

**Richlands Planning Commission**  
**January 14, 2025 @ 5:30 pm**

**Members Present**

Barry Alley  
Michelle Elswick  
Greg Horn  
Elaine Holmes

**Staff and Town Officials**

**Present**  
Nathan Keen  
Gary Jackson  
Billy Shelton

**Guests**

**I. Business:**

1. Appalachian Capitol Investments, LLC has applied for a conditional use permit for the property located at 2633 Front Street.

i. Applicant intends to remodel the current restaurant into a hotel/Air BnB. The property is currently zoned as a B2, which includes hotel use with a conditional use permit.

ii. Public Comment

1.. The owner of Self Storage Facility next to proposed hotel (Angie Gwen) is concerned about people walking through her property. She already has a problem with it and expects the problem to increase with the new business. She requests fencing be added to guide people to Front Street rather than her property.

iii. Planning Commission Meeting

1. Is this a hotel or an Air BnB?

- a. According to the application, it is a hotel without an office on site.
- b. No change in zoning required.
- c. If other property owners want fencing, it will be their responsibility.
- d. Greg made the motion to Recommend the conditional use permit be allowed.
- e. Michelle seconded the motion.
- f. Motion passes with all ayes.

Submitted by: Michelle Elswick, Secretary

*Barry Alley*  
*2/4/25*

**Richlands Planning Commission**  
**January 14, 2025 @ 5:45 pm**

**Members Present**

Barry Alley  
Michelle Elswick  
Greg Horn  
Elaine Holmes

**Staff and Town Officials**

**Present**  
Nathan Keen  
Gary Jackson  
Billy Shelton

**Guests**

I. **Business:**

1. Amendments to The Townwide Zoning Ordinance found in The Town Code of Ordinances Section §154.001.

- i. The changes are necessary to align our ordinances with the county and other towns in our area.
- ii. These changes would allow computer-based businesses to exist. It would require a business license for home businesses. It will allow for tourist homes- vacation homes, Bed and Breakfast, Tiny Homes (400 sq ft or less).
- iii. Amendments- allow Bed and Breakfast
- iv. Additions- add R3 as a zone
- v. This change will be positive for the town. It will allow more businesses and more tourists.
- vi. Anyone wanting to use a R3 zone will still need to go before the Planning Commission and Town Council for a Conditional Use Permit.
- vii. Michelle made the motion to allow the amendments and additions to take place.
- viii. Greg seconded the motion
- ix. Motion passes with all ayes.

Submitted by: Michelle Elswick, Secretary

*Barry AW*  
*2/4/25*