

Richlands Planning Commission
June 7, 2022

Members Present

Michelle Elswick
Elliot Joyce
Richard Smith

Staff and Town Officials Present

John O'Daniel
Nathan Keen

Guests

Jesse Kimes

- I. The meeting was called to order by Chairman Richard Smith at 7:30 pm.
- II. Richard gave the invocation.
- III. Michelle led the Pledge of Allegiance.
- IV. The agenda was presented. The following changes were made:
 1. Add discuss recommendations of someone to fill the opening at the end of the month
 2. Elliot made the motion to approve the agenda as written. Michelle seconded the motion. All members voted "aye" and the agenda was approved.
- V. New Business:
 1. Mobile Home Park Request for 208 Lake Park Road in R-2 Zone.
 - i. New owners are requesting a Conditional Use Permit to return this location to a mobile home park.
 - ii. Improvements must be made in order to bring the location up to code- paving, lighting, etc.
 - iii. Richard brings up the fact that this will only enhance the existing lot.
 - iv. Nathan says the new owners want to bring in two additional mobile homes with conditional use permits to fill the park.
 - v. Elliot made the motion to send to a joint public hearing for the conditional use permit. Michelle seconded the motion. All members voted "aye". Motion passes.
 2. Subdivision of land located at 740 Birmingham Rd in A-1 Zone
 - i. Owner would like to subdivide the land located at this address in order to sell the lots. Currently doublewides are occupying two of the lots.
 - ii. Michelle made the motion to send to a joint public hearing for the conditional use permit. Elliot seconded the motion. All members voted "aye". Motion passes.
 3. Added use request for 1825 Front Street for Medical Drug and Alcohol Treatment Center in B-2 Zone.
 - i. Jesse Kimes spoke on behalf of Spero Health. He stated this facility would be a treatment/counseling center for the treatment of opioid addiction. He assured the commission that it was NOT a methadone clinic. The treatments they are using is proven to be more successful than methadone.
 - ii. Spero would be accepting private insurance, as well as Medicaid. They will offer recovery support services, job resources, weekly counseling, transportation, etc.
 - iii. Generally, in Virginia B-2 zoning would allow this facility as an acceptable use. However, in our zoning, this type of facility is not included as an acceptable use.
 - iv. Mr. Kimes says Spero currently has over 12,000 patients.
 - v. The Clinic will be located in the Professional Building where medical offices have been in the past.
 - vi. John Stated we have three options:
 1. Deny the request.
 2. Send to a public hearing.
 3. Seek legal counsel.
 - vii. Richard made the motion to send to a joint public hearing for the conditional use permit. Elliot seconded the motion. All members voted "aye". Motion passes.
 4. John asked for recommendations of someone to replace Richard Smith who is not renewing his term that ends June 30, 2022. Richard suggested we look at the Lake Park Area.

- VI. Old Business:
 - 1. Walking Trail Update
 - i. Richard asked for an update on the Walking Trail. John stated that it has been put to the side at the moment because of more pressing matters.
 - 2. RFB for Zoning Update
 - i. They have not put out a new RFB for the zoning study. They are waiting for the new budget year.
- VII. Miscellaneous and/or Member Concerns:
 - 1. None
- VIII. With no other business, Elliot made the motion to adjourn; it was seconded by Michelle and all members voted "aye". Meeting was adjourned.
- IX. The next meeting for the Planning Commission is scheduled for Tuesday, July 5, 2022, at 7:30 pm.

Submitted by: Michelle Elswick, Secretary