

Richlands Planning Commission

April 4, 2023

Members Present

Barry Alley
Michelle Elswick
Greg Horn

Staff and Town Officials

Present
Nathan Keen
Gary Jackson
Ron Holt

Guests

Lisa Moss

- I. The meeting was called to order by Chairman Barry Alley at 7:45 pm.
- II. Barry gave the invocation.
- III. Barry led the Pledge of Allegiance.
- IV. No additions or deletions to the Agenda
- V. Minutes from March meeting were presented. Greg made to motion to approve the minutes. Michelle seconded. All aye.
- VI. Business:
 1. Lisa Moss spoke on behalf of A&O Properties concerning obtaining a Conditional Use Permit to update the existing Killen Mobile Home Park on Farmer Street now that they own the property.
 - i. The park will become Farmer Street Mobile Home Park.
 - ii. They want to remove one dilapidated mobile home and replace it and add an additional 3 homes for a total of 10 homes.
 - iii. They currently own all but 1 of the mobile homes.
 - iv. When asked how long they expected the project to last, they are estimating four years. They are requesting a Conditional use Permit for the entire time.
 - v. Barry does not think it is wise to give one for that extended about of time. He suggests six to nine months, possibly one year.
 - vi. Owners were advised of the need for a Public Hearing and were asked to come before the Council and Planning Commission at the May Meeting.
 - vii. The Planning Commission agrees the owners are wanting to make some much needed improvements to the park.
 - viii. The Planning Commission recommends a Joint Public Meeting be held allowing the Owners to receive a one year Conditional Use Permit. After the year, the owners would need to return to Council showing progress on the project in order to extend their permit.
 - ix. Michelle made the motion to hold a Joint Public Hearing on May 9, 2023.
 - x. Greg seconded the motion.
 2. Dr. Titha is requesting another meeting concerning the rezoning of his property (Washington Square Clinic) from B3 to B2/R2 in order to turn it into apartments/medical office.
 - i. The Planning Commission discussed the need for major rehab work on the facility and the concern with flooding in that area.
 - ii. If the property is a B2/R2, the business side does not have to be contained on the first floor only.
 - iii. Another concern the Planning Commission has is rezoning the property and Dr. Titha not moving forward with the project.
 - iv. Greg would like to see more information on the rehab and cost of the building insuring it is within the budget Dr. Titha presented at a previous meeting.

- VII. Miscellaneous and/or Member Concerns:
 - 1. None
- VIII. With no other business, Michelle made the motion to adjourn; it was seconded by Greg and all members voted “aye”. Meeting was adjourned.
- IX. The next meeting for the Planning Commission is scheduled for Tuesday, May 2, 2023 at 7:30 pm.

Submitted by: Michelle Elswick, Secretary