

Richlands Planning Commission
March 7, 2023

Members Present

Barry Alley
Gary Jackson
Randy Smith
Greg Horn

**Staff and Town Officials
Present**

Nathan Keen

Guests

None

- I. The meeting was called to order by Chairman Barry Alley at 7:45 pm.
- II. Greg gave the invocation.
- III. Randy led the Pledge of Allegiance.
- IV. The agenda was not presented due to secretary being absent from meeting.
- V. No minutes were presented for approval.
- VI. New Business:
 1. Dr. Ravi Titha- application for rezoning 3150 Clinch Street to remodel existing clinic from B-3 district into residential apartments with a clinic as B-2/R-2 mixed zone district.
 - i. Dr. Titha did not appear at the meeting.
 - ii. Gary and members talked about the zoning classifications of Clinch Street in relation to what Dr. Titha has requested.
 - iii. Randy and members discussed with Nathan the rules of remodeling an existing structure and building new structures in the floodway. The commission agreed as a whole that with the restrictions of floodway ordinance that remodeling this structure may need more than the allowed 50% to become apartments.
 - iv. The Commission spoke about the old McDonalds building and how Dr. Titha would need to purchase this property before anything could be done to change the zoning of the structure as it was mentioned in this request. This would be considered a second request after he became the owner.
 - v. Gary talked about how in the building code they use the different classifications and wondered where our definitions were located for zoning districts. Nathan spoke about the Land Use Ordinance found on the Town's website in the document center. He talked about needing engineer and architect and the costs associated with that for this structure. Gary said this structure will need sprinklers as required by code and the costs.
 - vi. Barry and Commission members talked about what would happen if tabled as the application was just submitted on March 1. This would push the joint public hearing back to May 9 if all the details can be worked out in the April Planning Commission meeting.
 - vii. Randy talked about how this was just recently rezoned into the B-3 district and The Commission would really need to look at this before rezoning again with more details that Dr. Titha needs to provide.
 - viii. Greg talked about how SWCC students could use more apartments in the area as stated in the application and this could be an asset to the Town and owner.

- ix. Barry made the motion to table the request until they can speak to the owner and get more details to see some pictures of what it will look like when completed.
Gary seconded the motion.

- 2. Seth White had requested to be on this agenda but could not attend the meeting.

VII. Old Business:

- 1. Zoning Map Update

- i. Nathan has updated Richlands GIS data to show the zoning map classifications of Richlands and sent the data to the county engineer to add to the website. Now Richlands zoning map has a layer on the Tazewell County GIS website and can be accessed by the public.

VIII. Miscellaneous and/or Member Concerns:

- 1. None

- IX. With no other business, Randy made the motion to adjourn; it was seconded by Greg and all members voted “aye”. Meeting was adjourned.
- X. The next meeting for the Planning Commission is scheduled for Tuesday, April 4, 2023 at 7:30 pm.

Submitted by: Nathan Keen, Staff