

**Richlands Planning Commission**  
**October 4, 2022**

**Members Present**

Barry Alley  
Michelle Elswick  
Greg Horn

**Staff and Town Officials  
Present**

Kristen Thompson-Whitt  
John O'Daniel  
Nathan Keen

**Guests**

- I. The meeting was called to order by Barry Alley at 7:30 pm.
- II. Barry gave the invocation.
- III. Barry 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. Approval of Minutes
  1. Minutes were presented for April 18 Joint Meeting, August 2 Regular Meeting, August 9 Joint Meeting, and September 13 Joint Meeting.
  2. Kristen made the motion to approve the minutes as written. Greg seconded the motion. All members voted "aye" and the minutes were approved
- VI. New Business:
  1. With the absence of our Chairman and Vice-Chairman, the Commission has appointed Barry Alley as Chairman of the Planning Commission.
  2. B-3 Additions (Zoning Map Changes)
    - i. Now that a B-3 Zone has been created, John asked if we want to discuss adding any additional parcels now or wait until others apply. Kristen asked if we should recommend adding Washington Square Clinic. She also pointed out that the CVMC is currently B-2. Do we want to leave it or change it to B-3? John stated that anything in a B-3 Zone could do what a B-2 location would, it would just expand the uses. However, a special use permit will be required.
    - ii. The Commission recommends we have a Joint Public Hearing December 13, 2022 about adding Washington Square Clinic to the B-3 Zone.
  3. Solar Panel Zoning
    - i. The Commission a discussion about allowing Solar Panels in town. John recommends we start by allowing rooftop solar panels and then proceed from there.
    - ii. Greg asked if we need to stipulate size restrictions.
    - iii. John said there will be more discussion when it comes to buying back power and specific requirements.
    - iv. Greg asked if there would be a difference in Residential versus Business. Would there be a tools/machinery tax? John said he would have to check on that.
  4. Rezoning request for 106 Augusta Avenue (Change M-1 to R-2)
    - i. A request has been filed to change a 50'x125' parcel on 106 August Avenue from M-1 to R-2. The intended use is for a Camper. The purchaser was made aware that a camper would not be allowed to be set up on that lot.
    - ii. Michelle made the motion that Planning Commission recommend a Joint Public Hearing December 13, 2022 concerning rezoning from M-1 to R-2. Kristen seconded the motion. All voted "aye" and motion passed.
- VII. Old Business:
- VIII. Miscellaneous and/or Member Concerns:
  1. None

- IX. With no other business, Kristen made the motion to adjourn; it was seconded by Greg and all members voted "aye". Meeting was adjourned.
- X. The next regular meeting for the Planning Commission is scheduled for Tuesday, November 15, 2022, at 7:30 pm.
- XI. There will be a Joint Meeting on Tuesday, December 13, 2022 at 5:30 pm.

Submitted by: Michelle Elswick, Secretary