JULY 7, 2026

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, July 7, 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: None.

DETERMINATION OF A QUORUM:

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

PUBLIC EXPRESSION:

REVIEW AND ADOPTION OF MINUTES: The minutes from the last regular meeting held June 2, 2026 were presented.

Motion made by Kevin Barnett and seconded by Margaret Falin to adopt the minutes, as presented, from June 2, 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:

(B) COMMITTEES:

1) Comprehensive Plan: Nothing to report.

2) Land Use: Mitzi Barger reported on the Land Use Committee's visit to the proposed site for the installation of rental storage buildings. Observation confirmed that the proposed use is a very good application for this site at Tax map # 146A3-9-6-20.

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) Defer to unfinished and new business.

(E) GATE CITY TOWN ATTORNEY:

(1) Nothing to report.

UNFINISHED BUSINESS:

1) Attorney Brooks informed the Commissioners that the retail use of cannabis will probably be approved by the state legislature for application on July 1, 2027.
She recommended that we begin planning for adjustments to the zoning ordinance to accommodate the change. She also suggested that we visit the web site CCA.VA.GOV for information that may be helpful.

2) Greg Jones stated that a Notice of Violation letter is being sent to the owner of property on Wolfe Street which has an unapproved structure that does not comply with the R2 zoning regulations. The structure is an abandoned school bus that is not legally registered, and therefore cannot be stored on the property. He also stated that he

observed a windmill-type device that appeared to be used for the generation of electricity.

3) Jo Ann Castle recommended that the Commission address the purchase of benches for the dog park and suspend the purchase of exercise elements for the time being. She also questioned whether we have access to Virginia Department of State Corrections items that might be available for this purpose. Attorney Brooks suggested that the Vocation School might be interested in constructing the benches as a learning tool. Greg Jones will pursue these items.

4) Further testing of Little Moccasin Creek demonstrated higher levels of contamination. This will be referred to the Gate City Sanitation Authority.

5) The Sullivan County School bus that appeared to be permanently parked at the V-DOT Park and Ride on US 23-N was placed there by a local resident who drives the bus for Sullivan County, Tennessee. Because school is out for the summer, the bus is no longer present. No knowledge of whether the gentleman had a permit from V-DOT to park the bus at that location.

6) There was renewed discussion of how to prevent the sidewalk umbrellas from becoming dislodged and possible causing any damage during high winds. Closing the umbrellas if a storm is eminent and at night would help prevent this problem. Kevin Barnett also recommended that the concrete table tops be cemented to the pedestal base to help prevent tip over.

7) Greg Jones found no chickens during his inspection of properties on Hill Crest and Sharon Drives. He did see what appeared to be a chicken coop at one property but no chickens.

8) Scott Cleek stated that, due to their percentage of county population, a solid waste transfer station in the Gate City/Weber City area could be financially advantageous to Gate City by reducing fuel costs in trips to the Midway landfill/transfer station. Michell Brooks said that the decision to install a separate transfer station would have to be made by Scott County. A brief discussion of potential recycling did not produce a recommendation.

9) Attorney Brooks defined the cost in both time and money to transition an un-addressed NOV to a lien on the property. It is not beneficial to the Town to pursue this type of action.

10) Kevin Barnett informed Commissioners that the old free-standing flag poles will be removed. They are no longer needed because the new street lights have attached flag poles. Being a member of the Gate City Frontier Board of Directors, he stated that several members have resigned and that the annual Back To School Bash will be held at

the Gate City High/Middle School this year. He also said that there probably won't be a Harvest Moon Festival.

NEW BUSINESS:

ITEMS NOT ON AGENDA:

1) Scott Cleek described to the Commission a property adjacent to his that is badly over-grown with trees that are at risk of falling onto his house. Michell Brooks suggested that he should file a formal property maintenance complaint with the Town Manager.

ADJOURNMENT:

With nothing further to discuss, a motion for adjournment was made by Jo Ann Castle 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 7:27 pm.

Jo Ann R Castle
Jo Ann Castle, Secretary

Mitzi Wilson
Mitzi Wilson, Chairman, 8-4-2026