



August 6, 2024

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, August 6, 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, Vickie Roberts, Margaret Falin and Delaney Herron

MEMBERS ABSENT: Tyler Kilgore.

ALSO PRESENT: Gate City Town Attorney Michele Brooks.

Greg Jones, Gate City Town Manager.

GUESTS PRESENT: Mr. Craig Forrester representing Mr. Steven Worley.

DETERMINATION OF A QUORUM:

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

PUBLIC EXPRESSION:

- 1) Mr. Craig Forrester was informed that the Planning Commission can not recommend his application for an alcohol and drug recovery group home at 226 Jay Street because it is not a permitted use in the Zoning Ordinance. Mrs. Michele Brooks explained other options available to the owner Mr. Steven Worley.

REVIEW AND ADOPTION OF MINUTES:

The minutes from the previous regular monthly meetings of May 7, 2024, June 4, 2024 and notice of cancelation of meeting July 2, 2024, were presented.

Motion made by Vickie Roberts and seconded by Margaret Falin to adopt the minutes from May 7, 2024, June 4, 2024 and notice-of-cancelation of meeting July 2, 2024.

VOTING AYE: Jo Ann Castle, Vickie Roberts, Margaret Falin and Delaney Herron.

VOTING NAY: None

ABSENT: Tyler Kilgore

ABSTAINING: None

MOTION CARRIED

REPORTS:

(A) SECRETARY. Nothing to report.

(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) Greg Jones will defer comments until new and/or unfinished business.

B) TOWN COUNCIL REPRESENTATIVE MEMBER:

- 1) Absent.

C. GATE CITY TOWN ATTORNEY:

- 1) Michelle Brooks has developed a draft ordinance for potential regulations for the manufacture, sale or distribution of recreational substances which she will send electronically to Commission members.

UNFINISHED BUSINESS:

- 1) Mr. Jones will develop a more comprehensible definition of the setbacks in C1 and C2 sections of the Zoning Ordinance to be presented at the next Commission meeting.
- 2) Signage for the Bark Park will be included in items financed by grant funding when available.
- 3) Justin Manuel did not submit an application for lighted signage at 1056 E. Jackson St.
- 4) Jo Ann Castle made a motion that Town Council deny an application submitted by Mr. Steven Worley for a Special Exception and Use permit to develop an alcohol and drug recovery group home at 226 Jay Street located in the R-1 residential zoning district. Motion seconded by Vickie Roberts.

VOTING AYE: Jo Ann Castle, Vickie Roberts, and Delaney Herron.

VOTING NAY: None

ABSENT: Tyler Kilgore

ABSTAINING: Margaret Falin

MOTION CARRIED

NEW BUSINESS:

1) Jo Ann Castle made a motion that Town Council deny an application submitted by Appalachian Power company for a Special Exception and Use permit to construct a 135 foot communications tower at 836 E. Jackson Street. This property is in the C-1 district but is surrounded by R-1 and R-2 residential districts. Motion seconded by Margaret Falin.

VOTING AYE: Jo Ann Castle, Vickie Roberts, Margaret Falin and Delaney Herron.

VOTING NAY: None.

ABSENT: Tyler Kilgore.

ABSTAINING: None.

MOTION CARRIED

- 2) Neither Mr. Summers nor his representative submitted an application for the development of a subdivision on property owned by him located adjacent to Scott County Park.
- 3) Request for proposals for an artist to add a mural to the concrete wall at 390 Kane Street has been published.

ITEMS NOT ON AGENDA:

- 1) Mr. Delany Herron asked what codes exist concerning nuisance wildlife. Mrs. Brooks referred Mr. Herron to Chapter 16-4-(2) of the town code.

ADJOURNMENT:

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

VOTING AYE: Jo Ann Castle, Vickie Roberts, Margaret Falin and Delaney Herron.

VOTING NAY: None

ABSENT: Tyler Kilgore

ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 7:40 pm.


Jo Ann Castle, Secretary


Delaney Herron, Chairman
Approved 9-3-2024