

## **Planning Commission Meeting Minutes March 2, 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 Richard Taylor  
Planning Commission Member Jerry Cromer  
Planning Commission Member Gabrielle de Courcy  
Planning Commission Member Danny Willis

### **Absent:**

Planning Commission Member Pete Davis  
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 de Courcy. The motion was seconded by Planning Commission Member Cromer to approve the January 5, 2025, meeting minutes. Correct header suggestion from de Courcy. On vote: Planning Commission Member Willis; aye; Planning Commission Member Taylor, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye.

### **Rajeev Chopra- Proposal of New Building on Professional Drive.**

Rajeev Chopra presented building plans for a proposed development on a lot, seeking approval to move forward. He reiterated points from the previous meeting, mentioning Mr. Crouse, who allocated the property in 1970. Mr. Crouse stated that despite outreach to CVS, there was no interest in buying the lot. Several marketing attempts were unsuccessful until Mr. Chopra showed interest and shared his plans to develop a climate control storage facility, suggesting the project would make good use of the property. The property is currently owned by the McCanns.

Planning Commission Chairperson Lutz inquired about the building size relative to the lot, and Mr. Chopra responded that it would be around 10,000 square feet, falling within town code specifications and covering no more than 40% of the lot. Building and Zoning Official Hurley noted that an overlay still requires approval from the Planning Commission. Mr. Chopra stated the entrance would be near the Police Department, with no outdoor storage visible.

Planning Commission Member Willis asked about the timeline for the project, and Mr. Chopra said he has two ongoing construction projects and will prioritize based on circumstances, planning to start this year. Planning Commission Chairperson Lutz expressed concerns about having five storage units within a five-mile radius but acknowledged that they serve the town's needs. Mr. Chopra felt penalized due to the business type and argued for the necessity of a climate-controlled storage facility, which does not currently exist locally. Mr. Crouse urged the town to reconsider; both he and Chopra believe the building is impressive.

Planning Commission Member Willis questioned the construction cost, and Mr. Chopra estimated it at \$700,000 including pavement. Jerry McCann commented that his family owned the property for many years and it has long been on the market. Planning Commission Member Willis recalled at the previous meeting where Planning Commission Member Moore suggested the new medical facility might encourage other businesses to take interest in this property that better serves the community needs and that it may be best to wait on this at this time. Planning Commission Chairperson Lutz was worried about potential excess of storage facilities in the community.

Mr. Chopra offered to advertise the lot for six months to see if he can attract another business to that property, agreeing to proceed with his plans if no interest arises. He emphasized the quality of the proposed building. Planning Commission Member de Courcy addressed Chopra's feeling of being penalized, explaining that town codes reflect their responsibility for planning and that this is not about penalizing anyone. Upset, Mr. Chopra left the meeting voicing that he will take his business out of Town. Mr. Crouse asked the Town to consider the potential increased tax base that this developed property could bring to the Town; potentially rising to \$700,000. Planning Commission Member de Courcy asked if the property was currently listed for sale to the public or if it was only privately listed. It was confirmed that the property is publicly listed. Finally, Planning Commission Chairperson Lutz voiced concerns regarding Mr. Chopra's temperament and threats to withdraw businesses from the town.

Planning Commission Member Willis made a motion to allow Mr. Chopra to approve the plans and to pass this along to the council for final approval. Planning Commission Member Cromer seconded the motion. On vote: Planning Commission Member Willis; aye; Planning Commission Member Taylor, nay. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, nay; Planning Commission Member de Courcy, nay. Motion did not pass.

## **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 Taylor, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye.

Meeting adjourned at 6:54pm.



**Town of Tazewell**

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Ladies and Gentlemen:

The undersigned hereby certifies with respect to the property legally described in Exhibit A attached hereto ("Premises") as follows:

1. The zoning code affecting the Premises is B-2 BUSINESS GENERAL - O/L
2. The Premises and its intended use as a RESTAURANT comply with the applicable zoning codes, city ordinances and building, environmental and energy codes, ordinances and regulations.

☒ YES

☐ NO (please comment below)

Comments: \_\_\_\_\_  
\_\_\_\_\_

3. The Premises and its intended use under the zoning ordinances and regulations is:

☒ Permitted use – legally conforming

☐ Non-permitted use – non-conforming

☐ Legally non-conforming use permitted due to age

☐ Conditional use

4. There are **variances, conditional use permits or special non-conforming use permits** required in connection with the operation of the improvements on the Premises or its uses.

☐ YES (please go to 3a)

☒ NO

- a) If there are variances, conditional use permits or special non-conforming use permits required, please indicate whether the owner has the unconditional right to restore or rebuild the subject improvements following damage by fire or other casualty to the same size and density as it currently exists. Please also specify in the comment section the variance, conditional use permit or special non-conforming use permits and the relevant terms and any pertinent restrictions:

☐ YES ☐ NO (please describe the threshold to rebuild/restore in detail below)

Comments: Planning Commission and  
Council Approval

5. The current setbacks, height and floor space area restrictions applicable to the Premises are:

Front 10 Rear 10  
Side 10 Height 40  
Floor Space \_\_\_\_\_

6. The Current parking requirements for the Premises are:

\_\_\_\_\_ total parking spaces required

1 parking spaces for each 200 sq. feet used for:

Other requirements (describe): \_\_\_\_\_

7. The Premises are located within a federally designated flood plain:

☐ YES (please specify the nature of the zone below) ☒ NO

Comments: \_\_\_\_\_

8. There are proposals for widening, closing (including temporary closings) or realignment of access or abutting roads.

☐ YES (please comment below) ☒ NO

Comments: \_\_\_\_\_

9. There are contemplated pending special assessments/Procedures affecting the Premises:

☒ YES (please specify the known/estimated amounts and computation of interest) ☐ NO

Comments: SITE PLAN TO PLANNING COMM  
THEN TO COUNCIL FOR Overlay APPROVAL

If there are any additional facts regarding the Premises and its proposed use which would require material consideration, please include that information:

\_\_\_\_\_  
\_\_\_\_\_

If you have any questions, please contact the following individual:

Signature of Authorized Person:

Chris Hurley

Typed or Printed Name of  
Signatory:

CHRIS HURLEY

Title of Signatory:

CBO

Telephone Number:

276-202-3493

City or Other Governmental  
Agency:

TOWN OF TAZEWELL

Date:

1-27-2026



