

Richlands Planning Commission September 2, 2025

Members Present

Barry Alley
Chester Price
Brandon Hensley
Gary Jackson

Staff and Town Officials

Present

Nathan Keen
Bill Shelton
Mike Thomas via phone

Guests

- I. The meeting was called to order by Chairman Barry Alley at 6:00 pm.
- II. Invocation was led by Chester
- III. Pledge of Allegiance led by Barry
- IV. Additions/Deletions of Agenda
 1. Gary moved to approve the submitted Agenda, Brandon seconded, All Aye.
- V. Business:
 1. All talked about current zoning ordinance code and what was proposed to be changed with Town Attorney Mike to clear up any possible future issues.
 - i. Gary discussed a definition needing to be added for the Industrialized Buildings "aka a modular structure". All discussed on what would be needed to be added for that definition to separate mobile homes and double wide structures for the modular home structures. Gary said modular homes are approved by DHCD and manufactured mobile homes are approved by HUD and Federal, which is why we have two different definitions.
 - ii. Barry talked about calls received where the community had thought the modular home structures were mobile homes and how the definition needed to be simple, and the community would need understand the language in the Town Code. He has saw some homes in Town that you could not tell were a modular home. More citizens in the community are looking to build modular homes, so we need to get the coding correct for Hidden Valley area.
 - iii. Mike said that changing the zoning ordinance would be the best way to allow modular homes instead of changing the zoning map. If we do change the map, then we will be creating more spot zones on the map which we do not want to have. Mike plans on looking up the language and will send emails to everyone on what he finds.
 2. Old Business
 - i. All talked about cancelling the Joint Public Hearing for Sandy Lane rezoning. Planning Commission decided to cancel this Hearing and go another route in October to change the zoning ordinance language.
 - ii. All talked about the upcoming Joint Public Hearing at 5pm next week for Austin Keen and placing a mobile home on Sagewood Drive.
 - iii. Bill talked about a new business, possibly coming to the Richlands Mall in the near future. The mall is zoned as M-1/B-2 mixed zone which would allow Hospital use home for aged individuals.

- VI. Miscellaneous and/or Member Concerns:
1. None
- VII. With no other business, Gary made the motion to adjourn; it was seconded by Chester and all members voted "aye". The meeting was adjourned at 6:40pm.
- VIII. There is a Joint Public Hearing scheduled for Tuesday, September 9 at 5:00pm with the next regular meeting for the Planning Commission scheduled for Tuesday, October 7, at 6:00 pm.

Submitted by: Nathan Keen, Staff

Bong Gary
Chairman