

**Richlands Planning Commission**  
**January 4, 2022**

**Members Present**

Barry Alley  
Michelle Elswick  
Richard Smith

**Staff and Town Officials**

**Present**  
Ashley Harris  
Jeff Hurst  
Nathan Keen  
John O'Daniel

**Guests**

Craig Earls  
Daniel Smith

- I. The meeting was called to order by Chairman Richard Smith at 7:30 pm.
- II. Jeff gave the invocation.
- III. Barry led the Pledge of Allegiance.
- IV. The agenda was presented. Barry made the motion to approve the agenda as written. Jeff seconded the motion. All members voted "aye" and the agenda was approved.
- V. The minutes from the December 7, 2021, meeting was presented for review. Jeff made the motion to approve the minutes and Barry seconded it.
- VI. New Business:
  1. Vape Store/Skilled Gaming
    - i. Daniel Smith spoke on behalf of Lucky Duck. They are requesting a conditional use permit for 2940 Clinch Street (Richlands Mall) to have a vape store and skilled gaming room. Customers will be able to purchase vape products and internet time to play desktop games in the facility. It will be for entertainment purposes.
    - ii. They will be in compliance with the law at all times. Age limit of 21 and older. They will have food and drinks (nonalcoholic) for paying customers for free at this time.
    - iii. John reminded us the commission has the right to add what conditions they want onto the conditional use permit.
  2. Blackstone Data
    - i. Craig Earls spoke on behalf of Blackstone Data. They are requesting that "Data Center" be added to the zoning use for B-2.
    - ii. His business will be the location for the corporate headquarters. They will do cloud storage and maintenance there. There will be very little access from the public to this location.
    - iii. Mr. Earls stated they have plans to expand in the near future and bring jobs to the town.
    - iv. The commission discussed limiting the business to floors second and third floor only. This would not tie up store front space for servers.
    - v. He would like for the town to consider zoning an area as a Technology Zone like Lebanon has. If this were the case, there would be money for development available.
- VII. Old Business:
  1. RFP for Zoning/Zoning Map Update
    - i. The deadline to apply is 1/31/22. If there are 2 or 3 companies that apply, we will consider them. If not, the deadline will be extended.
    - ii. The town maps have tons of spot zoning we want to clean up. It is a long and tedious process to do so.
    - iii. This update will help address long term issues as well.
  2. Walking Trail
    - i. Richard asked for an update on the walking trail.
    - ii. John stated that it was up to the council to pick what projects are priority. The walking trail is not a top priority right now.
    - iii. Jeff stated there were tons of Land & Conservation grants available.
    - iv. John reminded him that the town must have the matching money to receive the grant.

VIII. Miscellaneous and/or Member Concerns:

1. Randy- None
2. Nathan- None
3. Michelle- None
4. Jeff- None.
5. John- None.
6. Ashley- None

IX. With no other business, Michelle made the motion to adjourn; it was seconded by Jeff and all members voted "aye". Meeting was adjourned.

X. The next meeting for the Planning Commission is scheduled for Tuesday, February 1, 2022, at 7:30 pm.

Submitted by: Michelle Elswick, Secretary