

Planning Commission Meeting Minutes November 3, 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
Planning Commission Member Richard Taylor
Planning Commission Member Benny Moore

Absent:

Planning Commission Member Danny Willis

Staff present were 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 de Courcy. The motion was seconded by Planning Commission Member Cromer to approve the October 6, 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. Planning Commission Member Taylor, aye; Planning Commission Member Moore, aye.

County Fire Department-relocation

Building and Zoning Official Hurley received a letter regarding rezoning inquiries. Eric Young requested whether the designated parcel could be rezoned. Building and Zoning Official Hurley noted inconsistencies in current map listings, indicating plans to issue a rezoning for the property. The County Fire Department is interested in utilizing this site for its operations. Attorney Pyott highlighted several areas within the town where zoning will be reviewed and addressed; currently, there are no stipulations in these zones for police or emergency services. The parcel in question is presently zoned as R2-Residential, which requires amendment. It appears this may have been an oversight, as the area should likely have been classified as B2. Upon further investigation, additional parcels zoned as R1 were found that also seem more suitable for B2 designation. Records from 2006 show the location as B2, suggesting that

subsequent map updates contained errors. Notably, there is no existing exemption under section 15.22 concerning the allowance for police or fire department facilities.

David Ball, owner of the subject property, is submitting an official request to correct the zoning, thereby permitting the establishment of a fire station on this parcel. Eric Young has reached out due to the County Fire Department's need for a new site and hopes to purchase this location for their fire trucks. The Planning Commission will discuss the matter, make recommendations to the Town Council, after which the council will advertise the proposal, allow a 30-day notice period, and hold a public hearing. This process may require several months for completion. There is currently no provision to classify this as an emergency, though the Council may consider accelerated procedures; however, Attorney Pyott is uncertain if it qualifies for such urgency. A one-year lease of the building is proposed as an interim solution while proper zoning changes are pursued. Alternatively, a special exception permit for use as a fire station may be possible, allowing such utility across various zone classifications. Attorney Pyott recommended updating the zoning map to correct that but also adding the permitted use for fire stations and police departments as special exceptions in R1, R2, M2, B2, and B1 zones. Planning Commission Member de Courcy made a motion to amend (correct the map) zoning from R2 to B2 for that area and add emergency facilities such as Fire Department, EMS, Police Department uses in B1, B2, and M1 as well as special exemption uses for Municipal services. 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 de Courcy, aye. Planning Commission Member Taylor, aye; Planning Commission Member Moore, aye.

Tammy Smith (IEDA) expressed interest in the adjacent parcel for parking possibilities for their property on Riverside Drive, which would support revitalization efforts in North Tazewell's CADO district. The Planning Commission may recommend that the Town initiate inquiry into purchasing the specified parcel, with the Town or have Cara Spivey, as acting chair of the IEDA, making direct contact. Planning Commission Member de Courcy moved to send a recommendation to Town Council, to be accompanied by an explanation from the IEDA outlining intended use or acquisition of the parcel adjacent to theirs. IEDA intends to develop the property into a FAB Lab for multiple industrial applications beneficial to the community and may seek collaboration with the County for sale of the parcel to the Town, supporting mutual objectives such as the proposed cannery project. Planning Commission Member Davis seconded the motion. On vote: Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye. Planning Commission Member Taylor, aye; Planning Commission Member Moore, aye.

Miscellaneous

Building and Zoning Official Hurley reported a request regarding the repurposing of an existing building on her property as an accessory dwelling. Current zoning does not list accessory dwellings, so compliance with setback requirements and other regulations would be necessary. There are concerns about spatial constraints for this parcel.

On Bishop Street, a property owner wants to close a lane for porch setback reasons, which would block access to another parcel; requiring an easement. The affected neighbor must be consulted, and the requesting party will pay notification costs. Planning Commission Member Moore raised concerns that lost access might reduce tax revenue.

Adjournment

Motion to adjourn was made by Planning Commission Member Cromer. Motion was seconded by Planning Commission Member de Courcy. 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 7:16pm.