



May 2, 2023

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, May 2, 2023 at Gate City Town Hall.

CALL TO ORDER:

Chairman, Delaney Herron called the meeting to order at 6:00 pm and asked the secretary to call the roll.

ROLL CALL:

MEMBERS PRESENT: Jo Ann Castle, Delaney Herron, Margaret Falin, Tyler Kilgore,

MEMBERS ABSENT: Vickie Roberts.

ALSO PRESENT: Greg Jones, Gate City Town Manager and Michele Brooks, Gate City Town Attorney.

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 April 4, 2023 were presented.

Motion made by Margaret Falin and seconded by Tyler Kilgore to adopt the minutes from April 4, 2023.

VOTING AYE: Jo Ann Castle, Delaney Herron, Margaret Falin and Tyler Kilgore.

VOTING NAY: None

ABSENT: Vickie Roberts.

ABSTAINING: None

MOTION CARRIED

REPORTS:

(A) SECRETARY. Submitted up-dated changes to C-2 zoning ordinance for review.

(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: Nothing to report.

A) ZONING ADMINISTRATOR:

- 1) Mr. Jones will defer his comments to un-finished and finished business.

B) TOWN COUNCIL REPRESENTATIVE MEMBER:

- 1) Tyler Kilgore informed the Commission that Mr. Jaime Lawson has been appointed interim Mayor of Gate City, Virginia until a special election can be held in November, 2023.

C. GATE CITY TOWN ATTORNEY:

- (1) Nothing to report.

UNFINISHED BUSINESS:

- 1) Guidelines for use of the dog park and potential bench and exercise items is tabled until the next regular meeting.
- 2) Greg Jones informed the Commission that he believes the interior gates have been installed at the Bark Park.
- 3) After final discussion and on motion by Jo Ann Castle and seconded by Tyler Kilgore, Commission members recommend that Gate City Town Council adopt up-dated changes to Sec. 30-214.-Uses to Zone C-2 of the Gate City Zoning Ordinance. (Copy attached)

VOTING AYE: Jo Ann Castle, Delaney Herron, Margaret Falin and Tyler Kilgore.

VOTING NAY: None

ABSENT: Vickie Roberts.

ABSTAINING: None

MOTION CARRIED

- 4) Greg Jones reported that the new compactor trash truck has been repaired and returned to Gate City. Decisions on a method to distribute the new trash cans will be made soon.

- 5) Examination of potential for up-dating zoning requirements for Zone C-1 is postponed until the next regular meeting.

NEW BUSINESS:

- (1) Greg Jones requested discussion and interpretation of Zoning Ordinance Sec. 30-27-a. Landscape Permits. Commission members agreed that the objective of this ordinance is that any obstruction to Line-of-Sight, at a corner lot in a residential district, should be kept to a height of three feet or less for a distance of 35 feet along the right-of-way line on both lot lines joining the roadway or street. Because the text of this ordinance is difficult to interpret, Mr. Jones will research possible changes to this section from other areas.
- (2) On a request from Greg Jones to VDOT to clear debris from the culvert carrying Red Hill Branch under State Route #905, VDOT suggested that Gate City abandon the road. Since this is a state road, Gate City does not have the right to initiate abandonment of this road. In addition, abandonment of this road would seriously impede access by the residents to Barker subdivision. Local engineers feel that the continued lack of maintenance of this culvert will not alleviate the neighboring flooding problems and will also create increased flooding further downstream.

ITEMS NOT ON AGENDA

ADJOURNMENT:

With nothing further to discuss, a motion for adjournment was made by Margaret Falin and seconded by Tyler Kilgore.

VOTING AYE: Jo Ann Castle, Delaney Herron, Tyler Kilgore and Margaret Falin.

VOTING NAY: None

ABSENT: Vickie Roberts

ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 6:47pm.


Jo Ann Castle, Secretary


Delaney Herron, Chairman
Approved 6-6, 2023

NOTE: Items shown in red are additions to the current ordinance. Items shown with a strike-through are to be removed from this section.

Sec. 30-213. - Composition.

This district covers that part of the community intended for the conduct of general business characterized by high-density development, street parking, heavy traffic and pedestrian activity. Because of its centralized location and limitations as to parking and street design, uses are generally restricted to light commercial activities and support services principally directed at the immediate community.

Sec. 30-214. - Uses.

In the Central Business District C-2, structures to be erected or land to be used shall be for one or more of the following uses: *(any use not specified below will require the approval of a 'special exception and use' permit'.)*

- (1) Antique and gift shops.
- (2) Apartments and accessory uses and structures, Single-family dwellings used for residential purposes on the upper floors and at the rear of a *building used for commercial purposes.*
- (3) Bakeries
- (4) Barber and beauty shops.
- (5) Churches
- (6) Clubs and lodges; ~~on premises alcoholic beverage sales permitted REMOVE~~; *on the upper floors and at the rear of a building used for commercial purposes.*
- (7) Pharmacies.
- ~~Dry cleaners and laundries. REMOVE~~
- (8) Financial institutions.
- (9) Furniture stores.
- (10) Home appliance sales and service. *No outside storage.*
- (11) Hotels, motels, *tourist homes, bed and breakfasts, inns and other short stay accommodations, with a special exception and use permit.*
- (12) Signage as provided in this chapter.
- ~~Laundromat with a special exception and use permit. REMOVE~~
- (13) Libraries.
- (14) Machinery and electronic sales and service, with a special exception and use permit.
- (15) Office buildings including government offices *on the upper floors and at the rear of a building used for commercial purposes.*

(16) Plumbing and electrical supply (no exterior storage allowed).

(17) Public utilities.

(18) Restaurants; on-premises alcoholic beverage sales permitted.

(19) Retail stores selling directly to the public.

(20) Service stations (with major repair under cover), vehicle towing and temporary storage (shall be completely enclosed with a screened wall).

(21) Theaters, assembly halls.

~~Tourist home with special exception and use permit. REMOVE~~

(22) Wholesale and processing not objectionable because of dirt, noise, or odors with a special exception and use permit (no exterior storage allowed).

(23) Off-street parking as required in [section 30-286\(c\)](#).

(24) Public billiard parlors and pool rooms, **skill games and other games of chance**, bowling alleys, dance halls, taverns, and similar forms of public amusement only after a public hearing shall have been held by the town council on application submitted to the body for such use. The town council may request that the commission submit a recommendation to them concerning such use applications. In approving any such application, the town council may establish such special requirements and regulations for the protection of adjacent property, set the hours of operation, and make requirements as they may deem necessary in the public interest. ~~On-premises alcoholic beverage sales permitted with a special exception and use permit. REMOVE~~

(25) Newspaper and electronic media.

(26) Parking lots and spaces.

~~Video rentals. REMOVE~~

(27) Photographic studios and printing services.

~~Taxi service. REMOVE~~

~~Adult book stores or adult theaters, as defined, with a special exception and use permit. The property line of no such establishment shall be located within 300 feet of the property lines of a church, school, child care facility or public library, nor within 300 feet of the property lines of any other establishment under this subsection. No on-premises alcoholic beverages may be served by such establishments. REMOVE~~

~~High speed voice and data communication hub. Minimum 50-foot by 50-foot lot size. The zoning administrator may require adjustments to the site plan where needed to meet the intent of this section. Or waive certain requirements where necessary to facilitate placement with the approval of town council. REMOVE~~

~~Single family dwellings used for residential purposes on the upper floors and at the rear of a building used for commercial purposes. REMOVE (see Item #2)~~

(28) Outdoor displays of merchandise and/or signage during the business day will be allowed with their return to inside storage at the close of business each day. All such displays must provide for a minimum of four (4) feet clearance for the passage of pedestrian traffic on the sidewalk.