



March 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 6:03 pm and asked the secretary to call the roll.

### **ROLL CALL:**

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

MEMBERS ABSENT: Tyler Kilgore, and Margaret Falin.

ALSO PRESENT: Gate City Town Attorney Michele Brooks.

Greg Jones, Gate City Town Manager.

GUESTS PRESENT: Mr. Marty Lane.

### **DETERMINATION OF A QUORUM:**

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

### **PUBLIC EXPRESSION, GUESTS PRESENT:**

Mr. Marty Lane was present to request a Special Exception and Use Permit for a Home Business in Zone R-2. Mr. Lane plans to manufacture and sell electronic sound equipment at his home at 461 Benton Drive. His business will be confined to the interior of his home.

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

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

VOTING NAY: None

ABSENT: Tyler Kilgore, and Margaret Falin.

ABSTAINING: None

MOTION CARRIED

### **REVIEW AND ADOPTION OF MINUTES:**

The minutes from the last regular meeting held February 4, 2025 were presented.

Motion made by Vickie Roberts and seconded by Delaney Herron to adopt the minutes from February 4, 2025.

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

VOTING NAY: None

ABSENT: Tyler Kilgore, 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:

- 1) Kevin Barnette reported that a citizen had approached him about the possibility of having a stop light installed at the intersection of East Jackson and Jones Streets. Greg informed him that because of the cost, V-DOT was unlikely to approve the installation of a stop light at that location.

C. GATE CITY TOWN ATTORNEY:

- 1) Nothing to report.

UNFINISHED BUSINESS:

- 1) Attorney, Michelle Brooks stated that she will provide a copy of the DHCD 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 April.
- 3) Purchase of bench and exercise items and signage for the Bark Park is deferred until the 2025-26 budget is finalized.

- 4) Greg Jones advised that signage and guidelines for use of The Bark Park should be included in the V-DOT request for wayfinding signage items. He suggested that Commission members prepare a list of suggested wayfinding signage to submit to V-DOT.

NEW BUSINESS:

ITEMS NOT ON AGENDA:

- 1) Kevin Barnette questioned if the process for requesting a means for traffic control at the street crossing from the south to the north side of East Jackson Street at Kane Street has been initiated. Greg advised that this item should be brought to the attention of Town Council.
- 2) Vickie Roberts presented evidence of a building on Water Street in decayed and dangerous condition. Greg advised her to complete and submit a complaint document including pictures of the building.
- 3) Jo Ann Castle advised members that a property on Wolfe Street has numerous unlicensed vehicles on the property, alongside other discarded and apparently unwanted items, in violation of Zoning Ordinance Chapter 26 Article II. Greg stated that he would turn this over to the Chief of Police.
- 4) A second property on the same street has installed a retired school bus as a residence in violation of Zoning Ordinance Chapter 30, Article V. Kevin stated that he has observed solar panels that appear to be the power supply for the bus and that he does not think there is water or sewer service available to the bus. Greg advised that Kevin would have to take pictures of the offending installation before he could address the violation.

ADJOURNMENT:

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

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

VOTING NAY: None

ABSENT: Tyler Kilgore, and Margaret Falin.

ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 6:58 pm.

  
Jo Ann Castle, Secretary

  
Delaney Herron, Chairman  
Approved 4-1-2025

04-03-2025