

**Richlands Planning Commission**  
**August 8, 2025**

**Members Present**

Barry Alley  
Michelle Elswick  
Greg Horn  
Chester Price

**Staff and Town Officials**

**Present**  
Gary Jackson  
Nathan Keen  
Billy Shelton  
Ron Holt

**Guests**

- I. The meeting was called to order by Barry at 3:00 pm.
- II. Invocation given by Greg
- III. Pledge of Allegiance led by Barry
- IV. Approval of Minutes- Gary made the motion, Greg 2<sup>nd</sup> the motion, All Aye
- V. Business
  - 1. Conditional Use Permit for Austin Keen
    - i. Austin purchased 28 acres on Dow Road in R2 zone. He would like to set up a singlewide to live in while building a house. The singlewide is 30 years old but in good condition.
    - ii. The white house on the property is empty and will be torn down.
    - iii. He will be required to purchase two taps.
    - iv. The Planning Commission recommends we hold a joint hearing in September.
  - 2. Request to place modular home in R1 zone
    - i. Sue Peters has requested permission to place a 2-Story Modular Home on Sandy Lane in Hidden Valley. Currently, this location is a R1 zone and does not allow another modular. She is requesting a rezoning from R1 to R2.
    - ii. The Planning Commission recommends we hold a joint hearing in September.
  - 3. Vacant Seat
    - i. Chester is going to contact a potential candidate for our vacant seat.
- VI. Member Concerns
  - 1. Michelle asked if we should consider changing the September 2 meeting due to it being the day after the holiday. A decision was made to leave it as is as of now.
  - 2. Barry updated that progress is being made on the house being torn down on Fairfax.
    - i. There was discussion of property being auctioned off if property taxes were not paid as a way to clean up areas of town.
  - 3. Ron asked about our thoughts on keeping the two-way street in town as it is now. There were mixed responses with suggestions on how to make it better should we keep it.
- VII. Chester moved that the meeting be adjourned, Greg seconded, All Aye. Meeting was adjourned.
- VIII. The next regular meeting will be held Tuesday, September 2, 2025, at 6:00 pm.

Submitted by: Michelle Elswick, Secretary

*Barry Alley  
Planning Commission Chair*