



GATE CITY PLANNING COMMISSION
MINUTES
April 3, 2012

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, April 3, 2012 at Gate City Town Hall.

CALL TO ORDER:

The chairman called the meeting to order at 6:03 PM.

ROLL CALL:

MEMBERS PRESENT: Jo Ann Castle, Roger Cassell, and Delany Herron.

MEMBERS ABSENT: Tim Bartley and Faye Owens Sanders

ALSO PRESENT: Gate City Zoning Administrator, Jeremy Keller, and Michele Brooks, Gate City Town Attorney

GUESTS PRESENT: Mr. Robert Barker, Mrs. Lou Britt and Mr. & Mrs. James H. Addington.

DETERMINATION OF A QUORUM:

With three (3) voting members present, the requirements for a quorum are met.

PUBLIC EXPRESSION:

(A) Mr. Robert Barker presented a request that the Gate City Planning Commission recommend to the Gate City Town Council that an un-developed street in Estil Heights Sub-division be opened and paved by the Town of Gate City. Ruth Street, shown in the original plat of the subdivision, dated June 1939, is bounded on both sides by surveyed lots but the original developer never completed the street. Property owned by Mr. Barker and other lots owned by the Gate City United Methodist Church are available for sale but there is no street access to the lots. In addition, Mr. Barker further questioned whether the proposed street would have to be developed according to the guidelines defined in the current Gate City Subdivision Ordinance or if because the street was part of the original plat, it could be developed according to regulations in place at the time the plat was recorded.

(B) Mrs. Lou Britt, acting as agent for the sale of these lots pointed out the lack of available building lots in Gate City and the potential for public revenue, in the form of tax liability and the sale of public services if the lots could be developed. She also questioned whether public water service and sewerage service would be available to these lots.

The Commission took no action on this request.

REVIEW AND ADOPTION OF MINUTES:

The minutes from the regular meeting held Tuesday March 6, 2012 was presented.

Motion made by Roger Cassell to adopt the minutes from March 2012.

Motion seconded by Jo Ann Castle

VOTING AYE: Roger Cassell, Jo Ann Castle, and Delany Herron.

VOTING NAY: None

ABSENT: Tim Bartley and Faye Owens Sanders

ABSTAINING: None

REPORTS:

A) **SECRETARY:** Nothing to report.

B) COMMITTEES:

1) Comprehensive Plan: Nothing to report.

2) Land Use: Jo Ann Castle reported a request made to the Town Administrator by Mr. Steve Buston, V- DOT District Planning and Land Use Director, for a rough sketch of the planned road-side park on the "Old King Ford Property" located on U. S. 23-N in Gate City. Roger Cassell and Jo Ann Castle met with Jeremy Keller, Town Administrator to provide a hand drawing of the proposed park.

3) Subdivision: Nothing to report.

4) Zoning: Nothing to report

5) Capital Improvements: Nothing to report.

B) ZONING ADMINISTRATOR:

(A). Jeremy Keller reported a request for a zoning permit to build a ramp from the porch to the sidewalk at 491 E. Jackson Street. Mr. Keller's research revealed that the area between the porch and sidewalk at this address is fully with-in the Virginia Department of Transportation right-of-way. Mr. Steve Buston, V-DOT District Planning and Land Use Director would like to work directly with the Town of Gate City on the possible development and design of a ramp that would meet the needs and requirements of both the resident and the Town.

Jo Ann Castle made the motion that because the area is with-in the boundaries of the V-DOT right-of-way, and outside the boundaries of the current Gate City Zoning Ordinance, the Planning Commission recommend to the Town Council that the Town meet with Mr. Buston to assess the options for ramp access between the house and the sidewalk.

Motion seconded by Roger Cassell.

VOTING AYE: Roger Cassell, Jo Ann Castle, and Delany Herron.

VOTING NAY: None

ABSENT: Tim Bartley and Faye Owens Sanders

ABSTAINING: None

MOTION CARRIED (Copy of excerpt attached for presentation to Council at their next regular meeting)

C) TOWN COUNCIL REPRESENTATIVE MEMBER:

(A) Nothing to report.

GATE CITY TOWN ATTORNEY:

(A) Attorney Brooks reported that in recent discussion with Steve Buston of V-DOT, the lease agreement between V-DOT and the Town of Gate City for the "Old King Ford Property" has been re-written and sent to the Attorney General's office for approval.

(B) Attorney Brooks also stated that the lawsuit filed by the Scott County Co-Op against the Town of Gate City has been dismissed and their request to build a grain grinding facility on their property on East Jackson Street has been denied.

UNFINISHED BUSINESS:

Continued discussion of the proposed lease between V-Dot and the Town of Gate City for the Old King Ford Property.

NEW BUSINESS:

ITEMS NOT ON AGENDA:

ADJOURNMENT:

With nothing further to discuss, a motion for adjournment was made by Jo Ann Castle and seconded by Roger Cassell.

VOTING AYE: Roger Cassell, Jo Ann Castle, and Delany Herron.

VOTING NAY: None

ABSENT: Tim Bartley and Faye Owens Sanders

ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 7:17 PM

Secretary, Jo Ann Castle

Delany Herron, Chairman
Approved: 5-1-2012



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EXCERPT OF MINUTES:

D) ZONING ADMINISTRATOR:

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Jo Ann Castle made the motion that because the area is with-in the boundaries of the V-DOT right-of-way, and outside the boundaries of the current Gate City Zoning Ordinance, the Planning Commission recommends to the Gate City Town Council that the Town meet with Mr. Buston to assess the options for ramp access between the house and the sidewalk.

Motion seconded by Roger Cassell.

VOTING AYE: Roger Cassell, Jo Ann Castle, and Delany Herron.

VOTING NAY: None

ABSENT: Tim Bartley and Faye Owens Sanders

ABSTAINING: None

*MOTION CARRIED **

*Subject to approval at the next regular meeting of the Gate City Planning Commission.

