



November 2, 2021

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, November 2, 2021 at Gate City Town Hall.

CALL TO ORDER:

Chairman Delaney Herron called the meeting to order at 6:06 pm and asked the secretary to call the roll.

ROLL CALL:

MEMBERS PRESENT: Jo Ann Castle, Delaney Herron, Margaret Falin, Roger Cassell.

MEMBERS ABSENT: Vickie Roberts

ALSO PRESENT: Michele Brooks, Gate City Town Attorney. Town Manager, Greg Jones was unable to attend.

GUESTS PRESENT: None

DETERMINATION OF A QUORUM:

With four (4) voting members present, the requirements for a quorum are met.

PUBLIC EXPRESSION:

REVIEW AND ADOPTION OF MINUTES:

The minutes from the last regular meeting held October 5, 2021 were presented.

Motion made by Margaret Falin and seconded by Delaney Herron to adopt the minutes from October 5, 2021.

VOTING AYE: Jo Ann Castle, Delaney Herron, Margaret Falin, Roger Cassell.

VOTING NAY: None

ABSENT: Vickie Roberts

ABSTAINING: None

MOTION CARRIED

REPORTS:

- (A) SECRETARY:** Jo Ann Castle presented information to the Commission, that we do not have Airbnb in our Zoning Ordinance. She questioned whether the Commission should recommend an amendment to the Zoning Ordinance to include Airbnb or whether the existing category of 'Tourist Home' is sufficient as it is. The definition of 'Tourist Home' exactly describes the Airbnb. Attorney Brooks will research this question and return information at the next meeting.
- 2) It was suggested that a denial of a permit application need not be referred to the Town Council. This is inaccurate information. Any decision made by the Gate City Planning Commission must be referred to the Town Council at the earliest possible time.
 - 3) An Airbnb cannot be considered a Home Occupation unless the owner is a full time resident.

(B) COMMITTEES:

- 1) Comprehensive Plan: Nothing to report.
- 2) Land Use: Nothing to report
- 3) Subdivision: Nothing to report.
- 4) Zoning: Nothing to report.
- 5) Capital Improvements Committee: See New Business.

A) ZONING ADMINISTRATOR:

B) TOWN COUNCIL REPRESENTATIVE MEMBER:

- 1) See New Business: Capital Improvements Committee.
- 2) A public hearing is scheduled before the next regular Town Council meeting before approval of Phase 2 of the Park Street Housing Rehab Project.

C. GATE CITY TOWN ATTORNEY:

Michelle Brooks reports that progress on the Estil Cemetery Improvements project is ongoing and there is another presentation expected at the next Town Council meeting.

UNFINISHED BUSINESS:

- 1) Drainage up-grade at the proposed dog park is postponed until the Town maintenance crew can schedule the time to complete this phase.
- 2) New signs at Gateway Park and the Sampson Mini Park have been installed.

NEW BUSINESS:

- 1) Due to the 10-5-21 denial of a Special Exception and Use permit to Spero Health for a drug treatment center at 329 Gateway Plaza, the Gate City board of Zoning Appeals will be convened.

The Board has been inactive for several years and original members are no longer available. Efforts will be made to solicit volunteers to serve on the Gate City BZA.

- 2) Capital Improvements Committee members Roger Cassell and Vickie Roberts met with representatives of Spectrum Advisors and toured downtown Gate City looking for potential improvements. Subjects examined were the possible expansion of the current Gate City Theater into another building that would provide public bathrooms, a 'green room' plus a potential meeting room designated for public rental. With the withdrawal of the sale of the Jakes Pool Hall building, the group examined other nearby buildings that could be used for this purpose. Other subjects considered were a splash pad and further development of the Burnt Cabin Branch walking trail.

ITEMS NOT ON AGENDA:

ADJOURNMENT:

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

VOTING AYE: Margaret Falin, Delaney Herron, Jo Ann Castle, Roger Cassell.

VOTING NAY: None

ABSENT: Vickie Roberts

ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 7:30 pm.


Jo Ann Castle, Secretary


Delaney Herron, Chairman
Approved 12-7-2021