

*Susan Reeves, Chairperson  
Charity McDaniels, Co Chairperson  
Edith Jackson, Planning Commission Member  
Terry Long, 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***  
November 6 , 2017  
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 September 11, 2017]
4. The Cave Property Request
5. Animals and Fowl Ordinance ( Chris )
6. Street Name ( Chris )
7. Peak Boundary Adjustment
8. Zoning Change for Mobile Homes
9. Adjournment

## Planning Commission Minutes

September 11, 2017

The Planning Commission met in a regular meeting in the council chambers at 7:00 pm.

### Present:

Planning Commission Chair Susan Reeves

Planning Commission Vice Chair Charity McDaniel

Planning Commission Member Edith Jackson

Planning Commission Member Terry Long

Planning Commission Member Benny Moore

### Absent:

Planning Commission Member Jack Murray

Planning Commission Member Richard Taylor

Staff present: Town Attorney, Brad Pyott; Town Clerk-Treasurer, Leanne Regon; Property Maintenance & Zoning Administrator, Chris Hurley.

### **CALL TO ORDER**

Planning Commission Chair Susan Reeves opened the meeting with the pledge of allegiance. A moment of silence was held in remembrance of 9-11. Planning Commission Member Jackson gave the invocation.

### **APPROVAL OF MINUTES**

Planning Commission Member Long made a motion to approve the minutes from the August 7, 2017. Motion was seconded by Planning Commission Member Jackson. On vote, Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Long, aye; Planning Commission Chair Reeves, aye; Planning Commission Member Jackson, aye. Planning Commission Member Moore, aye

## **MACK PAYNE REQUEST**

We have received a request from Mack Payne to let him set up campers on his property at Ben Bolt Avenue. The request was denied. He has now requested a conditional use permit. This area is a B2 zone. It is a less restricted zone and mobile home parks would be allowable in this zone. However, he is not asking for a mobile home park but 14 camper sites. A conditional use permit is good for the period of one year. A permanent mobile home park requires a zoning permit and a conditional use permit issued by the Town Council. Attorney Pyott read the requirements for mobile home parks. Each space would have to have water and sewer. He is requesting this be for 12-15 months. His request doesn't fit our requirements. Vice Chair McDaniel asked what the campers look like. We are not sure but possibly look like the campers he use to have for sale that sat at Cumberland Plaza. Planning Commission Member Jackson wanted to know if he wanted the Town to provide the water and sewer hook ups. Discussed water & sewer tap fees. Attorney Pyott stated he didn't think that Mack would expect the Town to pay for that. Planning Held discussion on permanent vs. temporary. Commission Member Moore thinks that he should have to meet the requirements. He would like to see a plat of the land, know the number of units, the setbacks, etc. Motion was made by Planning Commission Member Moore to request further information from Mack Payne. Motion was seconded by Vice Chair McDaniel. On vote, Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Long, aye; Planning Commission Chair Reeves, aye; Planning Commission Member Jackson, aye. Planning Commission Member Moore, aye

## **CHICKEN ORDINANCE**

Property Maintenance & Zoning Administrator, Chris Hurley stated the committee discussed a chicken ordinance at the March 7<sup>th</sup>. Since then he has had four or five phone calls about having chickens in town. Currently there is no ordinance saying you can't however there are no guidelines to follow either. He gave the committee a draft of the chicken ordinance that has been prepared. He stated that the police department is not waiting for him to do letters for nuisances they are issuing tickets. If the issue is taken care of before court, then it gets dismissed at court. The committee reviewed the ordinance. It was discussed that no roosters are allowed. Planning Commission Member Long asked about having turkeys because this draft just says chickens and ducks. This can be redrafted to add turkeys. Attorney Pyott stated that there are a few gray areas that may need to be more specific on someone cannot have/do. Planning Commission McDaniel stated that it needs to include that animals cannot be slaughtered on site. There is probably 10 people that this ordinance will effect. Chris stated that he would add more detail for the appearance of the coop. Motion was made by Vice Chair McDaniel to accept the chicken ordinance after making the changes that were discussed. There was no second to the motion. Planning Commission Member Long is concerned with allowing chickens in all zones except

historical districts. Chris stated that someone that had complained stated that if a chicken ordinance was not passed that they would be coming before council.

### **BUCKHORN BOUNDARY ADJUSTMENT**

The committee reviewed a map of the proposed boundary adjustment. It includes Buckhorn Street, Cline Drive, Doe Lane, Deer Trial Circle. Planning Commission Member Moore asked about the potential income from that area and it was stated \$39,400.00. He then asked what it would cost to bring that area in town and it was answered, \$100,000.00 for street lights, sewer, etc. Motion was made by Planning Commission Member Moore to approve the boundary adjustment. Motion was seconded by Planning Commission Member Jackson. On vote, Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Long, aye; Planning Commission Chair Reeves, aye; Planning Commission Member Jackson, aye. Planning Commission Member Moore, aye

### **MISCELLANEOUS**

Vice Chair McDaniel stated that the Town is being bashed on social media for the addressing changes. Property Maintenance & Zoning Administrator, Chris Hurley stated that the readdressing was something the County enacted over 15 years ago. The method used to determine a house number is based on the footage from an intersection. Planning Commission Member Moore stated that it may be a good idea to put it in the newsletter again.

### **ADJOURNMENT**

Vice Chair McDaniel made a motion to adjourn. Motion was seconded by Planning Commission Member Moore. On vote, Planning Commission Vice Chair McDaniel, aye; Planning Commission Member Long, aye; Planning Commission Chair Reeves, aye; Planning Commission Member Jackson, aye. Planning Commission Member Moore, aye

PINE ST

MAIN ST

WEST AVE

326 Main Street  
216  
326 Main Street  
330 Main Street

320 Main Street  
214  
320 Main Street

300 Main Street  
208  
300 Main Street

276 Main Street  
200  
276 Main Street

