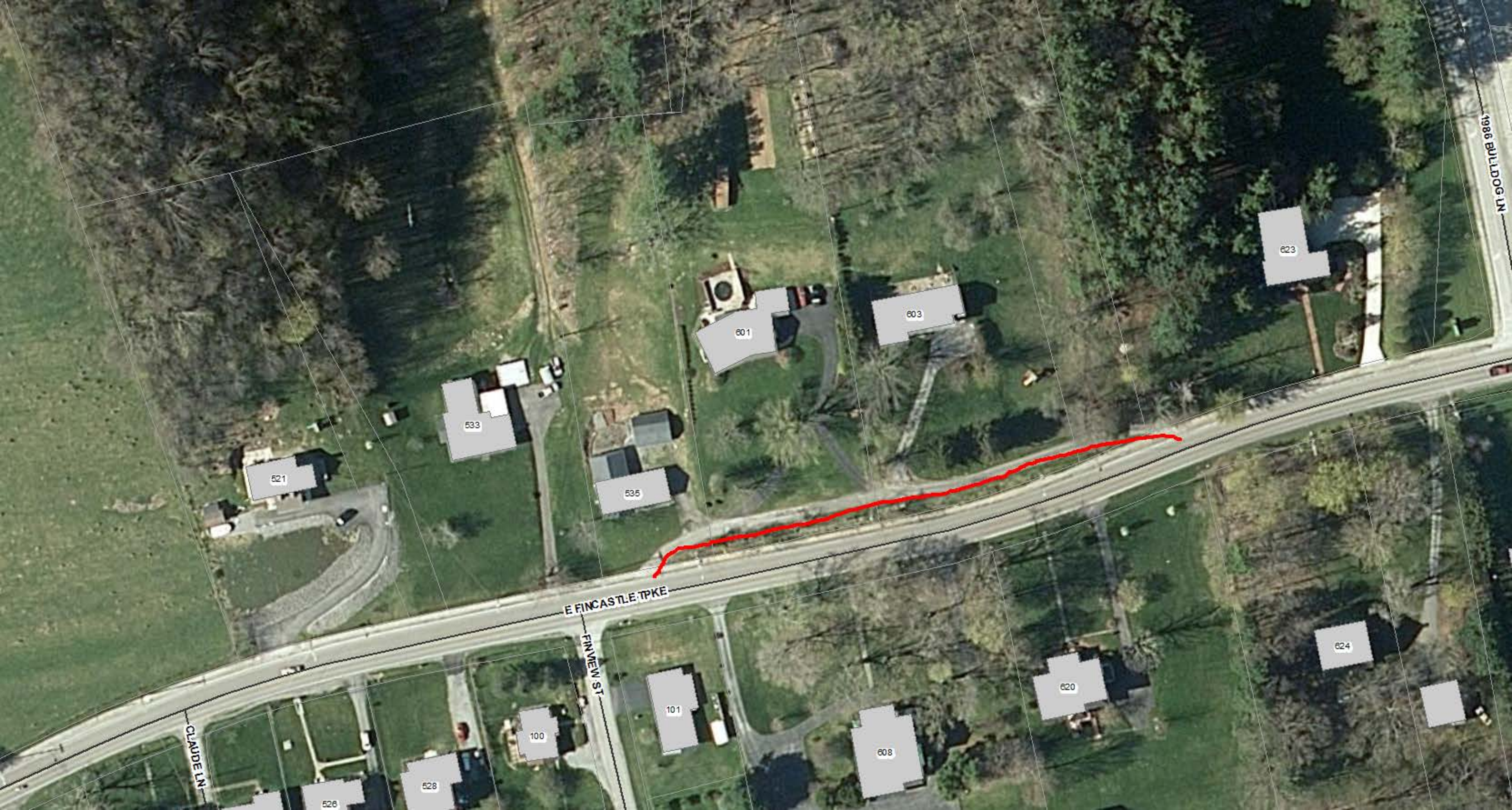
## **ADOJURNMENT**

Planning Commission Member Murray made a motion to adjourn the meeting. The 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; Planning Commission Member Moore, aye.









1986 BULLDOG LN

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601

533

535

521

E FINCASTLE TPKE

FINVIEW ST

101

100

608

620

624

528

526

CLAUDE LN





611

175

248	252	258	262	268	272	276	282	286	292	310	316
248	252	258	262	268	272	276	282	286	292	316	316
										320	320
										326	326

DUNFORD DR

208

618

583

583

583

583

344

625

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629

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619

E RIVERSIDE DR