

Richlands Planning Commission
February 4, 2025

Members Present

Barry Alley
Elaine Holmes
Greg Horn
Michelle Elswick

**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
 1. 06/04/24 and 06/25/24
 - i. Elaine made the motion to approve
 - ii. Greg seconded the motion
 - iii. All aye
 2. 01/14/25 Public Hearing
 - i. Greg made a motion to approve
 - ii. Elaine seconded the motion
 - iii. All aye
- V. Business
 1. Rezoning request to change parcel zoned as B-2 to R-2 at 1472 Raven Road.
 - i. Entire area is B-2
 - ii. Requesting rezoning in order to place a mobile home on property. A conditional use permit will not be required if new zoning policy passes.
 - iii. Houses were there before annexed. The town line goes to Cordle Garage.
 - iv. Planning commission recommends the town have a public hearing on February 11, 2025 for comment.
 2. The commission received a request to be part of the commission from Chester Price. Gary will submit his name to Council.
 3. The town and commission would like to clean up spot zoning. We would like to see consistent zoning or at least overlay zoning possibly.
 - i. Need to know a good starting point.
 - ii. Is it possible to rezone current owners in B-2 to R-2 and if they wish to have rezoned, they can come before the council?
 - iii. Will it affect home owners' insurance?
 - iv. Are there historical homes in these zones?
 4. Members need to fill out conflict paperwork and return to the town clerk.
- VI. Greg moved that the meeting be adjourned.
- VII. Elaine seconded it.
- VIII. The next regular meeting will be held Tuesday, March 4, 2025 at 6:00 pm and the next joint meeting will be held Tuesday, March 11, 2025.

Submitted by: Michelle Elswick, Secretary

Barry Alley
2/11/25