

# **Richlands Planning Commission**

## **April 4, 2025**

### **Members Present**

Barry Alley  
Michelle Elswick  
Greg Horn  
Chester Price

### **Staff and Town Officials Present**

Gary Jackson  
Nathan Keen  
Billy Shelton

### **Guests**

- I. The meeting was called to order by Barry at 6:00 pm.
- II. Invocation given by Barry
- III. Pledge of Allegiance led by Barry
- IV. Approval of Minutes for 01/14/2025, 02/04/2025, and 03/04/2025
  - i. Greg made the motion to approve, Michelle seconded the motion, All aye
- V. Business
  1. Rezoning request to change parcel zoned as B-2 to R-2 at 1472 Raven Road.
    - i. Purpose of rezoning is to place a mobile home on the property to use as rental property
    - ii. Public hearing was held 03/11/25 for public comment.
    - iii. Michelle asked what concerns there were about rezoning the property.
      1. Gary said the council had discussed that if the property is rezoned, there will be room to place two mobile homes on the property. He wasn't sure why that was a concern they had, however. If they decided to place a second home, they would have to appear before the commission for a conditional use permit if the home is older than 10 years. Even with two homes on the property, all requirements and setbacks would be met.
      2. Other houses there are grandfathered in due to being there when that portion of town was annexed.
      3. The Planning Commission recommends Council approve the rezoning on the property located at 1472 Raven Road from B-2, Business, to R-2, Residential.
        - a. Motion: Greg, Second: Michelle, All Aye.
  2. The town and Planning Commission would like to clean up spot zoning. We would like to see consistent zoning or at least overlay zoning possibly.
    - i. What are the advantages of doing this?
      1. Makes the maps cleaner
      2. Makes it easier on the citizens if something were to happen to an existing home (such as fire) and they want to rebuild. If it is zoned commercial, the landowner would have to have it rezoned before they could rebuild.
      3. Mayor Cury had told us in a previous meeting the town did the B-2 zones in preparation for a town business expansion in the 60s or 70s that did not happen.
      4. The only change that would happen would be to overlay spots that are currently zoned B-2 but are being used as residential. The overlay would be B-2/R-2, allowing either to be on the property. B-2 already allows residential on second floor and business on the first.
      5. Barry suggests it would be easier if the whole town was done at once.

6. Planning Commission recommends asking the Town Attorney to give us directions of what we need to do to move forward.

3. Chestnut Street

- i. Rezoned several months ago from B-2 to R-2. Original plan was to build two stick built houses on the property. Due to cost, that plan did not happen. Now, owner is requesting permission to put two small doublewides on the property.
  1. Doublewides would be new.
  2. All setbacks would be met.
  3. Would possibly be placed on a permanent foundation, making them a deeded property.
- ii. Council had discussed the concern of it being a manufactured property. The Planning Commission sees no concern with the placement of two new doublewides on this property. It would only improve property values. There was a discussion about doublewides having more restrictions than a stick-built property anyway.
- iii. Planning Commission recommends Council allow two doublewides be placed on this property as long as all regulations are met.

VI. Member Concerns

1. Michelle asked what would need to be done to establish a mobile home park in the town of Richlands.
  - i. If less than 4 trailers, it is not considered a park.
  - ii. All owner would need to do is apply for the conditional use permit if the trailer is older than 10 years old.

VII. Greg moved that the meeting be adjourned, Chester seconded, All Aye. Meeting was adjourned.

VIII. The next regular meeting will be held Tuesday, May 6, 2025, at 6:00 pm.

Submitted by: Michelle Elswick, Secretary