



June 4, 2024

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, June 4, 2024 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, Tyler Kilgore, Margaret Falin and Delaney Herron

MEMBERS ABSENT: Vickie Roberts

ALSO PRESENT: Gate City Town Attorney Michele Brooks.

Greg Jones, Gate City Town Manager was absent.

GUESTS PRESENT: Mr. Craig Forrester, Mr. John Gardener, Ms. Sandy O'Dell, Mr. Joey Carrico.

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 monthly meeting held May 7, 2024 were not brought before the Commission for approval. Item will be forwarded to the regular July meeting.

REPORTS:

(A) SECRETARY.

(B) COMMITTEES:

- 1) Comprehensive Plan: Nothing to report.
- 2) Land Use: The committee has not met at The Bark Park to examine drainage problems.
- 3) Subdivision: Nothing to report.
- 4) Zoning: Nothing to report.
- 5) Capital Improvements: Nothing to report.

A) ZONING ADMINISTRATOR:

Absent

B) TOWN COUNCIL REPRESENTATIVE MEMBER:

- 1) Mr. Kilgore asked the Commission's opinion concerning the possibility of having a mural installed on the concrete wall facing Kane Street beneath the offices of State of Franklin Health Services. This wall is in very good condition and if the cost is acceptable, should be considered as an enhancement to the entrance to Gate City. Commission members are favorable to this suggestion subject to Zoning Ordinance 30-314-(e).

C. GATE CITY TOWN ATTORNEY:

- 1) Nothing to report.

UNFINISHED BUSINESS:

- 1) Discussion of the definition of setbacks in C1 and C2 zones is tabled until the next regular meeting.
- 2) Development and adoption of regulations for the sale and/or distribution of cannabis products in the Gate City Zoning Ordinance is postponed for further discussion until future regulatory information is available from the state of Virginia.
- 3) Action on the introduction of ADUs, Accessory Dwelling Units to the Gate City Zoning Ordinance is postponed until review and up-dating of residential zones is begun.
- 4) Mr. Jason Manual did not appear with an application for a Special Exception and Use permit for lighted signage at 1056 East Jackson Street in the R-3 residential zone. He will be contacted with a reminder that this permit is necessary.

NEW BUSINESS:

- 1) Mr. Craig Forrester, Program Director of Recovery Resources, came before the Commission to inform members and to clarify the purpose and intention-of-use of a private single-family residence located at 226 Jay Street as a mental illness, alcohol and drug recovery group home. The home is owned by Mr. Michael Worley who owns several of the other homes being used for this purpose. Mr. Worley contacted Mr. Forrester and offered him this seven bedroom structure to bring the first facility of its kind into southwest Virginia.

Mr. Forrester answered numerous questions from Commission members on the possible impact of this use in the R-1 residential zone. Questions generally focused on the type of resident and their potential activity at the residence. He related that although there is ample off-street parking for up to six vehicles (as required by Sec. 30-285 (a) (8) of the Zoning Ordinance) the existing traffic flow would not be significantly increased. He stated that he does not allow any person on the sex offender registry or one convicted of arson charges into his program.

He also informed the Commission that there will be no substitute drug treatment medications such as Suboxone. Although some of the current and past residents are post-incarceration, Mr. Forrester stated that of the eleven recovery houses that he operates in Tennessee, none has ever caused any problems at their locations.

Mr. John Gardener, Sullivan County Tennessee Commissioner, described one of the recovery houses located on Pine Street in Kingsport Tennessee next to the home of his parents. Mr. Gardener sees this use as a positive activity in this neighborhood. He also states that there have been several beneficial actions shown by the residents toward his parents.

Ms. Sandy O'Dell, member of the Community Services Board of Wise County, Virginia, explained the need for homes in the area to benefit those men who are recovering from mental, drug and alcohol addictions and have little-to-no other sources for housing or assistance with finding jobs, re-connecting with families and becoming independent citizens.

Mr. Joey Carrico, Att., a resident of Wise County, Virginia and himself a recovering alcoholic, spoke of the value of the support of a Recovery Resources type facility. He stated that without the support of men in a similar situation who have assisted others in their recovery, many would not have been able to overcome their addictions.

After Mr. Forrester's presentation, Attorney Michele Brooks advised him to apply to the Scott County Building Inspector for an occupancy permit due to the large number of residents (up to 14) expected to occupy this single-family private residence. With the occupancy permit, he should then apply for a Special Exception and Use permit to be brought before the Planning Commission at their next regular meeting on July 2, 2024.

ITEMS NOT ON AGENDA:

ADJOURNMENT:

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

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

VOTING NAY: None

ABSENT: Vickie Roberts

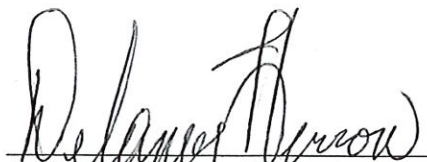
ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 7:25 pm.



Jo Ann Castle, Secretary



Delaney Herron, Chairman
Approved 7-2-2024