

**Richlands Planning Commission**  
**April 2, 2024**

**Members Present**

Barry Alley  
Greg Horn  
Elaine Holmes

**Staff and Town Officials**

Nathan Keen  
Jason May  
Gary Jackson

**Guests**

- I. The meeting was called to order by Chairman Barry Alley at 6:00pm.
- II. Approval of Minutes
  - a. The following corrections were identified for the 3/5/24 minutes: (1) Gary Jackson should be added as having attended; (2) Randy Smith should be deleted from the attendees list.
  - b. Gary made the motion to approve the 3/5/24 minutes provided these corrections are made; Greg seconded. The motion pass unanimously by voice vote.
- III. Business
  1. Jason reported on his participation in Gov. Glenn Youngkin's visit to Richlands on 3/20/24.
    - i. He indicated that the governor is interested in providing funding for the removal of derelict mobile homes; Nathan has identified at least 100 in own. The funding will probably be in the neighborhood of \$4 million for Tazewell County, and Richlands will receive a portion. The funds should be allocated in next year's state budget.
    - ii. Jason also remarked that once he has finalized the town's next budget, he intends to begin working on a packet with information and instructions for owners of derelict mobile homes for improving their properties. He pointed out that while the town receives virtually no tax revenues from such properties, merely replacing one with a \$100,000 home results in over \$300/yr. in added town revenue.
  2. Jason also reported on other progress in town activities including forward movement on the green space, the CNX building, the town workspace, and soon-to-be pavement projects on Kent's Ridge Road and Virginia Ave.
    - i. Barry thanked Jason for his work in representing the town at the governor's visit and for collaborating with him in bringing new resources to Richlands.
  3. Dr. Titha has yet to make further contact with the town or commission about his intentions for his 3150 Clinch Street property.
    - i. Barry asked Jason if this matter should be removed from further commission consideration; he agreed that it should.
  4. The Conditional Use Permit discussion held over from last meeting was tabled until the May meeting.
  5. The DHCD discussion and consideration of the proposed group home at 168 Sandy Lane should be removed from future agendas.
  6. Nathan provided attendees with copies of his new status list "Conditional Use Permits for Mobile Homes Approved Starting in 2022".

- i. He reviewed the status of several of the properties on the list. Some property owners (Greg Burrell, Daniel Lankford, Paul Hackworth, Katie Fleming) are still in the process of complying to their stipulated conditions. Others (David Horton, Philip Shaw, and Lisa Moss) have fulfilled theirs. Jason asked Nathan to start a "Closed" list of property owners who have fulfilled the conditions of their Conditional Use Permits to further help us keep track of the status of the various we monitor. He added that as we check the progress on these properties, "word will get around" to developers that the town maintains an organized and consistent monitoring process.
  7. Jason reported that the town is making progress on filling the Main Street/Economic Development position; interviews should start within the next 30-60 days.
- IV. With no other business to discuss, Gary made the motion to adjourn, and Elaine seconded. The motion passed unanimously by voice vote. The meeting adjourned at 6:30pm.
- IX. The next Planning Commission meeting is scheduled for 5/7/24 at 7:00pm.

Notes Take by: Greg Horn  
Submitted by: Michelle Elswick, Secretary

Boyd Aery  
5/7/2024  
Planning Commission Chair