

Planning Commission Meeting Minutes January 5, 2026

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 Benny Moore
Planning Commission Member Danny Willis

Absent:

Planning Commission Member Richard Taylor

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.

Rajeev

Approval of Minutes

Motion to approve minutes was made by Planning Commission Member Willis. The motion was seconded by Planning Commission Member Cromer to approve the December 1, 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.

Rajeev Chopra- Proposal of New Building on Progressive Drive.

Rajeev Chopra owns several storage units in this area and nearby locations and is interested in acquiring a lot to build a climate-controlled self-storage facility, noting that being close to the Police Department would make it a safer environment for such a business. If the Commission conceptually approves the idea, he will proceed with the design phase. He plans to offer about 70 to 80 storage units, as feasibility studies indicate this is an ideal location. They already operate a storage unit in Bluefield behind Gabe's and Goodwill.

Climate-controlled units cost roughly 30 to 40% more than standard ones due to their protection against weather changes. The proposed building would include a covered loading and unloading area, feature a metal structure with a storefront design, and have a four-foot commercial door instead of a typical garage door. Security would rely on electronic locks and keypad access, and no fence would be installed. Evictions occur every 90 days, and while Bulldog Storage has 9%

occupancy for standard units, climate-controlled units are fully occupied—a service not commonly available in this region.

Questions arose regarding the entrance; Mr. Chopra prefers it be located on Professional Drive due to lower traffic and visibility from the police station. He emphasized that the facility would serve the community well. Some commission members believe they should vote immediately, especially with a new medical facility being built nearby and CVS located in front.

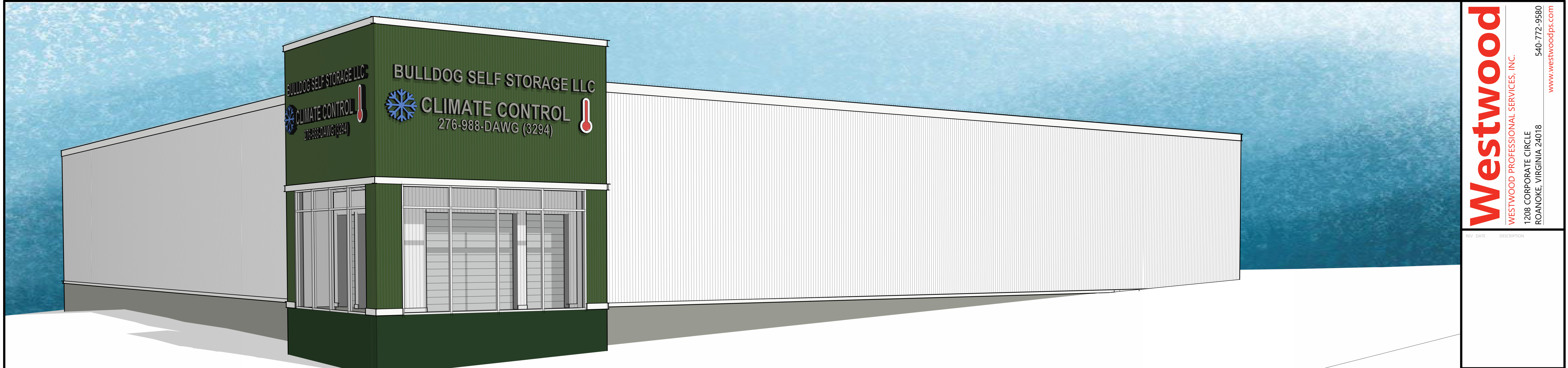
There was discussion about whether the property should support more commercial businesses, like restaurants or storefronts, given previous ordinances limiting storage units within town. Mr. Chopra argued that an occupied lot is better than an empty one and that other lots remain available for different types of businesses. Opinions were divided: Planning Commission Member Cromer motioned to approve the project's concept contingent upon proper use of the property. If approved, Mr. Chopra will return with architectural drawings; however, there remains the possibility of the project being denied later.

Some members expressed concerns about alternative commercial uses for the lot, seeking clarification on the Commission's stance. Ultimately, Planning Commission Member Cromer's motion resulted in three votes for, two against, and one abstaining. Cromer On vote: Planning Commission Member Willis, aye; Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, nay; Planning Commission Member de Courcy, abstained; Planning Commission Member Moore, nay. The motion did not pass. Mr. Chopra will return with plans, designs and more specific details to see if this is something they will allow him to pursue.

Adjournment

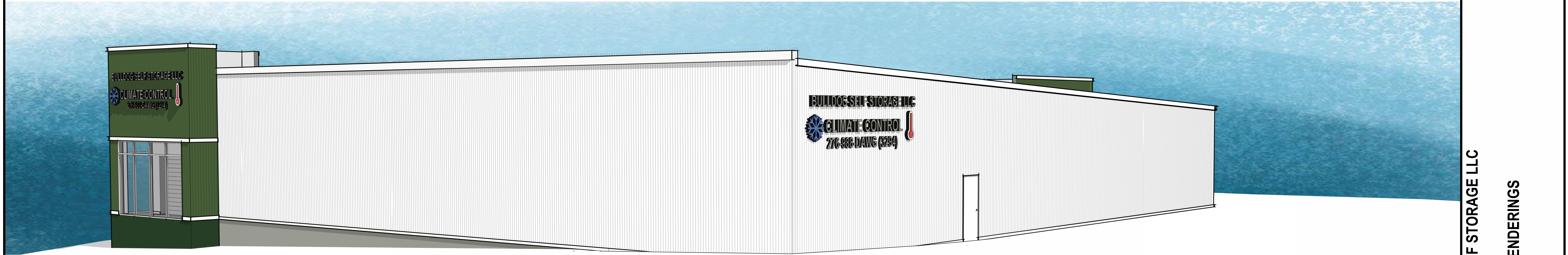
Motion to adjourn was made by Planning Commission Member de Courcy. Motion was seconded by Planning Commission Member Cromer On vote: Planning Commission Member Willis, aye; Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning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

Meeting adjourned at 7:04pm.



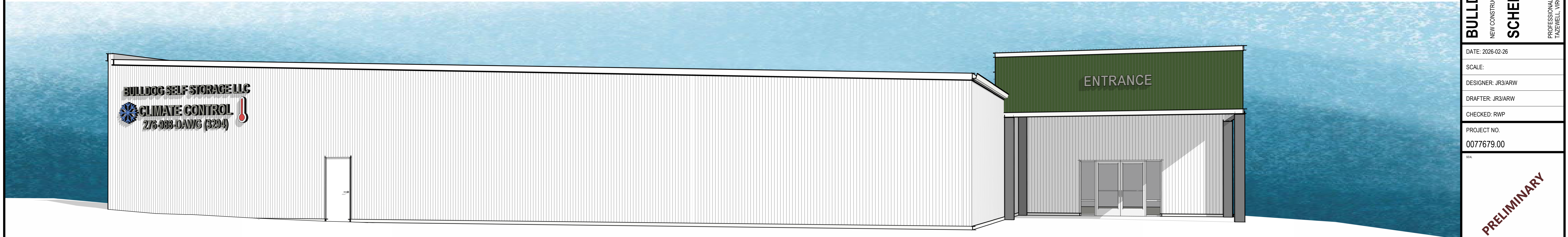
1 SCHEMATIC VIEW FROM CORNER OF MARKET STREET & PROFESSIONAL DRIVE

A01



2 SCHEMATIC VIEW FROM PROFESSIONAL DRIVE & DRIVE LANE

A01



3 SCHEMATIC VIEW FROM DRIVE LANE

A01

Westwood

WESTWOOD PROFESSIONAL SERVICES, INC.
1208 CORPORATE CIRCLE
ROANOKE, VIRGINIA 24018
540-772-9580
www.westwoodps.com

REV. DATE DESCRIPTION

BULLDOG SELF STORAGE LLC

NEW CONSTRUCTION

SCHEMATIC RENDERINGS

PROFESSIONAL DRIVE
TAZEWELL, VIRGINIA

DATE: 2026-02-26

SCALE:

DESIGNER: JR3/ARW

DRAFTER: JR3/ARW

CHECKED: RWP

PROJECT NO.

0077679.00

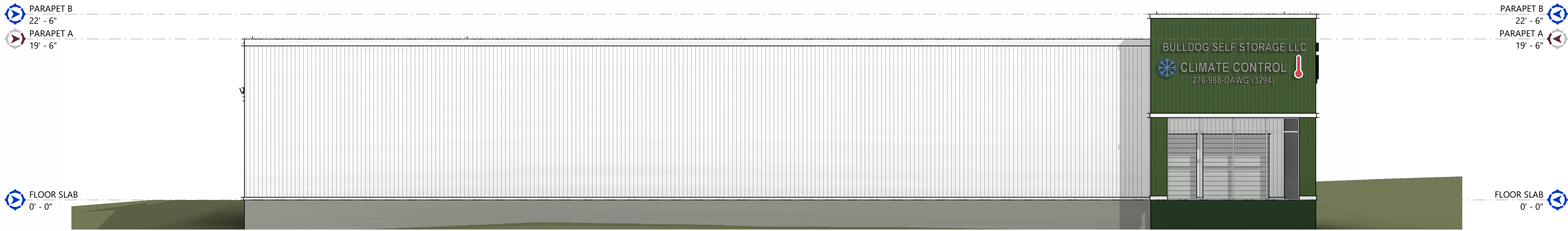
S&A

PRELIMINARY

SHEET NUMBER

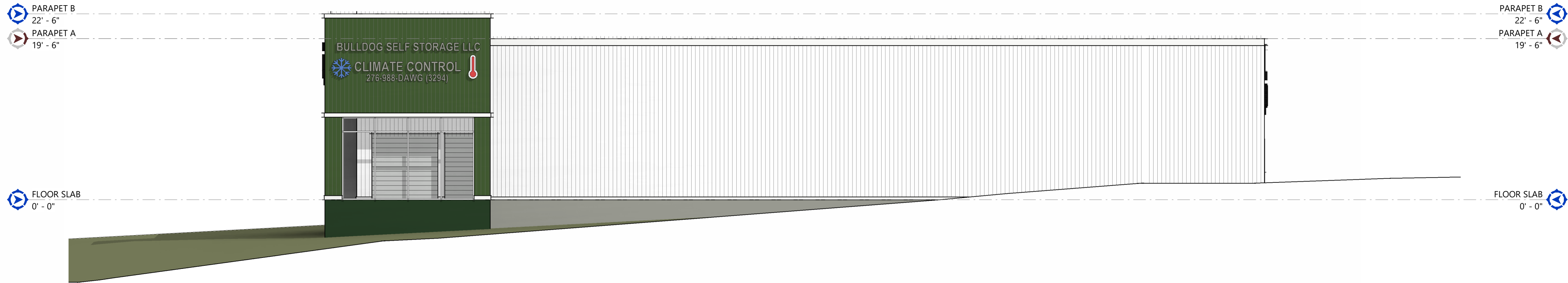
A01

MINORITY PROJECT



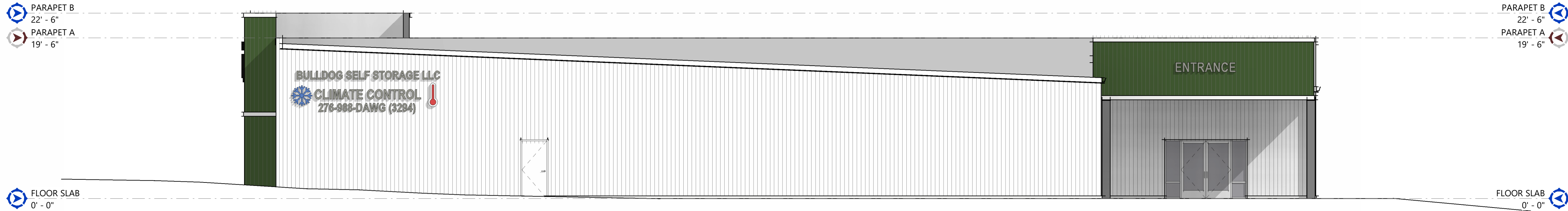
1 MARKET STREET ELEVATION

1/8" = 1'-0"



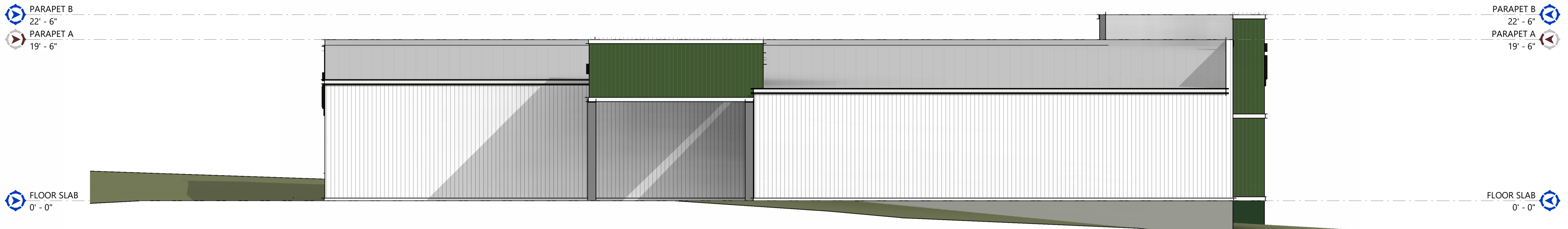
2 PROFESSIONAL DRIVE ELEVATION

1/8" = 1'-0"



3 DRIVE LANE ELEVATION (POLICE STATION FACING)

1/8" = 1'-0"



4 REAR ELEVATION (CVS FACING)

1/8" = 1'-0"