

Planning Commission Meeting Minutes January 6, 2025

The Tazewell Planning Commission met at 6:20 p.m. in the Town Hall Council Chambers.

Present:

Planning Commission Chair Larry Lutz
Planning Commission Member Pete Davis
Planning Commission Member Jerry Cromer
Planning Commission Member Emily Davis
Planning Commission Member Richard Taylor
Planning Commission Member Benny Moore

Absent:

Planning Commission Member Gabrielle de Courcy

Staff present was Town Attorney, Brad Pyott; Town Building Official Chris Hurley; Clerk, Jessica Hayes.

Call to Order

Planning Commission Chair Lutz called the meeting to order and lead the pledge of allegiance. Planning Commission Member Cromer gave the invocation.

Approval of Minutes

Motion to approve minutes was made by Planning Commission Member E. Davis, seconded by Planning Commission Member Cromer to approve the December 2, 2024 meeting minutes. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member E. Davis, aye; Planning Commission Member Taylor, aye; Planning Commission Member Moore, aye.

Tazewell Community Health Foundation Building Update

Chris Wearmouth provided a schedule as of now for the progress on the Tazewell Community Health Foundation Building. RFPs went out to potential general contractors mid-December. Bids will be opened and general contractors will be selected mid- January. Mr. Wearmouth plans to present at the next meeting once the general contractors are selected. They hope to begin ground work and construction by March. Building construction should be completed by November. The building should be available for move-in after heavy equipment is installed, by January 2026.

Shipping Container Definition

A public hearing will be necessary for this ordinance amendment. Attorney Pyott and Building Official Hurley decided the best place to start is to add a definition for the shipping container as a temporary storage solution with a permit from the Building Inspector. This permit will allow for 120 days. If an extension is needed it is possible to apply for an extension or apply for an additional permit. This puts control back to the Building Official to assure that a storage container is being used as temporary storage solution with the town limits.

This will address any current violations by making them apply for a permit and back dating the permit to the day they installed the temporary storage. Planning Commission Member E. Davis made a motion to recommend this definition added to the ordinance and to request council for a joint meeting for a public hearing in February. Planning Commission Member Cromer seconded the motion. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member E. Davis, aye; Planning Commission Member Taylor, aye; Planning Commission Member Moore, aye.

Miscellaneous

Solar update

Attorney Pyott spoke with Jeff Gore before the Holidays. Mr. Gore has sent a revised draft of the Solar Development agreement to Attorney Ann Cosby from Greene Hurlocker. We are still waiting to hear back from him regarding the approval of the revised draft. Building Official Hurley and Public Works Director Pruitt are scheduled to meet on sight with the engineers on Thursday to evaluate the drainage and water run-off that could occur in that area of the tennis courts. There was a flyover video captured by use of drone. Building Official Chris said that he has this video and will present it to the committee. The topography in that area slopes dramatically towards riverside (Pizza Hut). He doubts it will be visible from the highway.

Tazewell Ave- Deteriorating Structure Updates

Planning Commission Member Moore asked how if there are any updates regarding the two properties on Tazewell Avenue. One of the properties has been sold. One property on Riverside near the school has sold and the new owner has plans to renovate. There is a property that will be addressed on Carline Avenue in the near future. Waiting for demo at this time. Building Official Hurley said that he has budgeted for two demolitions to be allowed for the fiscal year. One of the properties will be a house located on Hill Steet.

Adjournment

Motion to adjourn was made by Planning Commission Member P. Davis. Motion was seconded by Planning Commission Member Moore. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member E. Davis, aye; Planning Commission Member Taylor, aye; Planning Commission Member Moore, aye. Adjourned at 6:38pm.

ORDINANCE
Amendment to Existing Ordinance

Chapter 23
ZONING

ARTICLE II. DISTRICT REGULATIONS
DIVISION 10. INDUSTRIAL, GENERAL M-1
Sec. 23-53. Use.

BE IT ORDAINED by the Council of the Town of Tazewell, Virginia, pursuant to Charter Sec. 3-8 and Town Code Sec. 23-6, that it hereby enacts the following amendment to Town Code Sec. 23-53 regarding the permitted uses in an Industrial, General M-1 zone:

Sec. 23-53. Use. (amended)

(33) Shipping Containers

(all other uses identified in this section remain unchanged)

(Ord. of ____ - ____-25)

First Reading:

Second Reading:

VOTE:	Beasley	_____
	Cline	_____
	Davis	_____
	Fox	_____
	Hankins	_____
	Willis	_____

Mayor

Clerk

This Ordinance shall be in effect from and after thirty (30) days from the date of its passage
Effective Date: _____, 2025

ORDINANCE
Amendment to Existing Ordinance

Chapter 23
ZONING
ARTICLE II. DISTRICT REGULATIONS
DIVISION 9. BUSINESS, GENERAL B-2
Sec. 23-48. Use.

BE IT ORDAINED by the Council of the Town of Tazewell, Virginia, pursuant to Charter Sec. 3-8 and Town Code Sec. 23-6, that it hereby enacts the following amendment to Town Code Sec. 23-48 regarding the permitted uses in a Business, General B-2 zone:

Sec. 23-48. Use. (amended)

(20) Shipping Containers

(all other uses identified in this section remain unchanged)

(Ord. of ____ - ____ -25)

First Reading:

Second Reading:

VOTE:	Beasley	_____
	Cline	_____
	Davis	_____
	Fox	_____
	Hankins	_____
	Willis	_____

Mayor

Clerk

This Ordinance shall be in effect from and after thirty (30) days from the date of its passage
Effective Date: _____, 2025