

Planning Commission Meeting Minutes September 8, 2025

The Tazewell Planning Commission met at 6:15 p.m. in the Town Hall Council Chambers.

Present:

Planning Commission Chair Larry Lutz
Planning Commission Member Jerry Cromer
Planning Commission Member Pete Davis
Planning Commission Member Gabrielle de Courcy

Absent:

Planning Commission Member Danny Willis
Planning Commission Member Benny Moore

Staff present were Town Manager LeeAnne Regon; 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 P. Davis. The motion was seconded by Planning Commission Member de Courcy to approve the July 7, 2025 meeting minutes. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye.

Comprehensive Plan

Building and Zoning Official Hurley provided the board with a copy of the existing comprehensive plan. Manager Regon presented to the board what the council is suggesting for the comprehensive plan. Every five years the committee has to review update this plan. The council would like to focus on tourism, recreation, and infrastructure. The North Tazewell Revitalization, The EMS, Rt 460, Wastewater Treatment Plant, Side Walk maintenance. The VEZ and IEDA made several changes strategically moving the VEZ zone for properties that can be used in place of properties that can not be used. The old BBT building which is now the New Police Department. The fields and Recreation Facilities at Lincolnshire is an area of focus the council will like added. Manager Regon said that she has several options and quotes depending on the amount of construction that may be needed. She announced the new Recreation Director and stated that he is already making big plans for building a strong facility at the park. Planning Commission Member P. Davis remembered that many years ago they completed the fields and he suspects they installed drains at that time. The fields however continue to flood and collect water rendering them unusable at times. Part of this project would be mitigating drainage issues for the fields. Updates are needed to page 1 and page 3; staffing and population data. David Hill with Hill Studios is focused on a sidewalk system that links Tazewell and North Tazewell. He suggests that we add a pedestrian

railroad crossing in that area of Riverside to Tazewell Ave. She suggests updating that area on the map that is provided on the Planning Factors page of the comprehensive plan. She suggests updating language on page 6th removing historic and changing Mini Park to Altizer Stage. Update the Depot information because they can add new photos of the renovations. Planning Commission Member de Courcy suggests updating outdated photos example is on page 6. Manager Regon suggests updating climate information on page 11. Page 19 has census information 2024 must be added to reflect new population and median age. Building Official Hurley said that it is imperative to have the comprehensive plan for VDOT and other grants. It was discussed that Manager Regon and Building Official Hurley will continue to work a few chapters at a time and bring it to the committee for review over the next few months. There is a year before these changes need to be adopted. Planning Commission Member P. Davis asked about the Clinch River Pavilion. Manager Regon said that they up and RFP for construction and had a mandatory meeting for bids. They had three companies attend. They held the meeting on site so that the construction site could be reviewed by the applicants. There will be an 86 x 96 slab for the structure. One bidder was local. One is from Wytheville and one is from Pennsylvania. Bids are due next Friday. On Monday the following week they will review and then award a winner for construction. Manager Regon stated that there are funds that we were awarded to go towards the River Walk portion of this project. Tobacco Commission has provided funding for the project. They have also secured an additional grant. 630 thousand dollars ready to go for this project. The Committee agrees to look over the plan and they will discuss further regarding the comprehensive plan at the next meeting.

Miscellaneous

Henry Tatums house at Highland Ave was burned. The next house is located on Hill Street. 1st house past the church. It is located on the right. There is another house on Painter St that burnt a few months ago. Hays Drug Lot sold for around \$190,000.

Warhawk Park. Manager Regon updated the it is ready for concrete. Once that is completed, they can do asphalt then electrical. That should have the shelter area completed. The Pickle Ball Court is prepared to get painted and the basketball court has marking paint.

Planning Commission Member P. Davis commended Chris Mitchell for installing a sign at the crosswalk at the school.

Adjournment

Motion to adjourn was made by Planning Commission Member Lutz. Motion was seconded by Planning Commission Member P. Davis. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye.

Meeting adjourned at 7:00pm.