

# Richlands Planning Commission

March 1, 2022

## Members Present

Barry Alley  
Michelle Elswick  
Elliot Joyce  
Randy Smith  
Richard Smith

## Staff and Town Officials

**Present**  
Jeff Hurst  
Nathan Keen

## Guests

Charlie Lawson  
Adrienne Cordle

- I. The meeting was called to order by Chairman Richard Smith at 7:30 pm.
- II. Jeff gave the invocation.
- III. Elliot led the Pledge of Allegiance.
- IV. The agenda was presented. The following changes were made:
  1. Add rezoning requests to New Business
  2. Table Approval of Minutes until next meeting
  3. Elliot made the motion to approve the agenda as written. Randy seconded the motion. All members voted "aye" and the agenda was approved.
- V. New Business:
  1. Appalachian Millworks Rezoning
    - i. Charlie Lawson spoke on behalf of Appalachian Millworks. They would like to move their shop to the old Magic Mart Building. They plan to double or even triple production at this new location.
    - ii. They have been purchasing/importing their cabinets. By being able to relocate, they would be able to produce the cabinets here and bring jobs and money to the town.
    - iii. They will not be doing anything different, just more of it.
    - iv. They will be eventually moving offices as well.
    - v. Richard stated it is currently in B-2 and asked why they needed the M-1/B-2?
    - vi. Nathan said they were grandfathered in as B-2 at their current location.
    - vii. Richard pointed out that it would bring jobs to a currently empty building.
    - viii. Jeff asked what their ETA was. Charlie stated with renovations, they were aiming for the end of the year.
    - ix. Richard asked if there would be a separate entrance for the offices. Charlie said that was up to Travis, but he would imagine there would be an internal entrance to the offices.
    - x. Randy made the motion to move forward with a Public Hearing. Elliot seconded it. All members voted "aye". Motion passes. The meeting will be April 12, 2022 @ 5:30 pm.
    - xi. Elliot asked if having political offices would require extra zoning. Charlie said he did not think he had his political offices in their current location.
  2. 105 Augusta Ave, Richlands
    - i. The current owner requests the zoning for the property be changed from Industrial to R-2. She would like to tear down the current structure (mobile home) and replace with something at a later date- possibly another mobile home if allowed.
    - ii. Nathan stated that currently if the mobile home is torn down or removed, they will not be allowed to build back at that location due to current zoning. Beside the current structure is a Doublewide with R-2 zoning and behind is also R-2.
    - iii. Commission agreed it should be rezoned due to the majority of that area already being zoned R-2. Owner will need a conditional use permit before a mobile home can be set there.
    - iv. A motion was made to recommend the request go to public hearing. Michelle seconded the motion. All members voted "aye". Motion passes.

VI. Old Business:

1. RFP for Zoning/Zoning Map Update

- i. Only one bid was received. The cost of the study would be \$98,000 and they would need 9 months to complete the study.
- ii. Randy asked if it was possible to get more bids. Nathan said there would be minimal costs to request more bids.
- iii. Elliot made the motion to ask John to request more bids. He also recommends to explore other options. Barry seconded the motion. All members voted "aye". Motion passes.

VII. Miscellaneous and/or Member Concerns:

1. None

VIII. With no other business, Jeff made the motion to adjourn; it was seconded by Randy and all members voted "aye". Meeting was adjourned.

IX. The next meeting for the Planning Commission is scheduled for Tuesday, April 5, 2022, at 7:30 pm.

Submitted by: Michelle Elswick, Secretary