

Richlands Planning Commission

June 3, 2025

Members Present

Michelle Elswick
Greg Horn
Chester Price

Staff and Town Officials Present

Ron Holt
Gary Jackson
Nathan Keen
Billy Shelton

Guests

- I. The meeting was called to order by Greg at 6:00 pm.
- II. Invocation given by Greg
- III. Pledge of Allegiance led by Greg
- IV. Business
 1. Billy shared some possible future requests so we would be aware:
 - i. A request to put a 2 story Modular on Sandy Lane. Applicants were told to check their deed and return with the request to change from R-1 to R-2. Ron suggests we may want to consider a language change and Billy reminds us that we must watch the language used to make sure mobile homes are not allowed.
 - ii. A request for a mobile homeowner in Crestview Mobile Home Park to move a mobile home approximately 300 yards from the park to land they are purchasing. Owner's son wants to, also, put a new mobile home on the property. Because of the age, the original owner will need Council's permission, but the son will not.
 2. Natural disaster- Currently working on B-2 zones that are now residential. Our goal is to allow these zones to rebuild if natural disaster occurs. Is the best solution to make it an overlay zoning? We are tabling this to the July meeting.
- V. Member Concerns
 1. Ron was asked about the status of the 1472 Raven Rd. Council did not take an action, so it is dead. Their concerns were the age of the mobile home (1985) and that it is visible from a major roadway into town. Their only option is to appeal in Circuit Court.
 2. The possible plans were heard for the Richlands Mall are on hold due to another opportunity presenting itself. More information to come later.
 3. Clean up efforts:
 - i. Burnt House on Fairfax- Owner has been slowly tearing the property down. However, Gary said he spoke with Jack Honaker and as soon as AEP cuts the trees, he is scheduled to tear the rest of it down.
 - ii. Burnt house on Kentucky Ave- Owner is currently going through a divorce. He is currently working to get the home in his name and will clean it up as soon as possible.
 - iii. East 1st Street- Owner has been contacted multiple times but nothing has been done. There was a death in the house recently.
 - iv. If these homes are secured, they will have time to take care of them.
 - v. \$500,000 abatement was cut from the budget.
 - vi. Mountain Road- If houses are taken down, they will not be replaced due to the mountainside sliding.
 - vii. If property is sold due to delinquent taxes, the new owner will be responsible for cleaning up the property.

viii. 80 Clean up letters were sent this month. If they do not take care of the problem, the town will mow and add the fee to the owner's utility bill.

ix. The goal is compliance, not money.

4. IEAD has two vacancies if we know anyone interested.

VI. Michelle moved that the meeting be adjourned, Chester seconded, All Aye. Meeting was adjourned.

VII. The next regular meeting will be held Tuesday, July 1, 2025, at 6:00 pm.

Submitted by: Michelle Elswick, Secretary

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