



*Town of Richmond, Rhode Island*

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Town Hall, 5 Richmond Townhouse Road, Wyoming, RI 02898

TO: Economic Development Commission  
FROM: Planning Board  
DATE:  
RE: Rezoning for non-residential uses

As you know, the goals in the Comprehensive Community Plan include broadening the tax base by encouraging development of non-residential uses in appropriate areas of town. During the Planning Board meeting on June 27, we discussed the possibility of rezoning some residentially zoned property to make it available for commercial or industrial uses.

We have identified the area around Route 3, north of Wyoming and east of Route 95, as an appropriate location for commercial or light industrial development. That area has easy access to Route 95 and most of it is outside the aquifer overlay, agricultural overlay, and flood hazard overlay districts.

In the past few years, the Planning Board has recommended Town Council approval of several requests by property owners for rezoning of their property for commercial or manufacturing purposes. Traditionally, however, the Planning Board has not recommended rezoning residentially-zoned property unless the property owner has requested the change. We believe that some property owners welcome such a change because it would make their property more valuable, but many others would not want to see commercial or industrial uses in their neighborhood.

We would like to work with you to determine whether rezoning some of the property abutting Route 3 would be feasible. Would your members be willing to contact property owners in that area to find out how they would feel about rezoning of their property?

We would also like to hear your suggestions about which areas are the most appropriate for rezoning, and whether the owners of existing businesses have told you if there are any locations where they would like to expand or relocate.