

Richlands Planning Commission
February 6, 2024

Members Present

Barry Alley
Michelle Elswick
Greg Horn
Randy Smith


**Staff and Town Officials
Present**

Nathan Keen
Jason May

Guests

- I. The meeting was called to order by Chairman Barry Alley at 6:00 pm.
- II. Business:
 1. Planning Commission Members were introduced to the new Town Manager, Jason May.
 2. Jason is interested in phasing out the Conditional Use Permit on a timeline. Possibly requiring a mobile home to be newer than 10 years old to be permitted a Conditional Use Permit with the possibility of later moving it to 5 years or newer.
 - i. Randy asked that we make sure a Conditional Use Permit is not issued if all requirements, such as setbacks, are not met.
 - ii. Michelle brought up that eliminating mobile homes entirely in our area is not feasible. Jason agreed and stated that was not his goal. He mentioned maybe having certain areas set up that would be mobile home specific areas.
 - iii. Randy mentioned the downside to this would be people not replacing older mobile homes and not caring for or abandoning them.
 - iv. Agreed to bring back to March meeting.
 3. Jason said the DHCD is interested in coming to talk to the Planning Commission about being able to purchase land in town, cleaning it up, and placing tiny homes, apartment complexes, quadplexes, etc. These would be for individuals or families that have a job/income but may not be able to purchase a house but could afford one of these properties.
 - i. Greg asked who would be purchasing the property. Jason said the town would be the original purchaser, DHCD would develop the land, and then the town would sell the property and keep their part. There are grants available for this type of project. A project like this is currently happening in Pulaski.
 - ii. What areas do we want to target for this project?
 - iii. Jason will begin talking to Council about the timeline for this project.
 - iv. He will come back to the March meeting with more information.
 4. Jason thinks our zoning needs to be worked on. We agreed.
 - i. He says we are currently working with the Army Corp of Engineers about flooding.
 - ii. The town would like to eventually move the old airport land to manufacturing.
 - iii. Fix our zoning to include certain corridors to start relocating or purchasing mobile homes located on those properties.
- III. Miscellaneous and/or Member Concerns:
 1. No other concerns
- IV. With no other business, Barry made the motion to adjourn; it was seconded by Michelle and all members voted "aye". The meeting was adjourned.
- V. The next meeting for the Planning Commission is scheduled for Tuesday, March 5, at 6:00 pm.

Submitted by: Michelle Elswick, Secretary

Approved: 
3/5/24