

Richlands Planning Commission

June 1, 2021

Members Present

Michelle Elswick
Jeff Hurst
Richard Smith
Gaynelle Thompson

Staff and Town Officials Present

Nathan Keen
John O'Daniel

Guests

- I. The meeting was called to order by Chairman Richard Smith at 7:30 pm.
- II. Jeff gave the invocation.
- III. Michelle led the Pledge of Allegiance.
- IV. The agenda was presented. There were no additions/deletions. Gaynelle made the motion to approve the agenda as written. Jeff seconded the motion. All members voted "aye" and the agenda was approved.
- V. The Minutes from the May 4, 2021 regular meeting were presented. Jeff made the motion to approve the minutes as written and Gaynelle seconded the motion. All members voted "aye", and the minutes were approved.
- VI. New Business:
 1. Glen Roberts- application for a conditional use permit to place a singlewide at 140 Oxford Street.
 - i. Mr. Roberts did not appear at the meeting.
 - ii. Michelle provided pictures to commission members of the first mobile home Mr. Roberts was permitted to sit. The mobile home does not meet required standards according to the town. It has not been completed and has been there for quite some time.
 - iii. Richard discussed with Nathan and Mr. O'Daniel the rules of conditional use. The commission agreed as a whole that in order to give conditional use permits, we must set forth conditions. At the moment, all mobile homes require conditional uses in order to be set.
 - iv. Gaynelle made the motion to table Mr. Roberts's request until the first singlewide has been completed. Jeff seconded the motion.
- VII. Old Business:
 1. Zoning Update
 - i. Mr. O'Daniel says there is \$30,000 in the proposed budget for council studies.
 - ii. Jeff suggested Richard come to the council meeting and explain why the Planning Commission would like the \$30,000 to get professional assistance with zoning throughout the town. Jeff will request the money at the council meeting. Richard would like to start in the Brickyard section first.
 - iii. Discussion tabled until we know about funding.
 2. Riverwalk Update
 - i. Our town attorney is going to look into an easement/commitment before we start applying for grants.
 - ii. Mr. O'Daniel suggests we have an easement from Mrs. Tatum ahead of time since she lives out of town.
 - iii. Since the current attorney's last day is Thursday, this is currently in limbo until our new attorney is in place.
 3. Flood Task Force Update

i. There has been low participation at this point.

VIII. Miscellaneous and/or Member Concerns:

1. None

IX. With no other business, Gaynelle made the motion to adjourn; it was seconded by Jeff and all members voted "aye". Meeting was adjourned.

X. The next meeting for the Planning Commission is scheduled for Tuesday, July 6, 2021 at 7:30 pm.

Submitted by: Michelle Elswick, Secretary