

MINUTES  
PUBLIC HEARING  
ZONING APPEALS BOARD  
March 3, 2011  
4:00 P.M.

Present: Gene Hurst, Chairman  
Bill Patton  
Paul Cook  
George Brown  
Charlie Lawson

Others Present: Tim Taylor  
Richard Vance  
Sue Wade  
Marco Warner  
Seth White  
Numerous Citizens and Interested Parties

Mr. Gene Hurst called the meeting to order. The purpose of this meeting was a request by Mr. Seth White representing Veritas Rentals, LLC and Tazewell County Outreach Center t/a The Recovery Outreach Center, Richlands VA to appeal the decision of the Richlands Zoning Administrator that properties located at 1216 Second Street does not qualify for a non-conforming use. The property is currently located in a B-2 (General Business Zone), which does not allow a use for residential type activity without a non-conforming use history as outline in Section 7 of the Zoning Ordinance of the Town of Richlands.

Mr. Hurst asked for comments.

Mr. Seth White distributed the zoning permit that was issued in July 2009 stating that the building was going to be remodeled and be used for apartments. He ask about the permit and was informed that it had been over a year and he would have to reapply for a permit. He did apply for a new permit and was denied the permit and he didn't understand the difference since the 2009 permit was approved. He and Marco Warner had been looking for a place for the ROC and decided on this building. He thinks everyone should be treated fairly.

Mr. Taylor said he tried not to be discriminatory in issuing any permit. There are many gray areas and a B-2 should not be used for apartments.

Paul Cook asked why the work wasn't started in 2009. Mr. White said they did do some work on the building and was going to come back later and finish the work but got busy with other projects.

Marco Warner stated the project has been delayed for months. The Ark House and Food Pantry had a lot of opposition when opened, along with the demolition of the Mattie Williams Hospital. If they were presented with a new location they would be willing to relocate the ROC. There would be a thrift store, office space and sleeping quarters in this building. The ROC needs to be centrally located so the members can be close to work. This community building is eligible for grant funding.

Mr. White stated that he didn't have any problems with the ROC being located elsewhere but couldn't understand why he was having trouble getting a permit.

Mr. Hurst said this was a zoning problem, not there to discuss the ROC. He would allow anyone 2 minutes to speak if they desired.

Numerous citizens and other ROC members/clients discussed the concerns and advantages of having the ROC located in the Town. Several attorneys discussed the zoning issues themselves.

Mr. Hurst asked if there were any other comments.

Members of the Zoning Appeals Board and Marco Warner went into executive session and returned from executive session.

Mr. Warner asked the board if they could allow them some time in order to find a better location for the ROC. He also ask the community to help with this search because this would make a difference in the community.

The Zoning Board postponed their decision for 60 days.

Meeting adjourned.

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Gene Hurst, Chairman