



June 2, 2026

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, June 2, 2026 at Gate City Town Hall.

CALL TO ORDER:

Chairman Wilson called the meeting to order at 6:01 pm.

ROLL CALL:

MEMBERS PRESENT: Jo Ann Castle, Scott Cleek, Kevin Barnett, Margaret Falin and Mitzi Wilson.

MEMBERS ABSENT: None

ALSO PRESENT: Greg Jones, Gate City Town Manager.

Gate City Town Attorney Michele Brooks.

GUESTS PRESENT: Mr. Billy Robinson by Zoom call.

DETERMINATION OF A QUORUM:

With five (5) voting members present, the requirements for a quorum are met.

PUBLIC EXPRESSION: Mr. Billy Robinson attending the meeting by Zoom call.

REVIEW AND ADOPTION OF MINUTES: The minutes from the last regular meeting held May 5, 2026 were presented.

Motion made by Margaret Falin and seconded by Scott Cleek to adopt the minutes, as presented, from May 5, 2026.

VOTING AYE: Jo Ann Castle, Kevin Barnett, Mitzi Wilson, Margaret Falin and Scott Cleek.

VOTING NAY: None

ABSENT: None

ABSTAINING: None

MOTION CARRIED

REPORTS:

(A) SECRETARY: Jo Ann Castle's questioned why the description of an acceptable trash container in Sec. 18.4, Approved yard waste containers does not include that the waste container must have a tight-fitting lid. Greg Jones stated that the requirement for a lid is found in the definitions under *Approved solid waste container*.

(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.

(C) ZONING ADMINISTRATOR:

- 1) Defer to unfinished and new business.

(D) TOWN COUNCIL REPRESENTATIVE MEMBER:

- 1) Mr. Barnett asked if the town's liability issue with any possible damage from the street umbrellas has been addressed. Mr. Jones replied that he has had as yet no opportunity to talk directly to the responsible party.
- 2) Kevin also asked about the status of the sale of the "vape store" property. Greg Jones stated that the sale has been canceled and although there is a Notice of Violation for property maintenance, it is hard to enforce because the owner lives in Florida.

(E) GATE CITY TOWN ATTORNEY:

- (1) Nothing to report.

UNFINISHED BUSINESS:

- (1) Ms. Brooks informed the Commission that there is a strong probability that the retail sale of cannabis will be approved by the state in early 2027. She also urged the Commission to begin now to prepare for any changes in the zoning ordinance that might be applied to the sale of cannabis inside Gate City. She will research other existing regulations that may apply.
- (2) In reference to the school bus that might be used as a residence on Wolfe Street, Greg has learned that V-DOT had approved a driveway permit for the property. He says that the

property has no water or sewer permit, leaving the owners with no treated water supply or means of disposal of household waste. He will follow up on determining if anyone is actually living in the school bus.

- (3) The purchase of benches and exercise elements for The Bark Park will be addressed after the 26-27 budget is approved in July, 2026.
- (4) Further testing of the contamination level of Little Moccasin Creek as it flows by Grogan Park will be necessary before turning the pollution status over to DEQ. More than expected levels of contamination, if found, may be attributed to the lack of adequate sewage disposal for residences about a mile upstream of the park.
- (5) The question of why there is a Sullivan County school bus permanently parked at the park-and-ride on U. S. 23 will be referred to V-DOT as the owner of the property.

NEW BUSINESS:

- (1) Mr. Billy Robinson attended the meeting by Zoom to answer any questions concerning his application for a Special Exception and Use permit for the installation of self-storage buildings at tax map #146A3-9-6-20. Mr. Robinson plans to purchase the property contingent on the approval of his permit application. Because he is not yet the owner of the property, Mr. Jones requested a copy of his contract agreement with the current owners. Any questions of lighting and signage will be addressed after Mr. Robinson acquires the property. The property lies with-in the C₂ Commercial District, adjoining an R₁ Residential District.

Contingent on Mr. Robinson's submission of a purchase contract and with the understanding that his plans for lighting and signage, should be submitted to the zoning administrator after his purchase of the property,

Jo Ann Castle made the motion that Commission members recommend that Town Council approve Mr. Robinson's application for a Special Exception and Use permit .

Motion seconded by Kevin Barnett.

VOTING AYE: Jo Ann Castle, Kevin Barnett, Mitzi Wilson, Margaret Falin and Scott Cleek.

VOTING NAY: None

ABSENT: None

ABSTAINING: None

MOTION CARRIED

ITEMS NOT ON AGENDA:

- (1) Ms. Wilson reported that there are chickens living at 448 Hill Crest and 358 Sharon Drive. Mr. Jones stated that the zoning ordinance does not permit farm animals inside the Town. He will check the situation and inform the owners of the ordinance.
- (2) Kevin Barnett questioned the cost of fuel to move Gate City's weekly trash, by truck, to the Midway landfill where it is then collected and moved back, by truck, through Gate City on its way to the landfill in Hawkins County. He asks if there is a possibility of developing a transfer station in Gate City to save the expense of the fuel. He and Greg Jones will discuss this matter at a later date.

ADJOURNMENT:

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

VOTING AYE: Jo Ann Castle, Margaret Falin, Mitzi Wilson, Scott Cleek, and Kevin Barnett.

VOTING NAY: None

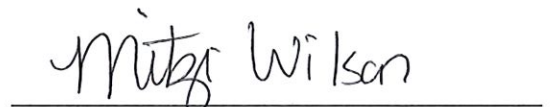
ABSENT: None

ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 7:42 pm.


Jo Ann Castle, Secretary


Mitzi Wilson, Chairman, 7-7-2026