

## **Planning Commission Meeting Minutes**

### **April 6, 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 Pete Davis  
Planning Commission Member Gabrielle de Courcy

#### **Absent:**

Planning Commission Member Benny Moore  
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 at 6:20pm 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 Cromer. The motion was seconded by Planning Commission Member Davis to approve the March 2, 2026, meeting minutes. On vote: Planning Commission Member Taylor, aye; Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye.

### **Site Plan Approval for Taco Bell**

Marcous Nidiffer attended on behalf of the company providing the site plan. Building and Zoning Official Hurley showed detailed plans, which the Committee reviewed. Questions focused on entrance, exit lanes, and building size, expected to be similar to Bluefield but possibly smaller. The goal is to open by year-end with fast installation. Taco Bell will bid out construction. Site plans comply with setback requirements; parking is satisfactory. No drainage issues exist except for one area at the front needing adjustment. Lighting will be LED, and landscaping will avoid large trees to preserve visibility for nearby businesses. The sign will resemble Wendy's, about 20 ft tall. Planning Commission Member Cromer moved to approve the site plans as they are in compliance to the minimum standard of the Town code section 23-76.5 and to send it along to council for consideration. Planning Commission Member Davis seconded the motion. On vote: Planning Commission Member Taylor, aye; Planning

Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye. It will go before council at the upcoming meeting next Tuesday. Mr. Nidiffer thanked us for working with them on this and he appreciates the cooperation from the Committee and the Town.

### **Fire Department CA/DO Approval**

This is regarding the old B&W Building at 1656 Riverside Dr. Building and Zoning Official Hurley inquired about any stipulations regarding its use. The County plans to house the County Fire Department there, utilizing the existing bays. One issue raised is whether emergency lights are necessary to warn traffic, as the building sits near a curve with possible visibility challenges. For instance, a blinking light could alert drivers when an emergency signal is active, prompting them to yield so trucks can enter or exit safely. Attorney Pyott questioned if these lights would be triggered by 911 dispatch, while Building and Zoning Official Hurley suggested activation could occur via the trucks or garage doors. There's a proposed condition for hazard lights to alert westbound traffic. If approved, the matter will proceed to council. Planning Commission Member de Courcy made a motion to approve the overlay plan but with an emergency traffic lighting plan and/or visual mirrors to help see oncoming traffic and warn oncoming traffic. Planning Commission Member Cromer seconded the motion. On vote: Planning Commission Member Taylor, aye; Planning Commission Member P. Davis, aye. Planning Commission Member Cromer, aye; Planning Commission Chair Lutz, aye; Planning Commission Member de Courcy, aye.

### **Adjournment**

Motion to adjourn was made by Planning Commission Member Cromer. Motion was seconded by Planning Commission Member Davis. On vote: Planning Commission Member Taylor, aye; 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 6:57pm.