

Richlands Planning Commission

August 2, 2022

Members Present

Barry Alley
Michelle Elswick
Greg Horn
Randy Smith

Staff and Town Officials Present

Rod Cury
Kristen Thompson-Whitt
John O'Daniel
Nathan Keen

Guests

Ervin Davis

- I. The meeting was called to order by Vice Chairman Randy Smith at 7:30 pm.
- II. Randy gave the invocation.
- III. Nathan led the Pledge of Allegiance.
- IV. The agenda was presented. No changes were made.
 1. Greg made the motion to approve the agenda as written. Barry seconded the motion. All members voted "aye" and the agenda was approved.
- V. New Business:
 1. Discussion for Planning Commission Chairman
 - i. Randy asked for Volunteers. No one present volunteered.
 - ii. Barry nominated Elliot to be the new Chairman since he had been on the commission the longest other than Michelle, who is already the secretary.
 - iii. Kristen seconded the motion, no further discussion, all voted Aye.
 - iv. Randy will stay Vice Chairman.
- VI. Old Business:
 1. Added use request for 1825 Front Street for Medical drug and alcohol treatment center in B-2 Zone.
 - i. Ervin Davis came to discuss the plans for the professional building and the drug and alcohol treatment center he would like to rent the facility to.
 - ii. The first floor would be for businesses. Floors 2, 3 and 4 would have 35 Housing Units.
 1. Funding for the project is through a loan with VHDA for first year. At the end of the year, a corporate loan is due. VHDA will provide a long term 30-year construction loan.
 2. At the moment, the building is completely gutted.
 3. \$6.5 million project that began 10 years ago
 4. Guarantee the professional building will be pre-leased before construction is complete.
 5. Professional Building and Incubator is owned by Capitol Investment Properties- Ervin Davis and Barry Matney jointly.
 6. The Incubator has 4000 sq ft, 3 floors and 30 parking spots.
 7. The IDA requests a Downtown Boutique Motel with Seminar Room.
 8. There is a \$250,000 grant approved for a Motel.
 9. It is by the river and they would like to add a shelter, park, and fishing pier.
 10. Mr. Davis assures us the professional building will be higher end scale housing. He suggests \$750 and up for rent.
 - iii. The building is currently leased to Spero Health contingent on Council approval.
 1. Mr. Ervin assured us Spero is one of the finest, high end, clinical facilities.
 2. Spero will be beneficial to the community.
 3. Michelle asked if he thought it would have a negative impact on the apartments. He assured her no.
 4. Kristen asked if there would be security. Mr. Davis said Spero has absolute minimum issues with the professional manner they operate under.

- iv. Randy brought up that if it is written in B-2 zoning, it will be harder to regulate.
- v. John asked if we would be interested in allowing it in another area like around the hospital.
- vi. There will be a public meeting Tuesday @ 5:30.
- vii. Randy wanted to know if we wanted to spot zone the block?
- viii. Greg mentioned that Spero is coming to the area because of a need.
- ix. Randy reminded us that it was going to be a more upscale facility with regular hours.
- x. John (and others) are concerned about what that opens us up to in the future.
- xi. We agreed to discuss after the public hearing has been held.

VII. Miscellaneous and/or Member Concerns:

- 1. None

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

IX. There will be a joint Town Council and Planning Commission hearing on Tuesday, August 9, 2022

X. The next regular meeting for the Planning Commission is scheduled for Tuesday, September 5, 2022, at 7:30 pm.

Submitted by: Michelle Elswick, Secretary