

Richlands Planning Commission
April 7, 2026

Members Present

Barry Alley
Brandon Hensley
Greg Horn
Chester Price

**Staff and Town Officials
Present**

Nathan Keen
Billy Shelton

Guests

- I. The meeting was called to order by Barry at 5:45 pm.
- II. Invocation given by Chester
- III. Pledge of Allegiance led by Barry
- IV. Business
 1. Dr. Titha
 - i. Billy informed the commission that Dr. Titha and his architect had both been in contact with him about their intentions to renovate his Washington Square medical office. Dr. Titha's new plan is to close the medical office and convert the building into apartments. In light of this, he proposed that the property be rezoned from B3 to R2.
 - ii. Nathan commented that to do so, the building would have to be raised a minimum of one foot to meet flood elevation requirements.
 - iii. Gary commented that since the building rests on concrete, it would be difficult and expensive to raise. He also noted that the property is in the floodway and cannot be built on.
 - iv. Billy said the next time Dr. Titha or his architect call, he will inform them of this information.
 - v. Barry added that he regularly visits the building, where the doctor see about 30-40 patients a day even though conditions are unsanitary and potentially unsafe. There is no heat or air conditioning in the outer rooms, and the building has a very strong smell of urine.
 - vi. Barry expressed that he thought there was no need to take any commission action at this time; the other members concurred.
- V. Member Concerns
 1. None
- VI. Gary moved the meeting be adjourned, Greg seconded, All Aye. Meeting was adjourned.
- VII. The next regular meeting will be held Tuesday, May 5, 2026, at 5:45 pm

Notes taken by Greg Horn and submitted by Michelle Elswick, Secretary

Barry L. Alley
6/2/26