

JOINT WORKSHOP: TOWN COUNCIL & PLANNING COMMISSION

**Gate City Workshop Minutes
November 13, 2025
156 East Jackson Street, Gate City, VA
6:00 PM**

I. WORKSHOP MEETING CALLED TO ORDER AT 6:08 PM BY: Mayor Jamie Lawson

II. ROLL CALL – Town Clerk – Kristie Tipton

	PRESENT	ABSENT
Mayor, Jamie Lawson	X	
Vice-Mayor, Kevin Barnett	X	
Council Member, Wallace W. Ross, Jr.	X	
Council Member, Pat Elliott	X	
Council Member, Dexter Harmon	X	
Council Member, Allen Dougherty	X	
Planning Commission Member, Jo Ann Castle	X	
Planning Commission Member, Margaret Falin	X	
Town Manager, Greg Jones	X	
Town Attorney, Michele Brooks	X	

Others present: Gabriel Edmunds, Scott Co. Virginia Star; Liz Dotson; Evan Crawford, The Edison; Tim Williams; Jason Bagienski, Orange Blossom Bakery & Creamery; Mike Still, Kingsport Times News; Margaret Failn, GC Planning Commission; Jo Ann Castle, GC Planning Commission; Quentin Miles

III. Workshop

1. Discuss amending C-1 & C-2 Zoning Setbacks

Jo Ann Castle: VDOT's right of ways are very confusing and are not consistent. The existing verbiage is incomprehensible. The setbacks vary from street to street and in some cases vary from one end of the street to the other end. VDOT sets the right of ways, but we can use our zoning ordinance to define our setbacks more clearly and consistently.

Pat Elliott: asked who will make the decision of where to locate a business.

Town Manager, Greg Jones: The changes will leave it up to the property owner to choose the setback that is the "most appropriate option": a) property line, b) the inside line of the sidewalk, if one exists, and c) the street/highway right of way.

Discussion continues for several minutes about VDOT and their right of way(s). And how zoning ordinances are living, breathing, and moving documents. 🙌

Town Attorney, Michele Brooks: If we're doing three different options, who makes the decision?

Town Manager: That would be up to the property owner to make that decision.

Attorney Brooks: Okay, I think we need to say that.

Jo Ann Castle: Okay, we can adapt that to make it the property owner.

Attorney Brooks: I think there needs to be some language that, who is the decision maker in that, and is there an approval process for that

Jo Ann Castle: Okay, that's good. That's good, we can fix that. Now this is the same on Jackson Street as it is on Kane Street in the existing ordinance, but if you want to we can make it different. On Jackson Street almost everything is almost up to the inside edge of the sidewalk. Uh, you get far enough out, like Templeton's Dentistry, it's not exact. But Jackson Street and Kane Street are also very different and there's no reason why those setbacks should be the same on both of them – they can be different. That's your job to look at this and see how you think it should be and then let us know and then we'll do it.

Pat Elliott: Talked about how many businesses on Kane are almost set in a straight line, but some are almost up to the sidewalk, but some aren't because of landscaping.

Jo Ann Castle: We could fix it to be a minimum, where anything more than that is good. We can find a way to make it adjustable on paper.

Mayor Lawson: I agree with what you're saying. I think the two districts should be different in some aspects because once you're here in town you're limited, really because of the street. I think Jackson Street will be something to look as far as the different setbacks versus Kane Street because you do have a little more leeway, instead of both of them being the same.

Jo Ann Castle: We can adjust the working to include a "minimum of" or use a number of feet from the pavement, no, the state may widen the road. The more ideas, the better.

2. Discuss amending R-1 & R-2 Zoning definition to include "Tiny Homes" as an accessory structure.

Town Manager: The Planning Commission has been looking at this for a while. The town has been getting some requests as far as having Tiny Homes in town. The Planning Commission has looked at it and this is what they've proposed for R1 and R2 districts is to have Tiny Homes be considered as an accessory structure. And what that means is that on a lot that has a primary home, if you have an outdoor shed or something of that nature, that's considered an accessory structure. So the Planning Commission has said is we can define tiny homes as an accessory structure and we can limit tiny homes through the zoning ordinance parameters. There has to be a main structure on the property itself, whether it's a house, you can't put a Tiny Home on a lot by itself; tiny homes would then be restricted to the accessory structure alignment – about three feet away from the property line. That's it. It's really just a definition change to incorporate tiny homes.

Planning Commission Secretary, Jo Ann Castle: Well, it's to add the words. Within the word accessory structure definition is the word, Guest House. Tiny Homes have evolved and that's what people are familiar with, so we need to make sure that if someone wants a tiny home, we can say well, if you call it a guest house, we can do it or we can just simplify it and put tiny

homes in that category of uses which would be the same as a guest house. Like guest houses, tiny homes must comply with the 2018 Virginia Residential Code Appendix Q, section so forth and so on. It really should apply to guest house as well because if someone comes in and asks for a guest house, they can build anything under any building code. But a tiny home has to be built under the specific building code that the State has designated.

Mayor Lawson: As far as the definition of a tiny home, to clarify, IT has to be a permanent residence or on a foundation that cannot be on a moveable access like a trailer or anything like that.

Jo Ann Castle: Or on skids, or no. Like lawn mower sheds used to be put on skids.

Mayor Lawson: This has to be a permanent fixture, like on cinder blocks...

Jo Ann Castle: Uh-huh, and it has to go by the state code, but you also have to have a county building permit, and you have to comply with what the county requires. But it is an accessory structure; it is not a free-standing structure.

Mayor Lawson: Some people will want to think that they can bring in an RV and park it and use it as a tiny home.

Jo Ann Castle: Not if you read the zoning ordinance you can't. Nope, no RV's in the yard.

Attorney Brooks: If you look at the tiny home definition in the DHCD, says that the tiny home has to be affixed to a permanent foundation, it cannot have a trailer chassis.

Jo Ann Castle: That's in appendix Q of the Virginia state building code – where it can be positioned is in the state code.

Pat Elliott: How does this tie in with the, is it one building or two, out on West Jackson (Benton Hills – where two 960 square foot houses are being built on separate lots)?

Jo Ann Castle: Those are two separate lots. When the family came in to apply and they showed us the plan, it had two different tax plat numbers on it. They didn't know they had bought two lots – they thought they had just bought one lot.

Attorney Brooks: And they are not tiny homes under the definition of tiny homes.

Jo Ann Castle: It's just a little house, I guess.

Attorney Brooks: Tiny homes are 400 square feet or less.

Greg Jones: The house going in there is almost 960 square feet; it's almost twice as large as that.

Jo Ann Castle: They're just little houses; It's not a tiny home.

Pat Elliot: And they're sitting side by side. Is that correct?

Jo Ann Castle: They're on two separate lots, which they did not realize.

Greg Jones: The county had the tax map wrong. It was listed as one lot, but when we got to looking, we found it is actually two different lots.

Kevin Barnett: Do we have a limit on the number of homes that can be put on a lot?

Greg Jones: I don't think we've addressed that.

Jo Ann Castle: No, it wouldn't matter. Little houses, not tiny homes, it wouldn't matter as long as each one of them met the setbacks on the back and sides of the lot. You could conceivably have two, but it would require a lot big enough to meet all the criteria.

Dexter Harmon: Each one of them have to have their own amenities, sewer, water and all that.

Jo Ann Castle: Absolutely. We did not allow for that at the time, that's going to be in the state code.

Pat Elliott: Tim Williams. Tim Williams, come up here. I want to talk about these two structures out on the west end of town (Benton Hills – where the two 960 square foot houses are being built). Tell me what you know about them.

Scott Co. Building & Zoning Official, Tim Williams: Yes, those are two separate lots. It was listed as one when they bought it, that's why I had so much trouble getting them separated.

Attorney Brooks: It was subdivided after they purchased it?

Tim Williams: Yeah

Greg Jones: No, it was not; it was always considered two.

Tim Williams: I'm talking about our records, the county records. They needed two deeds and they needed two. They have their footers in and are making progress. They will have to meet Virginia residential building codes.

****The conversation about the 960 square feet homes on Benton Drive continued for a considerable amount of time.*

Wallace W. Ross, Jr.: Property with a tiny home on it, will the house be one taxable base or two taxable base?

Jo Ann Castle: One, just one because it's a single lot. You're taxed on the lot.

Greg Jones: And the building on the lot.

Allen Dougherty: Just to make sure we're clear. I think I misheard. So if you have a less than 400 square foot home, I mean clearly a tiny home, how many per lot can you put on a lot?

Greg Jones: That would be up to us – that's a question we need to figure out.

Attorney Brooks: In R1 it would only be one because it would be the primary structure.

Greg Jones: The primary structure right, but how many additional accessory structures can we have on a lot. That's the question and we need to answer that.

Jo Ann Castle: As it reads right now, it could have a guest house, a garage, pool house, you could have all of those if your lot is sufficient. Some people may have more than 2 accessory structures.

Mayor Lawson: Here's what's gonna happen if you don't have a limit, and I get it, but if you don't have a limit on this, then you're gonna have people who will buy up a three or four acre lot and they're gonna put one big home on it and then they're come in and put 4, 5, 6 of those little 400 square foot homes.

***Discussion continued about the need to limit the amount of accessory structures on a lot, to prevent villages of tiny homes and other scenarios that could happen if the number isn't limited.*

Allen: So, the discussion needs to be around the number per lot.

Attorney Brooks: Yes.

Jo Ann Castle: Okay, if you're going to limit the number of tiny homes, are you gonna limit the number of (inaudible), and the number of lawn mower sheds?

Mayor Lawson: I think you have to. I mean because if you don't, you're going to have people coming in here erecting those like crazy.

Jo Ann Castle: They're not gonna have enough room. These lots are not big enough for...it's inconceivable that any lot in Gate City would be big enough. You don't get people coming in to get a permit to put up a lawn mower shed.

Kevin Barnett: If it was something reasonable, couldn't they come in and get a Special Exception and Use permit?

Attorney Brooks: A Special Exception & Use permit, if it was a pool house and a yard barn, or a garage and a...

Jo Ann Castle: That's why we're moving at the rate we're going. We do have the Special Exception & Use permit that we can use if the situation requires. Just like if we turned one down, or denied one, or recommended against it, we've got that option.

Mayor Lawson: Are there any more discussions about R1 & R2 zoning or tiny homes? Okay, if not we'll move on.

3. Approved Yard Waste Containers / Gate City Town Ordinance §18-4

Attorney Brooks: My suggestion, based on what you all have told me, I haven't changed it because we haven't agreed on it. At letter (a) after the first sentence, from there on I would remove that based on what you all have said – that if there was language such as a service contract and if you want an additional one, we can hand it out to each person.

Town Manager: I would take out the whole section (a) because if you leave the first sentence it says the town will provide it (trashcan).

Attorney Brooks: Aren't we providing those trash cans?

Town Manager: We did in the under the original ordinance, but the way I understand it is we want to get away from that. If it's left that we provide it, it's \$70.00 per trashcan, that we will have to come up with.

Attorney Brooks: So, you're just gonna start handing them out?

Town Manager: What I would suggest is hand them out and be done with it.

Mayor Lawson: If they want one they can...

Town Manager: Once we run out, we're out.

Kevin Barnett: That's what you're saying, isn't it? That we by necessity would have to provide that to new residents.

Town Manager: If we leave that first sentence in there we do.

Attorney Brooks: So, we take out all of (a), if you all are in agreement. The second part was based on, I think Stoney (Falín), asked that none of them weigh no more than 50 pounds. That way the ones that they have to lift, that the truck can't pick up all of them just where they are. So, we make that (b) the new (a). And then (c), do we want to put anything there? If we're not using "brought into compliance", we can just remove (c), and leave (d) "... shall be kept in sanitary condition at all times", would be (b), and just totally do away with (e). So, we have (a) and (b) for §18-4. I can print that up for you if you want. If there's anything else you all want in that ordinance, I can add it, if you want to make it as simple as possible so people can comply.

Wallace W. Ross, Jr.: How many trashcans do we have left?

Town Manager: I'd have to get you a count on that, but we have quite a few left.

Wallace W. Ross, Jr.: At one time, I thought we were already doing this, giving out trashcans.

Town Manager: And we still are. The thing of it is, the way the ordinance is, it's enforceable. It says in here that every resident *has to* get this trash can and I think that's what Council is having contention with, and that's what you guys want to remove.

Kevin Barnett: We're still allowing people to use their own trashcans, aren't we?

Town Manager: Yes, we're not enforcing that because I understand where Council is wanting to go with this. We haven't done any enforcement measures on that.

Dexter Harmon: Do we hand-deliver the cans or do we knock on their door and tell them they need to come to Town Hall and get a trashcan?

Attorney Brooks: I think that's up to you all.

Mayor Lawson: Why can we not issue them a can and tie that serial number to their water account and say hey, you got a container, and trash needs to go in it – use it.

Town Manager: That's what this was originally supposed to do.

Attorney Brooks: That's what it was supposed to do, but now we're not going to do that. We're just going to hand them out.

Dexter Harmon: But we're still charging them though, right?

Town Manager: The first trash can is free, and the second one is \$5.00 a month.

Wallace W. Ross, Jr.: If they need a second one, (inaudible).

Attorney Brooks: Understand if we take that out totally, there's no, I think we give everybody one to start with, and if somebody wants two and there's leftovers, what's the point of keeping them?

**Discussion started about how we would notify the public and went into detail as to how we would go about handing them out.*

Jo Ann Castle: Tell them to use a rigid trash container.

Attorney Brooks: With a lid.

Jo Ann Castle: Do away with plastic bags, just like that.

Town Manager: The thing of it is, what's the enforcement? If somebody puts their trash back out and they're expecting it to be picked up. What's the enforcement gonna be?

Jo Ann Castle: Leave it lying there!

Town Manager: Just leave it there?

Jo Ann Castle: Yes!

***Next, discussion centered around not all citizens have acquired the GC provided trashcan. Some believe it is because the ordinance is "enforceable". After several minutes the conversation shifted to how do we get folks to come sign for a trash can and how do we go about setting up a place/time for them to pick them up or to be delivered.*

Attorney Brooks: According to our ordinance it's actually in the definition section the approved solid waste container actually is described as the receptacle furnished by the town. I think we need to add in §18-1 "or rigid solid waste container with a lid"

Wallace W. Ross, Jr.: Why do we have so much resistance with these trash cans?

Town Manager: There are just some people who just will not.

Attorney Brooks: We've got a penalty in there, which is the other thing I was going to suggest, is §18-14, a penalty in there that it is a class 4 misdemeanor if you don't abide by it, I'm gonna suggest that if you all want to take that out and get people involved, we can take that out if you want to.

Allen Dougherty: The thing I hear about a lot is the size of the trashcan. Older people can't get it from their house to the end of the drive, and that's a problem for the elderly population and they just can't handle the cans. I think that may be some of the resistance.

Mayor Lawson: How about we try that, have a distribution day and see how many come. If they don't have access to have it picked up they can leave it with Patrick, and we can deliver it to them that way. If it's a success we can have it another time.

Town Manager: We'll have to take a measure to make sure the person picking it up is in our system.

Attorney Brooks: Now do you all want to take the penalty, the class 4 misdemeanor, which is a fine. Do you want to remove §18-14? Remove it? That is, "Any person who shall violate the provisions of this chapter shall be guilty of a Class 4 misdemeanor." I don't know if anybody's been charged over it, but it's in there. I was asked to put it in there, so I did.

Mayor Lawson: Anything else on that? We can set a date?

Town Manager: Yeah, at the next Council meeting we'll have to put in for a Public Hearing, draft it all up and go through the paces.

Mayor Lawson: Anything else with the yard waste containers? Anybody? All right; we're moving on to number 4) Food Trucks on Jackson Street.

4. Food Trucks on Jackson Street

Town Manager: This discussion that came out from our report at Gate City Town Council. When I talked to some of the business owners on Jackson Street, they indicated to me that they feel the food trucks are taking away from their businesses. They have some concerns about that, and that's what I relayed back to Town Council.

When Gate City Frontier (GCF) was handling some of our events and they were using food trucks, and collecting from them on their own, as far as our agreement with them. They have since terminated that so, that's something we need to look at and try to figure out how to handle the food trucks and/or whatever issues you guys may have as well.

Attorney Brooks: I have provided you all with the code section for the business licenses requirements for mobile food units. Essentially what that would do they would be paying for two years under this ordinance. Our business license is one year, but it says two years in the state code. What we would need to do to regulate this would be to put that under our business license, that would not be hard to do. The first year, what is it? Twenty-five dollars?

Town Manager: I think it's thirty for the initial.

Attorney Brooks: Okay, thirty. I have provided you all, the town of Abingdon, that I found and is really good, it explains going through the VDH process and all of that, how you do it, where they're allowed. What you will need to do if you decide... first of all, they need to comply with the Health Department, have a business license (visible), and we would need to come up with something like this. Some places do a charge per time they set up in addition to the business license in lieu of a meals tax. The Abingdon document is a good starting point of how you can regulate it. Something you need to think about is how do you want to do it. For sure the license requirement, we want to adopt that, and I suggest we put that in our Business License ordinance for Public Hearing the next time. This is already in the state code, so we'll just put that in our Business License ordinance.

Kevin Barnett: So, we just adopt it?

Attorney Brooks: Yes. All those proceeds would go for the town, and the business license proceeds for economic development, is that correct?

Town Manager: 60% of that revenue gets invested into the town.

Attorney Brooks: If you don't want them in residential neighborhoods, wherever you all want them, we can make that happen with zoning, where we're going to put them. I do think we need to be clear with the vendors where and how you're gonna do it.

Kevin Barnett: Would that have any impact on the school doing food trucks?

Attorney Brooks: No

Dexter Harmon: That was my question coming out. Is it just on Jackson Street?

Town Manager: Those were the concerns we have, just Jackson Street.

Dexter Harmon: Jackson Street or Kane Street?

Attorney Brooks: We need to make sure that we treat everyone the same.

Pat Elliott: Let's see what the concerns are. We have some of those business representatives here.

Franco's Bistro Co-Owner, Liz Dotson: The concern that we have with food trucks is it would be really nice to have a level playing field because as a brick-and-mortar restaurant we pay meals taxes and pay for our license (business). Our tax for customers is higher than it is for food trucks because they're only charging sales tax. Apparently, there's not any major requirements for food trucks in this town, is that correct?

Pat Elliott: Not yet.

Attorney Brooks: That's what we're looking at is dealing with that. They still have to go through the health department and all those things. I think they've been paying funds to the Gate City Frontier, and that would no longer be the case because this is a town matter not a Gate City Frontier matter.

Liz Dotson: Right, so I will say also, that when food trucks are not in town during events, I can't speak for any of the other restaurants, but we get more business.

Mayor Lawson: Your business is being impacted by those food trucks.

Liz Dotson: We have been, yes. When we had the concert series downtown it was amazing how well we did. We were busy the whole time, but back in May (Jeep Jam) there were food trucks available, and it was like crickets. That's the only two things we have to compare with, but it seems a little unfair to those of us in town, especially now that there are restaurants. I know there was a time when there wasn't, but there's some really good restaurants in town – within walking distance of Jackson Street and on Jackson Street. We would like to have more support in that area. I think the whole purpose of having events downtown is to draw people in to experience the town.

Town Manager: That's exactly right.

Liz Dotson: If we spend enough time and effort putting food trucks in that just go, then our business and restaurants here are going to lose out. We're bringing people in, but we're giving them something else to eat. And those people are not going to stay here, they're going to go somewhere, they drive off when the event is over. So, I think we need to support the restaurants we have in town.

Kevin Barnett: Would you all be amicable to doing, say a non-competing food truck that serves different items than what you all have. Would that be something you would be open to?

Liz Dotson: If they're not located right where the restaurants are.

Kevin Barnett: Yeah, not right in front of it.

Liz Dotson: Like the last event we had, I believe it was a lemonade truck out there which was great. Something that is not in direct competition with us.

Pat Elliott: My daughter told me that at the previous event we had, and I don't know who positioned them or who said, "you set up here, and you set up here", but they actually put an ice cream vendor right in front of Mr. Bagienski's business.

Gate City Frontier Member, Evan Crawford: I can answer that comment. So, the reason that was placed there is because we told all the food trucks to be in at a certain time and they came late and that was the only place to put them in. So, it wasn't a decision made out of.....spite or anything else, that's just how it transgressed.

Orange Blossom Bakery & Creamery Owner, Jason Bagienski: We support the food trucks, right? I mean they're all a part of the community, most of them. We're not saying don't come in; we just don't want ice cream trucks parked in front of our store. It's no different than Backdraft shouldn't be parked in front of Kane Street (Kane Street Smokehouse). All we're asking is don't put them in front of stores that are selling the same stuff. That's all we're asking.

Mayor Lawson: I think that has been the consensus of the Council is...and I am going to go on record and say this, I don't know who started the rumor that Gate City is going to ban food trucks, but that is not true. That's why we are here tonight to have this work session; to discuss as Ms. Dotson said, to make it an equal playing field for everyone in town. Whether it's food trucks or local businesses. I agree with what you all have said about food trucks coming in here and not having to pay a business license or meals tax. Just like Ms. Falin Said, they up and leave and take all that money with them – nobody gets nothing. I think it is a great concern for those merchants who are established here. That's why we are looking at this; to be on an equal playing field, because there should be some kind of resolution for them to have to follow. Because it's not fair for you guys to have to pay for a business license and pay meals tax as well, and they just come in here and then leave and do nothing.

Is there an area that we need to designate for food trucks? I think so. Do we want to ban them? No, we don't we've never said that from the get-go, and I don't know how that rumor got started, I'll say that again; I don't know how that ever got started. The consensus of this Council is we want everybody to be on an equal playing field and make it what's fair for everybody. If that's a one-time fee, from some of the stuff we've looked at from local municipalities around the area. I think it's something that needs to be addressed. I think food trucks are good because they have different varieties of things.

Pat Elliott: Evidentially Abingdon has had a lot of discussions about this. It covers a lot! For instance, no mobile vendor shall locate within 100 feet to the entrance of a business that sells similar products.

Jason Bagienski: So, the scenario that Evan was just talking about...if that's the last spot to put then we'll have to move some trucks around because that gentleman was just as surprised as I was that he was parking in front of us – it's not good for either of us. I'm not being territorial, but it's not good for him and it's not good for us either.

Mayor Lawson: I think it's something we need to look at, as far as having a designated area. If we can't fit them all in that area, then yes, space them out but don't put them in front of a similar business. We have different areas that we can take a look at.

Wallace W. Ross, Jr.: I agree with everything each and everyone of you has said. The Frontier was doing this and we really weren't involved as much. So now we are trying to make it equal for everyone. We didn't receive any finances from the food trucks, I reckon.

Town Manager: No, we were not.

Wallace W. Ross, Jr.: Now we're trying to figure out how to do this.

Pat Elliott: These mobile vendors, they need to pay their fair share. There are town resources, tax dollars, of the good citizens of Gate City, spend toward their collection, paying town employees who have to work these events -- it needs to be covered. I'm not saying they need to cover it all, but I am saying they need to pay their fair share.

Town Attorney: The bare minimum I think they should have to pay is to get a business license from the town. They won't be allowed to set up unless they have that.

Pat Elliott: How much is a business license? Is it based on sales?

Town Manager: It is, but the first year is \$30.00. The following year is based on sales.

Town Attorney: A lot of places have you pay \$50.00 or \$100.00 every time they set up in town. Whatever way you all want to do it -- some places do that in lieu of meals tax. I think they have been paying a fixed fee (referring to food truck vendors of GCF).

Pat Elliott: Any idea on that Evan; what they were paying?

Evan Crawford: \$50.00 for each event, and they don't blink an eye. When you limit them, they'll sell out and be begging to come back so I would up that.

Town Attorney: We just need to communicate that's no longer with Frontier, that it is with the town.

***Discussion about how neighboring municipalities handle meals tax and business licenses for food trucks.*

Liz Dotson: I want to make it clear, I don't do social media, but (inaudible). Frank and I are not anti-food trucks. We want fairness, that's it. We want truck vendors to pay their fair share just like we all have to. I would like that, yeah.

Mayor Lawson: So, we have different localities and options to look at and consider.

Allen Dougherty: That's a lot of good input and that's something we haven't had so, that makes it a lot easier to see what other people are doing now and that helps.

Pat Elliott: I am removing myself from any votes on food trucks because I own The Campus Drive-In, my wife and I do, so I'm just with you all.

Mayor Lawson: Evan, thanks for letting us know what the Frontier did charge because we had no idea.

Evan Crawford: Yeah. I mean it's not a huge amount of money, but it helped.

Town Attorney: Are there any events that are scheduled between now and the end of the year that may have food trucks coming?

Town Manager: No, we have time.

**Focus returned to the Abingdon Food Truck information document and discussion about how they set up their process and do things.*

Town Attorney: We can make it whatever you want it to be. If you want to look through it....

Mayor Lawson: I think that's a good idea. I think it would benefit everyone in town and around. It's gonna be fair.

Dexter Harmon: It's gonna be fair to everyone.

Mayor Lawson: Yeah, it's gonna be fair. That way you can't say the town is showing them favoritism over us. I don't think that's what we're about. We want it equal across the board. I really believe this will give us some better input that Kristie and Michele have brought forward. That way we can sit down and discuss it and not have to be pressured or in a hurry to come up with something 'cause there's no events until May. We have some time we can sit down and really work on this and come up with a good solution.

Pat Elliott: Even though I'm not voting on it, these folks (gesturing to the GC restaurant owners in the audience) need some input. They need to look over it and say "yes *this will work*" or "I don't know if it'll work or not". We need to let them know what our train of thought is.

Allen Dougherty: That's a good idea.

Mayor Lawson: I think it would be good to have another workshop session, like we're having, when we come up with the ideas and have you guys sit down and look at it with us.

Town Manager: We'll need another Public Hearing at that point.

Town Attorney: Yes, we'll have to have a Public Hearing anyway if we're going to change the ordinance.

Pat Elliott: The Mom & Pop shops, we care.

Jason Bagienski: Our business is not as good when food trucks are here, but it's what's best for our community, right? We just don't want them parking in front of our shop – that's all we're asking. Events are to attract people in to get more people in the community, not just coming into my store.

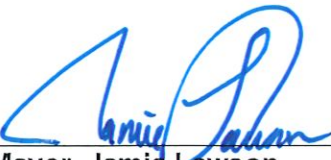
Mayor Lawson: I agree. Like you said, when we have events like this it's for every business in town to be able to do things instead of just one or two.

Pat Elliott: I know it's been said that the park that's being built on Water Street is going to take away from Jackson Street. There's been a conversation that the town would rent two six-seater golfcarts and constantly bring people from Jackson to down there and from down there up to Jackson, so they don't have to walk – so that's bringing people up there to Jackson businesses. No, we're not going to run it on Kane Street to The Campus. People don't like to walk; we're going to come up with a way to shuttle them.

Mayor Lawson: Oaky. With that Mr. Elliott, is there anything else?

Pat Elliott: I'm good. I just think there's some work to be done on food trucks, and the tiny homes, C1 & C2 zoning pretty much defined itself. The other three items we've got some work to do.

Mayor Lawson closed the Workshop at 8:22 PM.



Mayor, Jamie Lawson



Town Clerk, Kristie Tipton