



February 4, 2025

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, February 4, 2025 at Gate City Town Hall.

CALL TO ORDER:

Chairman, Delaney Herron called the meeting to order at 6:04 pm and asked the secretary to call the roll.

ROLL CALL:

MEMBERS PRESENT: Jo Ann Castle, Kevin Barnette, and Delaney Herron.

MEMBERS ABSENT: Tyler Kilgore, Vickie Roberts and Margaret Falin.

ALSO PRESENT: Gate City Town Attorney Michele Brooks.

Greg Jones, Gate City Town Manager.

GUESTS PRESENT: Mr. Ronald Redden.

DETERMINATION OF A QUORUM:

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

PUBLIC EXPRESSION, GUESTS PRESENT:

Mr. Ronald Redden was present to request a Special Exception and Use Permit for a Home Business in Zone R-2. Mr. Redden plans to operate the office of his fencing company from his home at 218 Woodlawn Street. His business will be confined to the interior of his home.

After brief discussion, motion made by Jo Ann Castle and seconded by Delaney Herron to approve Mr. Redden's request for a Special Exception and Use Permit.

VOTING AYE: Jo Ann Castle, Kevin Barnette and Delaney Herron.

VOTING NAY: None

ABSENT: Tyler Kilgore, Vickie Roberts and Margaret Falin.

ABSTAINING: None

MOTION CARRIED

REVIEW AND ADOPTION OF MINUTES:

The minutes from the last regular meeting held January 7, 2025 were presented.

Motion made by Jo Ann Castle and seconded by Delaney Herron to adopt the minutes from January 7, 2025.

VOTING AYE: Jo Ann Castle, Kevin Barnette and Delaney Herron.

VOTING NAY: None

ABSENT: Tyler Kilgore, Vickie Roberts and Margaret Falin.

ABSTAINING: None

MOTION CARRIED

REPORTS:

(A) **SECRETARY.**

(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.

TOWN COUNCIL REPRESENTATIVE MEMBER:

C. **GATE CITY TOWN ATTORNEY:**

UNFINISHED BUSINESS:

- 1) Attorney, Michelle Brooks stated that she will prepare a definition and guidelines for the addition of 'tiny homes' in the zoning ordinance.
- 2) Adjustment to the set-back regulations for Zones C-1 and C-2 is deferred until March.
- 3) Greg Jones reported that Town Council has scheduled a public hearing for the installation of a mono pole cell tower and that he expects to have the Comprehensive Plan for 2025-2026 prepared in time for our March meeting.

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 Delaney Herron.

VOTING AYE: Jo Ann Castle, Kevin Barnette and Delaney Herron.

VOTING NAY: None

ABSENT: Tyler Kilgore, Vickie Roberts and Margaret Falin.

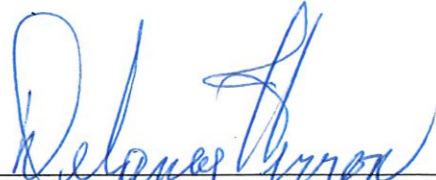
ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 6:45 pm.



Jo Ann Castle, Secretary



Delaney Herron, Chairman

Approved 3-4-2025