

Members Present

Randy Smith
Richard Smith
Rod Cury
Michelle Elswick
Gaynelle Thompson
Virginia Hart

Staff and Town Officials Present

Tim Taylor
Adrienne Cordle
Nathan Keen
Connie Allen

Guests:

Glen Roberts
Shea Cook
Jerry Dunford

1. The meeting was called to order by Chairman Randy Smith. Richard Smith gave the invocation and Virginia Hart led the Pledge of Allegiance. Chairman Smith welcomed new Commission member Michelle Elswick and guests.
2. The Agenda was presented. Rod Cury made the motion to accept the agenda, seconded by Richard Smith. All members voted "aye" and the agenda was accepted.
3. Minutes from the three previous meetings from October 2019 were distributed: 10/1/19 regular meeting, 10/8/19 joint public hearing with Council, and 10/29/19 joint work session with Council. Due to holidays, weather cancellations, and Covid19 restrictions, the Planning Commission has not met since October 2019.

* 10/1/19 Minutes: Richard Smith made the motion to approve the minutes, seconded by Gaynelle Thompson. All members voted "aye" and the minutes were approved.

* 10/8/19 Minutes: Richard Smith made the motion to approve the minutes; seconded by Rod Cury. All members voted "aye" and the minutes were approved.

*10/29/19 Minutes: Richard Smith made the motion to approve the minutes; seconded by Gaynelle Thompson. All members voted "aye" and the minutes were approved.

4. New Business

- Glen Roberts had been referred to the Planning Commission by the Council for review and comment on a request for a conditional use permit for mobile home on a single lot located at 420 Purcell Road. Tim Taylor explained that the request meets all the setback requirements. Chairman Smith explained to Mr. Roberts that the permit must come from Council, not the Planning Commission. Richard Smith stated that there had been too much delay in the decision making on Mr. Roberts' request. He made the motion to recommend to Council that the permit

be granted. Gaynelle Thompson seconded the motion; all members voted “aye” and the motion carried.

- Round table discussion took place focusing on possible confusion on the role of the Planning Commission in requests such as Mr. Roberts’ and exactly what the ordinance states regarding conditional use. Rod Cury made the motion to examine/revisit the ordinance as to exactly what “conditional use” means; Virginia Hart seconded the motion; all members voted “aye” and the motion passed. The town attorney will be consulted to begin the process.
- Jerry Dunford spoke requesting the rezoning at 2622 Chestnut Street from an existing M-1 classification to a R-2 classification for the purpose of constructing a single or multifamily dwelling. Mr. Dunford has torn down the existing structure located on the property. Chairman Smith explained to Mr. Dunford that there would have to be a public hearing regarding the rezoning to allow adjacent property owners and any other interested parties to express their concerns or support. Richard Smith made the motion for a Public Hearing to be held on August 4, 2020 at 7:00 PM regarding the rezoning of the property. Gaynelle Thompson seconded the motion; all members voted “aye” and the motion carried. The legal notices will go out to the newspaper and to adjoining property owners regarding the hearing.
- Rod Cury asked if perhaps there should be a review of the whole area there and the existing zoning. This will be revisited by the Commission.

5. Election of Officers: The meeting was turned over to Rod Cury to receive nominations for new officers for the Planning Commission.

- Chairman: Rod Cury nominated Randy Smith; seconded by Gaynelle Thompson; Randy Smith nominated Richard Smith, seconded by Virginia Hart. Richard Smith was elected by a 5-1 vote.
- Vice-Chairman: Gaynelle nominated Randy Smith; seconded by Richard Smith. Randy Smith was elected by a 6-0 vote.
- Secretary: Richard Smith nominated Virginia Hart, seconded by Gaynelle Thompson. Virginia Hart was elected by a 6-0 vote.
- The meeting was then turned back over to Chairman Randy Smith.

6. Town Manager Tim Taylor did a presentation to the Commission on the 2020-2021 budget and presented Financial Comparative Reports that had been given to Council. He included in his presentation information on projects the Town is currently working as well as those in the planning stages. Some of these projects will require Commission input/review. He stressed the importance of the cooperative working relationship between the Council, Planning Commission, and Community Development Coordinator. A round table discussion/time of questioning was held on the information he presented and the projects.

7. Other member concerns: Rod Cury welcomed Michelle Elswick. He reviewed the role of the Planning Commission as a defined entity with specific duties outlined in the Town of Richlands Charter. He emphasized that the Commission plays an important role in the town, and he appreciates the fact that the members take their duties seriously as he does his role in nominating the citizens to serve.

8. With no other business or concerns, Richard Smith made the motion to adjourn; Rod Cury seconded it; all members voted "aye" and the meeting was adjourned.
9. The next scheduled meeting will be August 4, 2020 at 7:00 PM for the Public Hearing, followed at 7:30 by the regular Commission meeting.

Submitted by: Virginia Hart, Secretary

7/14/2020

Virginia Hart



Richard Smith