

**Richlands Planning Commission**  
**March 5, 2024**

**Members Present**

Barry Alley  
Michelle Elswick  
Greg Horn  
Elaine Holmes  
Gary Jackson

**Staff and Town Officials  
Present**

Nathan Keen  
Jason May

**Guests**

**Members Absent**

Randy Smith

- I. The meeting was called to order by Chairman Barry Alley at 6:00 pm.
- II. Invocation was led by Elaine
- III. Pledge of Allegiance led by Barry
- IV. Business:
  1. Conditional Use Permit Requirements Discussion will be continued at the April meeting.
  2. Working with DHCD to possibly purchase vacant land or current mobile home parks to place tiny homes on them
    - i. Spoke with Brian Beck at AASC about their project to take new singlewides and splitting them in half to create living spaces for two people.
    - ii. Discussion with continue at April meeting.
  3. There is currently discussion of possibly filing to purchase a property in Hidden Valley on Sandy Lane for the purpose of opening a non-profit Group Home. The home would be for 10 children. The home is currently zoned R2 and would be appropriate zoning for this project. However, Jason is not sure of the legalities on it and how well it will be accepted in the neighborhood. He does feel it will be a concern of the neighbors. He is going to meet with the town attorneys and bring it back to a later meeting if current purchaser chooses to move forward with the project. He wanted to make sure the Planning Commission was aware of the proposal.
    - i. Currently, there is a neighbor that wants to build row houses on their land. We are not sure how well that will be accepted either.
  4. The joint meeting next week will be concerning a Conditional Use Permit to place a mobile home at 478 Fleming Lane.
    - i. There is currently a House and Garage on the property with six acres. Owner will have to run water line to Purcell Rd.
    - ii. You will not be able to see the home from the road. Because of this, it will not affect property values of neighbors. Jason does not have an objection to the Conditional Use Permit. He thinks this situation is what a Conditional Use Permit is for.
    - iii. Barry suggest we recommend the permit be granted pending further information at the joint meeting next week.
    - iv. Gary wants to make sure they meet all current regulations in allowed time frame.
    - v. Nathan says the Planning Commission can set conditions such as, no town water will be hooked up until the singlewide is underpinned. That would help assure regulations are met in a timely manner.
  5. Dr. Titha was not present to discuss his rezoning request. There are multiple concerns within the commission and Town Officials of what he is proposing for this property. His

request has changed multiple times. Right now, there is concern of people being on that property that should not be. In the past, he had discussed making it a Rehab Clinic. Jason states our town is not big enough to cover a service such as this.

- i. There is hope to one day develop the land in that area to industrial or a park area.
- ii. Jason recommends that we discuss further in April if Dr. Titha would like to attend. Until then, we will table the matter. He would like to get back into the habit of following the rules and process.

V. Miscellaneous and/or Member Concerns:

1. Michelle asked about the status of a sewer tap for 109 Royal Street. Nathan stated equipment had broken down every time they start to work on the project. They are hoping to have it completed by the end of the week.
2. Jason updated on two situations on Birmingham Rd-
  - i. The possible illegal dump site is being worked on.
  - ii. The shop on Birmingham must be cleaned up and road repaired at the owner's expense. There must be a 15 ft right away. There is currently no right away.
3. Greg asked if Charity Hurst was going to come to us to swear us in or if we needed to contact her. Jason said he will have her attend the April 2<sup>nd</sup> meeting.
4. Jason would like to come up with a system, like a spreadsheet to keep up with Conditional Use Permits and the conditions required and whether they are being met or not.

VI. With no other business, Gary made the motion to adjourn; it was seconded by Greg and all members voted "aye". The meeting was adjourned.

VII. There is a Joint Meeting scheduled for Tuesday, March 12 at 5:45 with the next regular meeting for the Planning Commission scheduled for Tuesday, April 2, at 6:00 pm.

Submitted by: Michelle Elswick, Secretary



Chairman Planning Commission