



Town of Gate City, Virginia

Comprehensive Plan

2014

2014 Gate City Comprehensive Plan

Prepared by the Gate City Planning Commission

With assistance from

Gate City Economic Redevelopment and Revitalization Committee

Gate City Sanitation Authority

LENOWISCO Planning District Commission

Adopted by Gate City Planning Commission

12/02/2014

Adopted by Gate City Town Council

12/09/14

Abstract

| | |
|--------------------------|---|
| TITLE: | Town of Gate City Comprehensive Plan, 2014 |
| AUTHOR: | Town of Gate City Planning Commission |
| SUBJECT: | A plan for the physical development of the Town of Gate City, Virginia |
| DATE: | December 9 th , 2014 |
| PLANNING AGENCY: | LENWISCO Planning District Commission |
| SOURCE OF COPIES: | Gate City Town Hall 176 East Jackson Street Gate City, VA 242351 276-386-3831 |
| NUMBER OF PAGES: | 28 |
| ABSTRACT: | The Comprehensive Plan for the Town of Gate City is a community guide for orderly growth and development. Statements of Goals and Objectives and Future Land Use form the heart of the plan and are intended to aid public and private decision makers in promoting the most beneficial arrangement of land use and related public services. The plan was developed through an inventory and analysis of existing conditions, leading to policy determinations that will best achieve the community development aspirations for the citizens of Gate City, Virginia |

Acknowledgements

Town of Gate City

Gate City Town Council

Frances Perry, Mayor, Alan “Cotton” Roberts, Vice-Mayor
Roger Cassell, Robin Richards, Walter Salyers & Wallace W. Ross, Jr.
Kathy Riley, Town Clerk

Gate City Planning Commission

Delaney Nelson Herron, Jr., Chairperson, Roger Cassell, Council Representative;
Timothy Bartley, Vikki Roberts, Jo Ann Castle, Secretary

Gate City Economic Redevelopment Committee

Mark Freeman, Chairperson, Alan “Cotton” Roberts, Council Representative;
Brad McKee, Jason McCully, James Addington, Claude Williams, Marvin Egan

Gate City Sanitation Authority

Roger Cassell, Chairperson and Council Representative;
Dewey Breeding, Rodney Baker, Daris Hartsock, Jim Craft,
Michele Brooks, Attorney

Gate City Town Manager

Greg Jones

Table of Contents

Contents

| | |
|--|-------|
| Abstract | ii |
| Acknowledgements | iii |
| Table of Contents | iv |
| INTRODUCTION | vii |
| Authority to Plan | vii |
| Purpose of Planning | vii |
| Plan History and Data Collection | vii |
| PLAN FORMAT | vii |
| Plan Adoption | viii |
| INVENTORY | - 1 - |
| HISTORICAL PERSPECTIVE | - 1 - |
| Location-Town of Gate City | - 1 - |
| History of Area | - 1 - |
| Government and Services | - 2 - |
| ECONOMY | - 2 - |
| General Economic Characteristics | - 2 - |
| Principal Economic Activities | - 2 - |
| Employment Characteristics | - 3 - |
| Civilian Labor Force | - 3 - |
| Labor Supply Scott County - 2014 | - 3 - |
| Source of Employment – 2005-2009 by Place of Work | - 3 - |
| Occupations and Employment Growth | - 3 - |
| Occupations of Scotty County and Gate City Residents – 2005-2009 By Number of Workers | - 4 - |
| Industrial Classification of Gate City's Labor Force - 2010 | - 4 - |
| Place of Work | - 5 - |
| Place of Work for Workers age 16 and up | - 5 - |
| Income | - 5 - |
| Per Capita Income for Gate City 2000 | - 6 - |
| Retail Sales | - 6 - |
| Per Capita Retail Sales for Selected Areas and Virginia, 1997 | - 6 - |
| Retail Establishments by Category - Scott County, 2007 | - 6 - |
| Summary of Economic Issues | - 6 - |
| POPULATION | - 7 - |
| Trends and Estimates | - 7 - |
| Population Trends | - 7 - |
| Characteristics of Population | - 7 - |
| Age | - 8 - |
| Population by Age - Gate City, 2010 | - 8 - |
| Race/Sex | - 8 - |
| Percentage Distribution of Population by Race - Gate City, 2010 | - 8 - |
| Marital Status | - 9 - |

2014 Gate City Comprehensive Plan

| | |
|---|--------|
| Marital Status - Gate City, 2010 | - 9 - |
| Natural Increase and Migration | - 9 - |
| Population Projections and Their Implications | - 9 - |
| EXISTING LAND USE | - 9 - |
| The Land Use Survey | - 10 - |
| Residential | - 10 - |
| Commercial | - 10 - |
| Industrial | - 10 - |
| Public and Semipublic | - 11 - |
| Open Space | - 11 - |
| Existing Land Use - Gate City, 1987 | - 11 - |
| Analysis of Existing Land Use | - 11 - |
| Current Development Patterns | - 11 - |
| Implications for Future Land Use Planning | - 11 - |
| NATURAL RESOURCES | - 12 - |
| Natural Features | - 12 - |
| Geologic Features | - 12 - |
| Weather Related Data for Gate City | - 13 - |
| Temperature | - 13 - |
| Precipitation | - 13 - |
| Hydrologic Features | - 13 - |
| Problem Areas and Their Implications | - 13 - |
| HOUSING | - 13 - |
| Housing Inventory | - 14 - |
| Housing Types | - 14 - |
| Housing by Type of Structure for Gate City, 2010 | - 14 - |
| Housing Mix | - 14 - |
| Occupied and Vacant Housing for Gate City, 2010 | - 14 - |
| Housing Conditions | - 14 - |
| Housing Trends | - 14 - |
| Construction | - 14 - |
| Housing Value | - 15 - |
| OWNER Occupied Housing Values – 2010 | - 15 - |
| Problem Analysis | - 15 - |
| TRANSPORTATION SYSTEMS | - 15 - |
| Streets and Highways | - 16 - |
| Principal Arterials | - 16 - |
| Collectors | - 16 - |
| Local Streets | - 16 - |
| Other Transportation | - 17 - |
| Air | - 17 - |
| Daily Service to Tri-Cities Regional Airport (TRI) As of April 2009 | - 17 - |
| Rail | - 17 - |
| COMMUNITY FACILITIES AND SERVICES | - 17 - |
| Community Services | - 17 - |
| Utilities | - 18 - |

2014 Gate City Comprehensive Plan

| | |
|---|--------|
| Sanitary Sewer System | - 18 - |
| Electricity | - 19 - |
| Telephone..... | - 19 - |
| Internet | - 19 - |
| Solid Waste | - 19 - |
| Education | - 19 - |
| Health Services | - 19 - |
| Public Safety | - 20 - |
| Police..... | - 20 - |
| Fire | - 20 - |
| Rescue | - 20 - |
| Recreational Facilities and Programs..... | - 20 - |
| Library Facilities | - 21 - |
| Municipal Building | - 21 - |
| GOALS, OBJECTIVES AND POLICIES | - 21 - |
| PROPERTY MAINTENANCE..... | - 22 - |
| Residential Land Use | - 22 - |
| Commercial Land Use | - 22 - |
| Industrial Land Use | - 23 - |
| TRANSPORTATION..... | - 23 - |
| HOUSING | - 23 - |
| PHYSICAL ENVIRONMENT..... | - 24 - |
| COMMUNITY FACILITIES | - 25 - |
| Utilities..... | - 25 - |
| Solid Waste | - 25 - |
| Public Safety | - 25 - |
| Municipal Building | - 25 - |
| Recreation | - 25 - |
| IMPLEMENTATION..... | - 26 - |
| Adopting the Comprehensive Plan | - 26 - |
| Subdivision Ordinance..... | - 26 - |
| Zoning Ordinance | - 27 - |
| Capital Improvements Program | - 27 - |
| Citizen Participation..... | - 27 - |
| Intergovernmental Coordination | - 28 - |
| Plan Review and Update | - 28 - |

INTRODUCTION

Authority to Plan

The authority to plan is a police power delegated to Virginia localities in Title 15.2, Chapter 22, Code of Virginia (1950), as amended. The local planning responsibility is vested with a planning commission, which acts in an advisory capacity to the local governing body. The law requires each locality to have a plan of general development and to review it at least once every five years. Unexpected development or population increases may necessitate more frequent revisions.

Purpose of Planning

The Gate City Comprehensive Plan is a general guide for decisions and actions that determine the Town's physical, social, and economic development. The plan identifies goals and objectives, suggests policies for the future development of the Town, and proposes programs to carry out these policies.

Plan History and Data Collection

Virginia's local planning legislation requires all localities to have planning commissions and to adopt subdivision ordinances and comprehensive plans. They may also adopt zoning ordinances. Gate City appointed a planning commission in 1986, and currently has a zoning ordinance in place.

This comprehensive plan was developed with assistance from the LENOWISCO Planning District Commission. Data for the plan was obtained from several sources including the U.S. Bureau of the Census, a number of state agencies, Scott County, citizens and officials of the Town of Gate City, and local business establishments.

PLAN FORMAT

The Gate City Comprehensive Plan has five parts:

- **The Introduction** describes the planning area, the authority and rationale for planning, the purpose of the plan, and plan adoption procedures.
- **Inventory and Analysis** contains economic and population characteristics, an inventory of land features, and a discussion of land use, housing, transportation, and community facilities.
- **Goals, Objectives, and Policies** identifies programs and facilities which the community is trying to create and/or implement.
- **The Plan** contains specific recommendations for future land use, housing, community facilities, and transportation.
- **Implementation** discusses methods for carrying out the plan, such as zoning, subdivision regulations, and capital improvement programs.

Gate City's citizens were encouraged to participate in the development of the Plan. Hopefully, this participation will enable the citizens of Gate City to become knowledgeable about the plan.

Plan Adoption

After the required public hearings, the Planning Commission will amend the plan, if necessary, and then recommend it to the Town Council for adoption. Upon receiving the Planning Commission's recommendation, Town Council has ninety days to adopt the plan. If adopted, the plan becomes a development guide. If it is not adopted, the plan is returned to the Planning Commission for additional consideration. It must be resubmitted to Council within sixty days.

The plan may be amended at any time, provided that the necessary public hearing and adoption procedures are followed. The Code also provides for review of the plan by the Planning Commission at least once every five years to determine whether amendments are needed.

INVENTORY

HISTORICAL PERSPECTIVE

Location-Town of Gate City

Gate City, Virginia lies at the western approach to historic Moccasin Gap in Clinch Mountain, along the Boone Wilderness Road corridor. As the seat of Scott County, Gate City is located opposite Moccasin Gap from Weber City to the South, in the southern portion of Scott County. Scott County meets the Tennessee boundary roughly four miles south of Gate City. Adjacent Virginia county seats are Abingdon (Washington County), Lebanon (Russell County), Wise (Wise), and Jonesville (Lee County). With the exception of Russell County, all Virginia counties adjacent to Scott County border at least one other state. Tennessee counties Sullivan and Hawkins border Scott County, Virginia. US 23, 58, and 421 serve Gate City, as does State Route 71, with State Route 72 connecting to 71 just east of present town limits. Little Moccasin Creek flows through the southern portion of the town, while Big Moccasin Creek flows through the eastern edge. The 2010 U.S. Census of Population reported Gate City's population to be 2,034 persons and 955 households. The town, along with neighboring Weber City, serves as a retail trade center for southern Scott County. Gate City has an elevation of approximately fourteen hundred feet and a land area of 1.93 square miles.

History of Area

In 1814, a bill was introduced in the Virginia General Assembly to authorize the formation of Scott County, consisting of territory belonging to the counties of Washington, Russell, and Lee. The bill was passed on November 14, 1814. Benjamin Estill, a Revolutionary War soldier and member of the General Assembly, named the newly formed county Scott, in honor of War of 1812 General Winfield Scott.

Upon the formation of the new county, the governor appointed a commission to choose a site for the new county's seat. The commission recommended that land given by James Davidson, Sr. and his wife Peggy be used for this purpose. The land was divided into 34 town lots. The main street running from east to west was named Jackson, in honor of future President Andrew Jackson. The main cross street was named Gains, in honor of General Edmond Gains, a famous general during the War of 1812.

Initially, the county seat was named Winfield, in honor of the same general whom Scott County was named after. In 1817, however, the fledging community was renamed Estillville as a tribute to Benjamin Estill and his support for the formation of Scott County. The town would be renamed once more, in 1886, when it became known as Gate City, due to its proximity to Moccasin Gap, a major gateway to the west.

Not soon after Estillville's transformation into Gate City, the South Atlantic and Ohio Railway came to Scott County. The first train arrived in Gate City in 1887. The railroad became a significant factor in the economic growth of the region. Today, trains transporting coal continue to pass through Gate City on a regular basis.

The Gate City Land Company incorporated in Gate City in 1890. The company developed lands adjacent to old Estillville, which were included inside town limits when the Virginia General Assembly chartered Gate City in 1892.

In June of 1988, the first official Gate City flag was designed by Ronnie Peters, a 1971 graduate of Gate City High School. Peter's flag design was chosen from among several entries to a contest

2014 Gate City Comprehensive Plan

sponsored by the Gate City Centennial Planning Committee. The flag incorporates five symbols, each representing a trait of Gate City: the county court is represented by the scales of justice, religion by the silhouette of the church, agriculture by a tobacco crop, government by the eagle, and education is represented by the open book. The flag design remains the official flag of Gate City, and is on display in Gate City's Town Hall.

Today, Gate City has become a cultural center and tourist destination in Southwest Virginia, in part due to its involvement with "The Crooked Road", a heritage music trail that winds its way through the southern portion of Virginia. Along with other local communities, such as Duffield and Big Stone Gap, Gate City participates in this celebration of local culture and heritage.

Government and Services

Gate City's charter provides for a mayor and a five-member council. It also provides for such services as police, water, and refuse collection. The Gate City Sanitation Authority provides sewage service to much of the service area of the town. Other governmental services include county schools, state health services, and state street maintenance. The Lonesome Pine Regional Library operates a branch in Gate City. Volunteer services include the Gate City Fire Department and the Scott County Lifesaving Crew.

ECONOMY

The following economic analysis for Gate City and Scott County includes economic characteristics, economic activities, employment characteristics, income, and retail sales. Data sources include the U.S. Census of Population, the Virginia Employment Commission, and the University of Virginia's Center for Public Service.

This economic analysis contains discussion of both basic and supporting industries. Basic industry, composed of manufacturing and agricultural enterprises, produces goods and services which are sold outside of the immediate area, thereby bringing money into the local economy. Supporting industry, which includes retail sales, wholesale trade, and personal services, produces goods and services that are sold within the County and Town, thereby re-circulating money already in the area.

General Economic Characteristics

Historically, Scott County served agricultural interests. Gate City was an agricultural trade center. As of the 2010 census, manufacturing has surpassed agriculture to become the city's leading basic industry. Retail trade has become Gate City's second leading industry. Agriculture, however, remains an important economic factor in Gate City.

Gate City offers major retail trade items (appliances, etc.) in addition to building contracting, wholesale trade, and services (finance, insurance, legal, etc.) It should be noted that Gate City's close proximity to the Kingsport, Tennessee area, although giving the town's residents greater job opportunities than currently exist in Scott County, also provides a variety of retail businesses and shopping malls which adversely affect Gate City's businesses.

Principal Economic Activities

Agriculture remains an important industry for Scott County. In 2012, 1,292 farms were located in Scott County. The market value of agricultural products sold in 2012 was \$14,073,000, up from \$13,140,000 in 2007. The Average Market Value of Products Sold per Farm in 2012 averaged \$10,892.

2014 Gate City Comprehensive Plan

The production and sale of tobacco products experienced a steep decrease between 2002 and 2007. In 2002, Scott County included 593 tobacco farms, which produced 2,417,313 pounds of tobacco. In 2007, Scott County's 90 tobacco farms produced 705,442 pounds of tobacco. In 2012, Scott County's 33 tobacco farms produced 322,724 pounds of tobacco.

In 2007, cattle and calf livestock production, along with tobacco a primary economic activity in Scott County, amounted to \$7,496,000 increased to \$8,546,000 in 2012.

Source: United States Department of Agriculture's National Agricultural Statistics Service

Employment Characteristics

CIVILIAN LABOR FORCE

The following table gives an estimate of the potential labor supply in Scott County, Virginia.

| Labor Supply Scott County - 2014 | | | |
|---|-------|--------|-------|
| Labor Supply | Male | Female | Total |
| Civilian Labor Force | 4870 | 4924 | 9794 |
| Unemployed | 304 | 308 | 612 |
| | TOTAL | | |

Source: Virginia Department of Economic Development

Outside Labor Force - Men and Women ages 25 to 44 not currently in the labor force but who are willing to work if the right job opportunities existed.

Unemployed - Persons ages 16 and over who are seeking employment, waiting to start a new job within 30 days, or awaiting recall from a layoff. Scott's annual unemployment was 9.0 percent in 1995, 4.9 percent in 2001, and 7.4 percent in 2013.

| Source of Employment – 2005-2009 by Place of Work | | |
|--|--------------|-----------|
| | Scott County | Gate City |
| Agriculture, Forestry, and Fisheries | 297 | 9 |
| Contract Construction | 605 | 72 |
| Manufacturing | 1,831 | 7 |
| Transportation, Warehousing, and Utilities | 527 | 33 |
| Wholesale and Retail Trade | 1,338 | 320 |
| Finance, Insurance, and Real Estate | 614 | 52 |
| Other | 1,125 | 211 |
| Arts, Entertainment, and Food Service | 731 | 160 |
| Education | 2,536 | 119 |

Source: Virginia Employment Commission

Occupations and Employment Growth

Sales and office, production, and management are the principal occupational categories in Scott County while production and sales are the most prevalent in Gate City.

| Occupations of Scotty County and Gate City Residents – 2005-2009 By Number of Workers | | |
|--|--------------|-----------|
| | Scott County | Gate City |
| Management, professional and related occupations | 2,145 | 304 |
| Service Occupations | 1,969 | 170 |
| Sales and office occupations | 2,031 | 229 |
| Farming, fishing and forestry occupations | 68 | --- |
| Construction, extraction and maintenance | 1,078 | 130 |
| Production, transportation and material moving | 2,062 | 150 |

Source: 2005-2009 American Community Survey Estimate

Gate City has relied principally on outside employment, particularly manufacturing, for employment for its residents, and looked to possible growth manufacturing in the Industrial Park and the nearby Tri-Cities to fuel that growth. Despite the renaming of Scott County's Industrial Development Authority to the Economic Development Authority, it seems that Scott County as a whole continues to view large scale industrial manufacturing as the only source of economic growth. While the Duffield Industrial Park still has many industrial lots to serve prospective manufacturers wishing to locate to Scott County, Gate City needs to develop resources to attract employers to the town itself.

While manufacturing continues to employ more than 13 million Americans, manufacturing jobs have been shrinking, not growing. Manufacturing continues to account for 8% of the labor force, versus 28% in 1960. Since 1999, 4.6 million manufacturing jobs have been lost, with 207,000 lost in January 2009 alone. 14 of the 30 jobs projected by the Bureau of Labor Statistics to have the highest job growth through 2016 are related to the medical field, with many of those remaining belonging to the science and technology sectors.

The majority of Gate City's employed residents continue to work in the industrial sectors of non-durable goods manufacturing, retail trade, and educational services. With true broadband Internet capabilities now being provided by Scott County Telephone Cooperative, the town is well situated towards attracting technology jobs, with a downtown technology zone and several available buildings. Embarq also offers business services within the town. Many of the available buildings require some degree of rehabilitation.

Because of the lack of large tracts of land located in Gate City, very few large scale manufacturing facilities are expected to locate within town limits. Smaller manufacturers which assemble small components to be used in the manufacture of larger components outside the area may hold some potential of manufacturing employment growth for the town.

Non-manufacturing employment growth continues to be expected in the personal and business services employment sectors. In addition, the town has been exploring several initiatives based on its past and unique small-town characteristics. These include development of its identity as a 'Gate Way to the West,' and regional cultural offerings. Growth is expected in areas such as entertainment and the arts. While not large scale employers, these sectors are expected to be sustainable.

| Industrial Classification of Gate City's Labor Force - 2010 | | |
|--|---------|---------|
| Industry | Workers | Percent |
| Agriculture, Forestry, Fisheries and Mining | 9 | 0.9 |
| Construction | 72 | 7.2 |

| Industrial Classification of Gate City's Labor Force - 2010 | | |
|--|---------|---------|
| Industry | Workers | Percent |
| Manufacturing | 7 | 0.7 |
| Transportation, Warehousing and Utilities | 33 | 3.3 |
| Professional, Scientific, and Administrative | 89 | 8.9 |
| Wholesale Trade | 2 | 0.2 |
| Retail Trade | 318 | 31.7 |
| Finance, Insurance and Real Estate | 52 | 5.2 |
| Entertainment, Arts, Food Services and Recreational Services | 160 | 16.0 |
| Educational, Health and Social Services | 119 | 11.9 |
| Other Services | 49 | 6.9 |
| Information | 73 | 7.3 |

Source: U.S. Bureau of the Census, Census of Population, 2010

Place of Work

As of the 2000 census, 51 percent of the Gate City labor force worked in Scott County. The strong industrial employment base of neighboring Sullivan County, Tennessee, results in the remaining labor force of Gate City traveling across the state line to work each day.

PLACE OF WORK FOR WORKERS AGE 16 AND UP

| Location | Number |
|------------------------------------|--------|
| Worked in state of residence | 523 |
| Worked in county of residence | 443 |
| Worked outside county of residence | 80 |
| Worked outside state of residence | 357 |
| Total | 880 |

Source: U.S. Bureau of the Census, Census of Population, 2010, American Community Survey 2008-2012

Of those workers who were employed, 91 percent drove alone to work while only 8 percent used carpools and 1 percent used public transportation. The overall majority of employed Gate City residents who travel to work live within 30 minutes of their workplace. The mean travel time to work was 19.8 minutes.

Income

Gate City's per capita income in 2010 was approximately 17 percent higher than Scott County's. The town has a greater percentage of several of the higher paying occupations including administrative, professional, and technical persons than does the county as a whole. However, the town's per capita income was 31 percent lower than Virginia's level. Both jurisdictions are increasing at a pace slower than that of the Commonwealth's.

2014 Gate City Comprehensive Plan

PER CAPITA INCOME FOR GATE CITY 2000

| | <u>1980</u> | <u>2000</u> | <u>2010</u> |
|-----------------------------------|-------------|-------------|-------------|
| Town of Gate City | \$7,073.00 | \$19,268.00 | \$21,847.00 |
| Scott County | \$5,616.00 | \$15,073.00 | \$18,153.00 |
| Town as a percent of Scott County | 125.9% | 127.8% | 120.03% |
| Commonwealth of Virginia | \$9,041.00 | \$23,975.00 | \$31,606.00 |
| Town as a percent of Virginia | 78.2% | 80.4% | 69.1% |

Source: US Bureau of the Census, 1980-2000, 2010, 2006-2010 American Community Survey

Retail Sales

Per capita retail sales provide an indication of where residents of Scott County and adjacent communities shop. Per capita retail sales for Scott were \$143,010 in 1997 which was considerably below those in the nearby Cities of Norton (\$127,795), Bristol (\$331,695), or the Johnson City, Kingsport, Bristol Metropolitan Statistical Area (\$4,041,392). This indicates that many Scott County residents are shopping in these areas, particularly the Tri-City MSA, which has seen substantial economic growth in the past decade. Retail sales in Scott County and Gate City have risen greatly from previous census years; however, most of the residents still are doing their shopping across the state line in the Tri-City MSA.

PER CAPITA RETAIL SALES FOR SELECTED AREAS AND VIRGINIA, 1997

| <u>Locality</u> | <u>Sales</u> |
|-----------------|--------------|
| Lee County | \$86,361.00 |
| Scott County | \$143,010.00 |
| Wise County | \$310,871.00 |

RETAIL ESTABLISHMENTS BY CATEGORY - SCOTT COUNTY, 2007

| <u>Category</u> | <u>Number of Establishments</u> |
|--|---------------------------------|
| Wholesale Trade | 11 |
| Retail Trade | 85 |
| Real estate & Rental | 11 |
| Professional, scientific, & technical services | 26 |
| Administrative & Support | 9 |
| Health Care & Social assistance | 58 |
| Accommodation & Food Services | 24 |
| Other Services | 26 |

Source: 1997 Economic Census, Bureau of the Census

| | |
|----------|-----------------|
| Virginia | \$62,569,924.00 |
|----------|-----------------|

Source: Bureau of the Census, 1997 Census of Retail Trade

Summary of Economic Issues

Since Gate City serves as the county seat of Scott County, much of its local economy is based on the traffic that relationship generates. The town serves as the base of operation for all county administrative offices, as well as the base for school board operations. The county maintains four separate schools (primary, middle, high, and vocational schools) in Gate City. Additionally, the social welfare department and library generate traffic for the town. Also located in the town are offices of the U.S. Department of Agriculture, and the Virginia Division of Motor Vehicles. The U.S. Postal Service also maintains an office in the town.

2014 Gate City Comprehensive Plan

Many of Gate City's residents rely on these agencies for employment opportunities. Still others, such as retail and service establishments, rely on the traffic these agencies generate to supplement their business revenues. This traffic is expected to increase in the future.

POPULATION

This section analyzes Gate City's population characteristics. It will be used to project a population trend, which provides a basis for establishing public service priorities or for setting Town goals and policies. Data used in the analysis was obtained from the U.S Department of Commerce, Bureau of the Census, the Virginia Department of Planning and Budget, Weldon Cooper Center for Public Service, and the LENOWISCO Planning District Commission.

Trends and Estimates

Gate City is located in the LENOWISCO Planning District, an area where population decreased by 8,100 persons between 1980 and 1990, and rose again to just over 94,000 by 2010. The population decline district wide of this era was attributed to the decline in the coal mining industry primarily located in Lee and Wise Counties, Scott County's neighbors. The average annual percent change in population for the Planning District was 1.2 percent from 1970 to 1986.

Scott County's population between 1980 and 2000 followed a trend similar to that of the LENOWISCO Planning District. Both the LENOWISCO population and that of Scott County dropped in that twenty-year time span.

Gate City's population only fell 55 persons between 1990 and 2000. By 2010 Gate City's population has continued this trend, dropping 125 persons to 2,034 people.

| Year | Population Trends | | |
|------|-------------------|--------------|-----------|
| | Gate City | Scott County | LENOWISCO |
| 1970 | 1,914 | 24,376 | 84,816 |
| 1980 | 2,494 | 25,068 | 99,644 |
| 1990 | 2,214 | 23,205 | 91,520 |
| 2000 | 2,159 | 23,403 | 91,019 |
| 2010 | 2,034 | 23,177 | 94,174 |

Source: Bureau of the Census, 2010 & Weldon Cooper Center for Public Service

Characteristics of Population

Characteristics of population consider statistics on age, race and sex. Such statistics are useful in evaluating the Town's labor force, its dependents, and the structure of community facility programs needed to serve Gate City's population.

2014 Gate City Comprehensive Plan

Age

The age profile for Gate City is determined by classifying the population into three groups: youth (under 17), labor force (18 to 64) and elderly (65 and over). These age groupings will be useful in evaluating the Town's potential labor supply.

The census data refers to people between the ages of 25 to 44 as being in the “Prime Working Years” age group. Gate City has a respectable number of residents in this age group. According to the 1980 census, 24.8% of Gate City residents were in this “Prime Working Years” age group. That number has risen only slightly in the 2010 census, to 22.40%. These figures are similar to those of Scott County and the Commonwealth. The median age for Gate City residents is 45.5 years old, slightly above the 37.4 age median for the Commonwealth.

| Population by Age - Gate City, 2010 | | | | |
|--|-------------|----------|-------------|----------|
| Age Group | 1980 | % | 2010 | % |
| Under 5 | 146 | 5.9 | 82 | 4.0 |
| 5- 14 | 331 | 13.3 | 225 | 11.1 |
| 15-24 | 394 | 15.8 | 239 | 11.8 |
| 25-34 | 323 | 13.0 | 195 | 9.6 |
| 35-44 | 294 | 11.8 | 260 | 12.8 |
| 45-54 | 305 | 12.2 | 309 | 15.2 |
| 55-64 | 316 | 12.7 | 281 | 13.8 |
| 65-74 | 237 | 9.5 | 248 | 12.2 |
| 75+ | 148 | 5.9 | 195 | 9.5 |

Source: U.S. Bureau of the Census, 2010

Race/Sex

Caucasians make up the majority of persons in the town of Gate City. The town's African American population is increasing at a slower rate than its Caucasian population. The ratio of Caucasians to African Americans can be found in the table below.

The distribution of Gate City's male and female population remained relatively unchanged between 1980 and 2010. In 2010, females accounted for 52.2 percent of the population (1,061 persons), while 47.8 percent of the town's population was male (973 persons). This is slightly different from Scott County with females accounting for 50.4 percent, and males 49.6 percent of the population.

PERCENTAGE DISTRIBUTION OF POPULATION BY RACE - GATE CITY, 2010

| <u>Race</u> | <u>1980</u> | <u>2010</u> |
|--------------------|--------------------|--------------------|
| White | 93.7% | 95.0% |
| Black | 10.7% | 3.0% |
| Other | 0.1% | 2.0% |

Source: U.S. Bureau of the Census, 1980 and 2010

Marital Status

The table below consists of a review of the marital status of Gate City residents as of the 2000 census. The majority of Gate City residents are married. A smaller percentage of the population are widowed, separated, or divorced.

MARITAL STATUS - GATE CITY, 2010

| <u>Marital Status</u> | <u>Number</u> | <u>%</u> |
|------------------------------|----------------------|-----------------|
| Single | 438 | 21.5 |
| Married | 1,115 | 54.7 |
| Widowed | 203 | 10.0 |
| Separated | 96 | 4.7 |
| Divorced | 187 | 9.1 |

Source: U.S. Bureau of the Census, 2010

Natural Increase and Migration

Gate City's birthrate (natural increase) is dropping. This parallels county, state, and national trends. A declining birthrate contributes not only to the Town's population loss, but also to a continued rise in overall age levels of the population, to a drop in the town's future labor force, to changes in community facility needs such as the consolidation of schools, and to erosion of the town's economy and tax base.

Population Projections and Their Implications

Gate City's projected population is based on an analysis of past and current trends, and the extension of these trends into the future. Population projections reflect both historical and current population trends and a sense of local economic and physical development factors. Population projections should be used only as a guide because unforeseen factors such as the location of new industry may cause population to increase. By contrast, the loss of an industry may cause population to decline.

EXISTING LAND USE

Gate City's existing land use survey was recorded in 1987. Survey information was entered on a 1 to 100 foot scale Town Map, which shows all platted streets and structures. Each lot's use was categorized according to the following criteria.

Residential: property primarily used for human habitation.

- **Single Family** - a structure containing one dwelling unit.
- **Multi-family** - a structure containing two or more dwelling units.
- **Manufactured Home** - a dwelling constructed in another location which is designed for towing by a motorized vehicle to the location of use.
- **Manufactured Home Park** - an area of two acres or more designed to accommodate three or more manufactured homes.

Commercial: property used for offices, stores, shops, or similar businesses.

- **Office** - property used for professional services such as real estate, insurance, lawyers, or doctors.

2014 Gate City Comprehensive Plan

- General Business - property used for transactions of retail and wholesale trade or for-profit services.
- Intensive Business - property used as a general business but whose activities encourage traffic congestion, parking problems, or special problems due to certain inherent dangers.

Industrial: property used for manufacturing or warehousing.

- Light Industry - property used for light manufacturing, warehousing, and processing and reprocessing of materials. These areas face some noise and traffic congestion, which presents no hazard of fire, smoke, noise, or odors to neighboring properties.
- Heavy Industry - property used for manufacturing, warehousing, and processing of material which may be of a dangerous or nuisance-producing character.
- Public and Semipublic - property owned by governmental agencies, utilities, religious groups, or nonprofit groups which are either open to or serve the public. This category includes land used for recreation purposes.

The Land Use Survey

RESIDENTIAL

Gate City's residential development is composed of single family homes, manufactured homes, and multi-family structures. With the exception of the Central Business District, Kane Street, and U.S. 23, 58, and 421, the entire town is residential in nature. Steep slopes occur throughout the town and limit development.

The Town's residential lots generally vary from 5,000 sq. ft. to over an acre. Lots near the central business district are generally 50 by 150 feet, while elsewhere they are 100 by 175 feet. Vacant lots that allow residential development within existing neighborhoods are scattered throughout the Town.

COMMERCIAL

Gate City's commercial areas are located in the Central Business District along Jackson Street, Kane Street, as well as in the western portion of town along U.S. Highway 23-58-421. The Central Business District area is comprised of offices, general businesses, and intensive businesses. The office category includes real estate agents, insurance agents, physicians, dentists, lawyers, and other providers of professional services. The general businesses category includes banks, and stores such as clothing, jewelry, hardware, pharmacy, antiques, auto repair shops, and welding shops. Included among the intensive businesses are glass shops, service stations, and convenience food stores.

The eastern edge of town, East Jackson Street (VA Rt. 71), is the location of the U.S. Postal Service, the Virginia Division of Motor Vehicles, and other general businesses.

The Kane Street commercial area is comprised also of offices, as well as general and intensive businesses. Among its offices are physicians, dentists, and insurance agencies. General businesses include auto parts, a florist, and a beauty shop. Fast food restaurants, service stations, and food stores can be found in this commercial area, and fall under the intensive category.

U.S. Highway 23-58-421 commercial area includes general and intensive businesses. Most of these businesses are located in the Gateway Plaza Shopping Center, and include a food store, discount drug store, a bank, a restaurant, and a video rental store.

INDUSTRIAL

Gate City's industrial land includes light and heavy industrial categories. The light industrial category includes a book binding facility on Park Street.

2014 Gate City Comprehensive Plan

PUBLIC AND SEMIPUBLIC

The public and semipublic category includes all churches, four schools, the County Courthouse and Jail, the Town Hall, a fire station, a rescue station, a library, various county and state offices, a recreation area, and various utilities. Utilities include water, sewer, and telephone installations, television cable facilities, a radio station, and a newspaper. Both a public-owned "assisted" housing complex (HUD) and a privately-owned "assisted" housing complex (FmHA) are found in Gate City.

OPEN SPACE

More than seventy-five percent of Gate City is classified as open space. This figure, however, includes land used for agriculture, forestry, and conservation (floodplains), in addition to water areas.

EXISTING LAND USE - GATE CITY, 1987

| Use Criteria | Acres | Percent of Total |
|-----------------------|-------|------------------|
| Residential | 186 | 15 |
| Commercial | 38 | 3 |
| Industrial | 3 | -- |
| Public and Semipublic | 45 | 4 |
| Open Space | 956 | 78 |

Source: Land Use Survey, Town of Gate City, 1987.

Analysis of Existing Land Use

CURRENT DEVELOPMENT PATTERNS

Gate City's land use pattern is best described by dividing the Town into four quadrants, using Moccasin Avenue and Jackson Street as boundaries, and the Scott County Courthouse as the axis. With a few exceptions, almost all of the town's commercial, industrial, public and semipublic land use takes place in the southeast quadrant, bounded by the two streets named above.

The other three areas are primarily residential in nature. Most of the exceptions occur in the Central Business District where Moccasin Avenue and Jackson Street intersect. Although conflicts between uses are inevitable, there are very few in Gate City's overall development pattern.

Adjacent land is available for the expansion of the Town's present land uses. In the west, land adjacent to Marcem Pond would be suitable for limited commercial development, while the tract across Big Moccasin Creek from the vocational school would have some limited commercial and/or industrial potential if the connector between Rt. 72 and Wadlow Gap road were constructed, and provided that utilities could be brought to the economically feasible sites.

There are some undeveloped areas of Gate City that should be preserved. Ecological harm or destruction of property can result to these areas if they are developed. These include floodplains, drainage ravines, and steeply sloping land.

Implications for Future Land Use Planning

Gate City's existing land use study examines several issues that pose implications for future land use planning. These include:

- A land use pattern that the Town may wish to continue.
- Vacant lots and acreage available for development.
- A downtown (walk to) general business area and a highway (drive to) intensive business area which serve different needs.

2014 Gate City Comprehensive Plan

- Ecologically sensitive areas such as steep slopes, flood plains, and drainage ravines present barriers to development and require special considerations.

NATURAL RESOURCES

Gate City's natural resources include topography, climate, and its geologic and hydrologic features. Development activities are often influenced by natural resources. Steeply sloping areas, for example, may make roadway construction too costly, and soils may have insufficient bearing capacity for buildings. Likewise, natural resources are affected by the intensity of development. Effects may include increased surface drainage, soil erosion, or air and water pollution.

Natural Features

Gate City is located in a valley formed by Clinch Mountain and Moccasin Ridge. Most elevations range between 1,270 feet and 1,950 feet above sea level.

Air pollution is not a problem in Gate City. There are no facilities located in the town which influence air quality. New construction or modification of potential air pollution sources will require a State Air Pollution Control Board (SAPCB) permit. Such permits are issued after public hearings and a review by the Environmental Protection Agency. If a potential source of pollution does not exceed EPA standards, a permit is granted.

A moderate, continental climate, with fairly cool winters and warm, moist summers characterize Gate City's climate. The winters are short and cold, with occasional warm spells; the summers are warm, with occasional very warm days. Summer evenings and nights are usually cool and pleasant. The average frost-free season is 182 days. The prevailing winds are from the west to southwest.

Geologic Features

Gate City is located in the southern Valley and Ridge physiographic province of Virginia, a region characterized by linear east-west to northeast trending valleys and parallel mountain ridges. Carbonate rocks generally underlie valleys, while ridges are held up by more resistant sandstone and shale units. Major structural features include east-west to northeast trending thrust faults, broad to tightly folded anticlines and synclines, and southeast trending transverse faults. Within Scott County, limestone, dolomite, sandstone, and shale have been quarried, gas and oil produced, coal mined, and metallic ores prospected. Gate City is underlain by Cambrian to Ordovician age limestone and dolomites. Just west of town near Marcem, high-calcium limestone was quarried by the Pennsylvania-Dixie Cement Corporation for use in cement. The site is now inactive and the quarry is filled with water. Other inactive limestone quarries are found further to the west between Gate City and Speers Ferry. Limestone is actively being quarried and crushed east of Speers Ferry Vulcan Materials, to produce stone for construction use. Inactive sandstone quarries that produced sand for glass manufacturing are located southwest and east of Gate City on Clinch Mountain.

The Town's soils were classified by the U.S. Department of Agriculture, Soil conservation Service (S.C.S.). Dominant soils found in Gate City include the Frederick, Carbo, Lindside and Melvin series.

Weather Related Data for Gate City

TEMPERATURE

| | |
|-----------------|--------|
| January Average | 35.0°F |
| July Average | 74.5°F |
| Annual Average | 55.6°F |

PRECIPITATION

| | |
|-----------------|-----------|
| January Average | 3.39 in. |
| July Average | 4.69 in. |
| Annual Average | 41.08 in. |

Source: U.S. Climate Data, 2014

Hydrologic Features

A watershed is defined as all land and water within the confines of a drainage basin. Gate City is located in the North Fork Holston River watershed. Smaller drainage basins which occur in the Town are: Little Moccasin Creek, Burnt Cabin Branch, Red Hill Branch, Pike, and Big Moccasin Creek watershed. Water flowing from the Town's rooftops, streets, paved and open areas eventually reaches these streams. Big Moccasin Creek, the only major stream in Gate City serves as Gate City's water source. The average daily flow at Gate City for Big Moccasin Creek is 69.3 million. The headwaters for this watershed are located to the northeast in Russell County.

Floodplains are normally dry land areas adjacent to a body of water that is subject to flooding. The limits of Gate City's floodplains have been determined by the National Flood Insurance Program and the Federal Emergency Management Agency. These floodplains are located along the Big Moccasin and Little Moccasin Creeks as shown on the Floodplain Map. The National Flood Insurance Program offers property owners federally subsidized flood insurance coverage. Flood insurance is required before obtaining federally related financial assistance for building acquisition or construction from the Veterans Administration, Farmers Home Administration, banks insured by Federal Deposit Insurance Corporation or the Federal Home Loan Bank Board.

Flood damage to structures within the floodplain can be reduced by both structural and nonstructural improvements. Structural improvements (dams and impoundments) are not located on any of Gate City's watersheds. Nonstructural improvements include the town's floodplain regulations and land use controls. With these improvements, Gate City's floodplain development is controlled.

Problem Areas and Their Implications

Gate City's topography, soils and floodplain locations affects town development. Steep topography influences road construction by requiring extensive grading. Soils on slopes exhibit characteristics that severely limit or exclude development. Lastly, floodplains may limit development altogether, or require specifications be adhered to in terms of construction elevations to be met.

HOUSING

The Town of Gate City's housing inventory, trends, projections, and problems are discussed below. In developing background data, statistical information from the 2010 Census of Housing was used. Additional housing information was obtained from the LENOWISCO Planning District Commission.

Housing Inventory

HOUSING TYPES

The 2010 Census reported 1,087 housing units in Gate City. The dominant housing type continues to be the traditional single-family structure. Four larger projects constructed since 1980 are Gateway Terrace Apartments, a HUD sponsored 26 unit elderly projects, Clinch View Manor, a Farmers Home Administration financed 42 unit projects, Stallard Place with 10 units, and Gatewood Apartments, a Fanners Home Administration financed 48 unit project. Both projects commenced accepting renters in 1985.

HOUSING BY TYPE OF STRUCTURE FOR GATE CITY, 2010

| <u>Structure Type</u> | <u>Number of Units</u> |
|------------------------------|-------------------------------|
| Family Households | 561 |
| Non-Family Households | 394 |

Source: U.S. Bureau of the Census, 2010

Housing Mix

In 2010, rental units comprised 29.3% of Gate City's housing.

OCCUPIED AND VACANT HOUSING FOR GATE CITY, 2010

| <u>Housing Type</u> | <u>Number of Units</u> |
|----------------------------|-------------------------------|
| Owner Occupied | 637 |
| Renter Occupied | 318 |
| Vacant | 132 |

Source: U.S. Bureau of the Census, 2010

Housing Conditions

The Census of Housing defined substandard housing as units which lacked complete plumbing facilities or which were overcrowded. A unit is classified as lacking plumbing when there is no piped water, flush toilet, or bathing facilities.

In 2010, Zero percent of Gate City's occupied housing lacked plumbing. By comparison, 2.5 percent of the houses in Scott County lacked plumbing.

Source: U.S. Bureau of the Census, 2010.

Housing Trends

CONSTRUCTION

Approximately 278 (22.6 %) of Gate City's housing units were constructed since 1980.

Year Housing Structure Built - Gate City

| <u>Year Structure was Built</u> | <u>Number of Units</u> |
|--|-------------------------------|
| 2010 or later | 0 |
| 2000 to 2009 | 13 |
| 1980 to 1999 | 265 |
| 1960 to 1979 | 530 |
| 1940 to 1959 | 252 |

Source: 2008 – 2012 American Community Survey

Housing Value

In 2010, 17.1 percent of Gate City's homes were valued below \$50,000 compared to 24.0 percent for Scott County. However, the median values indicate that overall, housing values were greater in the town relative to the County as a whole. The median value of owner occupied units in Gate City was \$103,900 while Scott County's median was \$90,500. The State's median was \$249,700 for the same time period.

Another indicator of housing value is the amount of rent. Although rents are influenced by a number of market forces, higher valued units usually have higher rental payments. In Gate City, the 2010 median contract rent was \$540 per month compared to Scott County's \$499 and the Virginia's \$1,060 median.

OWNER OCCUPIED HOUSING VALUES – 2010

| <u>Housing Value</u> | <u>Gate City</u> | | <u>Scott County</u> | |
|-----------------------------|-------------------------|-----------------------|----------------------------|-----------------------|
| | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> |
| Less than \$50,000 | 135 | 17.1 | 1,806 | 24.0 |
| \$50,000 to \$99,999 | 253 | 32.1 | 2,310 | 30.7 |
| \$100,000 to \$149,999 | 84 | 10.6 | 1,253 | 16.7 |
| \$150,000 to \$199,999 | 212 | 26.9 | 1,041 | 13.9 |
| \$200,000 to \$299,999 | 67 | 8.5 | 814 | 10.8 |
| \$300,000 or more | 38 | 4.8 | 292 | 3.9 |
| Median (dollars) | \$103,900 | ---.- | \$90,500 | ---.- |

Source: U.S. Bureau of the Census, 2010.

Problem Analysis

Gate City's housing units are primarily single-family detached structures. Also, 21.6% of Gate City's housing units are rented. Based on the increasing costs of home ownership, demands for manufactured housing and rental housing are expected to continue.

As explained previously, the Town of Gate City has been successful in past years in securing grant monies to aid in the provision of necessary water and sewer services to selected areas of town. The 2010 Census data determined that 100% of Gate City's housing units have complete plumbing.

TRANSPORTATION SYSTEMS

The following studies Gate City's transportation system. Existing transportation facilities are inventoried and existing transportation plans affecting Gate City are reviewed. The transportation systems serving the Town include arterial highways, collector and local streets, railroads and an airport. Each is discussed below.

Streets and Highways

Since the advent of controlled access highways, there has been a realization that different types of roads serve different functions. Interstates, for example, carry large volumes of traffic with maximum safety and efficiency, but provide no direct access to adjoining property. Local streets provide direct access to adjoining properties but are not adequate to accommodate large volumes of traffic at high-speeds.

Beginning in 1968, Virginia's streets and highways were classified in accordance with the U.S. Department of Transportation's "Highway Functional Classification and Needs Study." This classification was made by the Virginia Department of Transportation (VDOT) to identify those streets that in 1985 will perform the function of arterial highways, collector streets and local streets.

The Code of Virginia requires that VDOT provide for the construction and maintenance of Virginia's highways. Although final construction and maintenance decisions rest with the Department, localities are involved with highway planning during formulation of the six-year highway plan and its annual update. This plan identifies projects, estimates costs and schedules work activities.

Below is a review of functional road classifications for the Gate City area.

PRINCIPAL ARTERIALS

These roads serve major activity centers, such as cities and towns, and the high volumes of traffic between these centers. Principal arterials serving Gate City include U.S Route 23-58-421, State Route 71, and State Route 72. Route 23 extends north and south through Scott County linking Gate City to Kentucky to the north through Wise County, and Tennessee to the south. U.S. 23 becomes Interstate 181 at the Tennessee State Line and serves Scott County as the primary access to Interstate 81. Combined U.S Routes 58-421 split from U.S. 23 to the north at Duffield and travels in a westerly direction to Cumberland Gap, Tennessee, and eventually beyond to Interstate 75. Just south of the Gate City corporate limits, 58-421 splits to the east and serves as an arterial to Bristol. Virginia Route 71 runs in a northeasterly direction and serves the Nickelsville area of the county and continues beyond to Lebanon in Russell County, while Route 72 links Gate City to Ft. Blackmore in the northern portion of the county. VDOT currently has this area included in a six-year plan to improve the traffic flow from the Wadlow Gap area and to connect it with Rts. 71/72. Phase 1 on this project should begin soon.

In 2002, the Annual Average Daily Traffic (AADT) for the Business Route 23 between Jackson Street (Rt. 71) and Highway 23, south of Gate City, was 19,000. This number is up from 14,970 total from 1987. The AADT for the Highway 23 section between the traffic light at the Gateway Plaza and the Highway 58 intersection in Weber City is 30,000. In 1987, this road carried an average of 20,660 VPD. This particular route is the most heavily used route in the area, rivaling the volume on many portions of rural interstates. The U.S. 23 bypass around Gate City had an AADT level of 13,000 in 2002.

COLLECTORS

These roads collect traffic from local streets and channel it onto arterial highways. Collector streets are classified as either major or minor. Major collectors link arterial roads to towns and county seats. Minor collectors link residential subdivisions and business and industrial sites or other developed areas to major collectors or arterial roads.

LOCAL STREETS

Local Streets include all streets and roads not classified by VDOT. These streets provide direct access to residential business and other abutting properties.

Gate City's older local streets have rights-of-way of thirty to forty feet while the newer streets have rights-of-way of forty to fifty feet. All local streets have at least twenty-two feet of pavement which

2014 Gate City Comprehensive Plan

can accommodate two lanes of traffic and handle 500 vehicles per hour. This seems to meet the Town's needs.

Other Transportation

AIR

The nearest airport is the Tri-Cities Regional Airport located approximately 15 miles from Gate City in Blountville, Tennessee. Tri-Cities is a commercial facility able to accommodate passenger and freight service. A general aviation terminal is also available for use. Below is a table of the services provided by the Tri-Cities Regional Airport.

DAILY SERVICE TO TRI-CITIES REGIONAL AIRPORT (TRI) AS OF APRIL 2009

| <u>Airline</u> | <u>Connecting Cities</u> |
|----------------------------|------------------------------------|
| Delta Connection | Atlanta & Cincinnati |
| US Airways Express | Charlotte |
| Northwest Airlink | Detroit |
| Allegiant Air | Ft. Lauderdale, Orlando, Tampa Bay |
| Airborne Express (freight) | Charlotte & Wilmington, Ohio |

Variety of Sources

RAIL

Gate City is served by the rail lines of Norfolk Southern Railroad, which is also used by CSX Transportation. The line is parallel to Jackson Street and has a team track available for use by local businesses for loading and off-loading of bulk commodities. The nearest passenger service (Amtrak) is available at Hinton, West Virginia with other connections at Charlotte, North Carolina or Lynchburg, Virginia.

COMMUNITY FACILITIES AND SERVICES

Community facilities and services include those government and quasi-public improvements and benefits that serve the general public. Community facilities include building, lands, and improvements that provide utilities, trash disposal, schools, health care, public safety, recreation and libraries. Community facilities are among the basic necessities needed for a community's growth and development. Because they are instrumental in guiding future land used, they are an integral part of the land use plan.

Community Services

The Scott County 911 Department includes the Emergency Communications Center, Addressing Office, Geographical Information System (GIS) and sign maintenance offices.

The addressing office provides addressing services for the county and all the towns within Scott County. New structures are addressed upon a successful building permit footer inspection. Following the footer inspection the addressing office will perform a site visit and GPS the footer and bring it into the Geographical Information System for addressing. Citizens needing a 911 physical address would need to visit the Scott County 911 Administrative Offices at 239 Nena Street in Gate City to obtain a physical address.

Within the Geographical Information System each structure addressed is classified according to type, such as house, business, church, etc. The 911 Department maintains various planimetric data, such as

2014 Gate City Comprehensive Plan

structures, roads, and more within the GIS. Currently GIS information is updated to the Gate City Town Hall manually.

The town of Gate City assisted the 911 Department in upgrading from the Virginia Geographical Information Network (VGIN) 200 to 100 scale digital orthophotography in 2007 which has greatly enhanced the Geographical Information System capabilities for the town. The next VGIN digital orthophotography for the town of Gate City will be in March of 2015.

Utilities

SANITARY SEWER SYSTEM

Gate City's sanitary sewer system is operated by the Gate City Sanitation Authority, a public entity managed by an independent board of directors appointed by the Gate City Town Council. The original system, constructed in 1969, provided sanitary sewer collection and treatment for homes, businesses and institutions within the Town corporation limits. The service population at that time was approximately 4,250*.

**As reported in the 1989 and 2004 Comprehensive Plan*

In 2001, the Town of Gate City entered into a Sewer Service Agreement with the Scott County Public Service Authority (SCPSA). This Agreement outlined terms and conditions for the SCPSA to accept and treat the Town's collected sanitary sewage at the Holston River Regional WWTP. In January 2009, the Town discontinued wastewater treatment operations and the SCPSA began treating the Town's sanitary sewage. The SCPSA owns and operates a sewer pumping station at the existing site of the former Town WWTP. That pumping station lifts the Town's collected wastewater into the SCPSA sanitary sewer collection system, situated in Weber City, and is ultimately conveyed to the Holston River Regional WWTP. The Town's WWTP is scheduled for formal closure and decommissioning by June 2009.

The Town's sewer collection system currently (September, 2014) has 934 customer accounts, comprised of private residences, commercial enterprises and education/government institutions. Based on the Town's drinking water consumption records, the baseline flows into the sewer system was 370,502 gallons per day (GPD) in 2013. This figure accounts for both waste water and inflow and infiltration (I/I). The lowest flow data in a single day in 2013 was 166,256 gallons and the 2,024,690. The average per day finished water produced for the fiscal year ending June 30, 2013 was 260,539 gallons. The average flow per day 142% of finished water produced in 2013.

To address the I/I issues within the sewer collection system, the Town anticipates implementing a series of improvement projects designed to minimize or eliminate I/I flow to the Town system. The system improvements will yield an increase to the system's collection capacity availability and a potential reduction to operation and maintenance expenses. Based on the recommendations of a 2005 I/I study, the Town's initial project improvements involve replacement/rehabilitation of key sewer interceptor lines which have demonstrated particularly significant levels of I/I flow. The Town of Gate City plans to implement the initial system improvement project(s) as practically feasible.

In addition to addressing I/I issues, the Town of Gate City is concurrently working to provide safe, economical sanitary sewer service to all citizens within the incorporated Town limits. The Town may also, from time to time, consider partnering with the SCPSA to provide public sewer service to customers outside the Town corporation boundaries for situations that are mutually advantageous to both the Town and SCPSA.

In 2014 the Gate City Sanitation Authority has implemented a comprehensive policy addressing I/I issues.

2014 Gate City Comprehensive Plan

ELECTRICITY

American Electric Power System supplies Gate City's electricity from a transmission line located near the town.

TELEPHONE

Embarq, after splitting from parent company Sprint, supplies telephone service for the Town of Gate City on the exchanges 386 and 452. The Scott County Telephone Cooperative serves areas immediately adjacent to the town, and has also begun offering service in town on the 690 exchange.

INTERNET

MountaiNet, a subsidiary of The Scott County Telephone Cooperative, provides internet access to Gate City and Scott County, along with the DSL access provided by Embarq. Scott County Digital, also a subsidiary of The Scott County Telephone Cooperative, offers residential DSL-speed access along with voice and television through fiber optic lines. Higher speeds and hosting services are available for business customers.

SOLID WASTE

Gate City's refuse collection service is provided four times a week on Monday, Tuesday, Wednesday, and Friday. The town's collection service uses a 2013 Freightliner Garage Truck and 2003 GMC 7500 series truck with a PakMor compactor. Disposal of waste is at the Scott County Sanitary Landfill located in the community of Midway, approximately eight miles north of the Town.

Education

Gate City's school children (kindergarten through 12th grade) attend Scott County public schools. The county offers vocational/technical educational programs in addition to academic programs. Shoemaker Elementary, Gate City Middle School, and Gate City High School provide the education to most of Gate City's children. The 2014 enrollment in these facilities was 1,507 students.

The major institutions of higher learning near Gate City include Mountain Empire Community College of Big Stone Gap which also provides off-campus classes in Gate City, the University of Virginia's College at Wise, Southwest Virginia Community College in Richlands, King College, Sullins Academy, Virginia Interment College, and Bristol University, all located in Bristol, Virginia Highlands Community College and Emory & Henry College in the Abingdon area, and East Tennessee State University and Milligan College located in Johnson City, Tennessee. The Continuing Education Centers located in Kingsport provide classes from East Tennessee State University and the University of Tennessee, and the Center located in Abingdon at Virginia Highlands provides classes from Old Dominion University and Virginia Tech.

Health Services

The Scott County Health Department is located in downtown Gate City next to the Gate City Funeral Home. They have a physician and dentist on staff, nurse practitioner and registered nurses, environmental health officers and provide a pediatric clinic, a maternity clinic, home health care, family planning, sports physicals, and tuberculosis as well as blood pressure checks.

Specialists in every field of medicine and dentistry can be found in nearby Kingsport, Tennessee where two large hospitals, Holston Valley Hospital and Medical Center and Indian Path Hospital, are located. Several walk-in clinics are also located here.

2014 Gate City Comprehensive Plan

North of Gate City, in Duffield, can be found a nursing home with two levels of care, as well as several in the Tri-City region. The Bryan Center also provides nursing home care to elderly people and is located in Weber City.

Public Safety

The Scott County Emergency Communications Center (ECC) provides Enhanced 911 services to the town of Gate City. This includes receiving calls for emergencies on dedicated 911 trunks. There are 4 wire line 911 Trunks and 3 Wireless 911 Trunks that terminate at the ECC. The ECC has implemented Wireless 911 Phase II technology in which 911 cell phone calls may be located.

The radio communications from the ECC for the town of Gate City Police Department utilizes the Scott County Sheriff's Department frequencies. The radio communications from the ECC for the Gate City Volunteer Fire Department utilizes the Scott County Firefighter Association radio frequencies and encoded paging. The ECC utilizes Computer Aided Dispatch (CAD) and Digital mapping services for processing the calls for service.

Mapping updates are provided to the Gate City Police Department for utilization with their mobile data terminals as needed. The Computer Aided Dispatch system at the ECC maintains the Gate City Police Department incidents and wrecker rotation lists.

POLICE

Gate City has six uniformed officers working in rotating shifts. Protection to the town by the department is offered on a continuous basis. Gate City's police vehicles include 2002 Chevrolet Impala, 2008 Ford Explorer, three (3x) 2009 Ford Crown Victoria, two (2x) 2010 Ford Crown Victoria.

FIRE

The Gate City Volunteer Fire Department provides fire protection. The fire department has approximately 35 personnel who respond to calls in and around Gate City using 10 vehicles. The last purchased vehicle is a ladder truck capable of reaching upper stories of Jackson Street businesses from the rear of the property. The fire department is highly trained and capable, with several personnel also cross-trained and able to work with the Scott County Lifesaving Crew. The town of Gate City holds a favorable fire insurance rating comparable to that of much larger municipalities with paid staff due to the efforts of the volunteer firefighters.

RESCUE

The Scott County Lifesaving Crew operates from its headquarters located in Gate City. The rescue squad provides service to the county from a volunteer base of workers, together with 24-hour paid crew coverage. Two employees are on continuous rotating duty at the crew hall. Currently, the squad has on staff approximately 26 EMTs at various levels of training.

Wellmont Health provides a medical helicopter service, Med-Flight, which is based in Kingsport and serves the immediate region. This medical helicopter speeds patient transport times greatly, especially in outlying areas which are not close to any medical facility.

RECREATIONAL FACILITIES AND PROGRAMS

The Town of Gate City provides a baseball field for Little League, Senior League, and High School programs, as well as a walking trail, picnic area, restrooms, a gazebo, and playground facilities at Grogan Park, in the southern portion of town along Park Street. There is also an outdoor classroom and a wetland area. Sheltered picnic areas are available for renting. Portions of Jackson and Kane Streets are also designated walking trails, as is an unused roadway following Burnt Cabin Branch.

2014 Gate City Comprehensive Plan

Scott County Park and Golf Course, located just inside the corporate limits, is also available to town residents. After becoming a county-operated facility in 1974, the park has expanded its scope of recreation activities. Facilities at the park include a walking trail, picnic facilities, a golf course, playground area and equipment, several outdoor games, and restrooms.

The Town is in the process of developing a roadside recreational area on US Hwy 23 at the entrance to Gate City. This area will have picnic tables and a kiosk with information on Scott County.

Private recreational facilities are available in the Town at the First Baptist Church and Community Fellowship Baptist Church. Upward basketball and Upward soccer programs are available at a nominal fee through these and other church groups.

The town is also developing several small areas as 'green spots,' using abandoned connecting streets and small lots that exclude other types of development. These spots will feature a combination of landscaped elements, benches or picnic tables, and may have other amenities, depending on the size of the area.

LIBRARY FACILITIES

A branch of the Lonesome Pine Regional Library is located in the Town of Gate City. The facility, located on Jackson Street, has total holdings of 57,000 volumes, and an annual circulation of over 100,000 volumes, and provides computers (with and without Internet access) for residents to use. The library is open seven days a week, and serves the entire County. The library currently offers many eLibrary electronic materials, such as ebooks, audiobooks, music, video and popular magazines in digital format.

MUNICIPAL BUILDING

Gate City maintains a facility on East Jackson Street (formerly the AEP building) to conduct municipal business. The town offices are located here: water department, Police Department, and Gate City Sanitation Authority. No town jail facilities are available. Prisoners are kept at the Southwest Virginia Regional Jail in Duffield, VA.

The Gate City Town Council meets in Town Hall on the second Tuesday of each month at 6:30 P.M. The Gate City Planning Commission meets in Town Hall on the first Tuesday of each month at 6:00 P.M. The Economic Development and Revitalization Committee meets on the first and second Monday of the month at 6:30 p.m. The Gate City Sanitation Authority meets on the second Wednesday of the month at 6:00 PM. The Grogan Park Committee meets on the first Wednesday of the month at 4:30 PM.

GOALS, OBJECTIVES AND POLICIES

Before formulating a plan for Gate City, goals, objectives and policies must be developed from among selected concerns identified in the background material. These goals, objectives and policies provide a framework for the comprehensive plan. Goals, objectives and policies have been developed for land use, transportation, housing, physical environment, community facilities and implementation.

A **goal** is a general statement of something that the community wishes to achieve; it is an end towards which actions are aimed.

An **objective** is a statement of a way in which a goal is to be reached; it refers to some specific idea that is reasonably attainable.

A **policy** is a statement prescribing a definite course of action or method of doing something; it is based on an assessment of existing conditions and future expectations

PROPERTY MAINTENANCE

- Goal: Address vacant and dilapidated structures and property inside Town Limits
- Objective: To provide safe and attractive structures and promote continued use of existing buildings.
- Policies:
- 1 Property Maintenance Manager and the Building Official to identify such structures and properties and take appropriate action. Town Attorney to provide legal assistance.
 - 2 EDARC will seek tenants for renovated structures consistent with their stated purpose.
 - 3 Seek feasibility of reclaiming properties and funding development through the sale of tax credits.

LAND USE

- Goal: Encourage harmonious and wise use of land through future land development decisions.

RESIDENTIAL LAND USE

- Objective: To provide for safe and attractive housing and housing areas.
- Policies:
- 1 Encourage development of single family building lots.
 - 2 Encourage residential development similar in type and density to other nearby residential development. Examples: multi-family units, patio homes, etc.
 - 3 Continue location of manufactured homes in manufactured home parks/areas.
 - 4 Coordinate the planning of housing areas and highway transportation.
 - 5 Encourage new housing only in areas where water and sewer service exists or is planned.

COMMERCIAL LAND USE

- Objective: To take measures to improve and strengthen Gate City's business districts.
- Policies:
- 1 Continue the "downtown revitalization" and the development of the Historic Districts in Gate City and seek any assistance these programs can give to make the business district more attractive to patrons.
 - 2 Become designated as a Virginia Mainstreet Community.
 - 3 Continue to develop event venues to attract visitors into the business districts.
 - 4 Continue the marketing / branding strategies outlined in the Revitalization Plan.
 - 5 Encourage the establishment of new businesses and the remodeling of existing businesses.
 - 6 Maintain adequate and convenient off-street parking.
 - 7 Help create an "online" presence for Gate City business that encourages engagement with available social media platforms.
 - 8 Help Gate City business understand their market and help develop effective and efficient marketing to reach their customers.

2014 Gate City Comprehensive Plan

- 9 Review and update zoning ordinances to ensure that buildings that are constructed in and/or revitalized in commercial zones are consistent with existing historic buildings and structures.

INDUSTRIAL LAND USE

Objective: Provide for expansion of Gate City's industrial base.

- Policies:
- 1 Provide suitable industrial sites that are accessible to major highways and rail lines.
 - 2 Maintain the zoning regulations in the town.
 - 3 Encourage buffers such as open spaces, trees, shrubbery or fencing between industrial, residential or commercial areas.
 - 4 Seek additional industry for Gate City.

TRANSPORTATION

Goal: Promote feasible solutions to relieve current traffic problems and support specific land use objectives

.Objective: To provide a street and highway system that is compatible to residential, commercial and industrial uses.

- Policies:
- 1 Improve access from municipal parking lot through wider streets, and provide additional street lighting, and sidewalk improvements with hand rails and benches.
 - 2 Pursue road access from Gateway Plaza to properties along the ridgeline to allow access, and attempt to work with VDOT to provide egress on highway 23.

Objective: To provide public transportation for the town's residents.

- Policies:
- 1 Encourage Mountain Empire Older Citizens to continue to provide public transportation in the town.
 - 2 Seek additional avenues of transportation.
 - 3 Provide unique public transportation for special events, i.e. trolley, horse and buggy, etc.
 - 4 Pursue bicycle lane feasibility.

HOUSING

Goal: Insure a suitable residential environment and adequate housing for Gate City families.

Objective: To encourage the use of Federal and State assistance for new residential construction and rehabilitation of substandard units.

- Policies:
- 1 Encourage the use of Section 8 subsidy programs of the U.S. Department of Housing and Urban Development and Loan programs of the Farmers Home Administration and Veterans Administration.
 - 2 Continue to improve water system by replacing older galvanized lines and add zone meters to help with the water accountability.
 - 3 Seek the assistance of the Scott County Redevelopment and Housing Authority, and Rural Area Development Authority (RADA) to identify substandard units and

2014 Gate City Comprehensive Plan

encourage that agency to seek federal funding to bring these units into compliance with minimum Section 8 housing livability standards.

- 4 Initiate cleanup, fix-up campaigns calling upon the resources of the numerous civic and church groups in town.
- 5 Partner with Scott County RADA to repair/remove certain substandard housing.

Objective: To encourage development of additional housing opportunities for the handicapped or retired, older citizens.

- Policies:
- 1 Encourage development of a supervised housing complex by seeking out a developer in the private sector.
 - 2 Encourage development of patio homes by seeking out a developer in the private sector.
 - 3 Explore the possibilities offered by homeowners associations.

Objective: To encourage development of affordable housing units for Gate City's citizens.

Policy: Encourage residents to investigate home financing options offered by Virginia Housing Development Authority (VHDA), Farmers Home Administration (FmHA), Federal Housing Administration (FHA) and the Veteran's Administration (VA).

Goal: To provide affordable, mixed-income, handicapped-accessible, intergenerational housing in historic downtown buildings/condos near shopping, restaurants, public transit and the library which fulfill what most Boomers say they want their lifestyles to provide.

Objective: These trends open a greater sense of community and access to shopping and services. The result will be more demand for housing in downtown areas and conversions of upper-floor areas into loft apartments and condos.

Policy: Town officials must consider establishing a vibrant downtown community that provides entertainment, dining and the arts.

PHYSICAL ENVIRONMENT

Goal: Enhance the natural setting of the Town; promote a greater awareness of the natural beauty and positive attributes of the area.

Objective: Use landscaping to beautify the town and to make it attractive.

- Policies:
- 1 Maintain a "Welcome to Gate City" sign with landscaping at the east and west entrances to town. Also, seek locations to place signage on Highway 71 and Manville Road entrances into town. All signage should coordinate with marketing / branding strategies outlined in the Revitalization Plan.
 - 2 Encourage the continued placement of greenery along Gate City's business district.
 - 3 Clean up and beautify all entrances to the town of Gate City by encouraging civic / church group participation.
 - 4 Clean up Rt. 23 and develop it as a gateway to Gate City and Southwest Virginia.
 - 5 Develop the King Ford property on Rt 23 into a park/rest area.

Goal: Plan for the conservation and protection of Gate City's ecologically sensitive areas.

2014 Gate City Comprehensive Plan

Objective: To control or restrict development within fragile environmental areas such as floodplains and steep slopes.

Policy: Continue to restrict development in flood hazard areas of the Little Moccasin and Big Moccasin Creeks.

COMMUNITY FACILITIES

Goal: Provide a range of community facilities and services to meet Gate City's current and emerging needs.

UTILITIES

Objective: To expand the scope of water and sewer service to meet future demands.

- Policies:
- 1 Provide for adequate water service in accordance with engineering recommendations.
 - 2 Enlarge the Town's sanitary sewer system in accordance with engineering recommendations.
 - 3 Extend water and sewer to developing areas and areas experiencing sanitation or water supply problems.
 - 4 Require developers to install water distribution and sewerage collection systems in accordance to state law.
 - 5 Replace old galvanized water lines.
 - 6 Smoke test sewage lines and enforce infiltration policies.

SOLID WASTE

Objective: To provide for efficient residential and commercial solid waste disposal.

- Policy:
- 1 Expand existing solid waste disposal services, as needed, to serve new customers.
 - 2 Provide recycling service to the residence. Look for measures to reduce trash by 25%.

PUBLIC SAFETY

Objective: To support and maintain fire and police protection and rescue squad services.

- Policies:
- 1 Provide an appropriate level of police protection as determined by Town Council.
 - 2 Continue to lease the rescue squad building to the Scott County Lifesaving Crew without charge as the town's donation to that organization.
 - 3 Continue to support the Fire Department in the town budget.
 - 4 Look to incorporate the latest technology in emergency communication and protocol.

MUNICIPAL BUILDING

Objective: To maintain the new building facilities of the municipal building

Policy: Continue to improve the Town Hall facilities by looking into avenues that will save electricity. Seek improvement to the Town's computer and networking technology.

RECREATION

Objective: To encourage expansion of Gate City's recreation activities.

- Policies:
- 1 Seek federal and state funds to construct a recreation trail along the Grogan Park expansion. Inquire as to the availability of assistance by grants and / or non-profit

2014 Gate City Comprehensive Plan

organizational participation to develop a museum in Gate City which would highlight the town's heritage and development as a result of its location at Moccasin Gap.

- 2 Continue expansion of recreational facilities available within Town limits, including but not limited to Grogan Park.
- 3 Develop a Splash Pad on Water Street. Incorporate Splash Pad with an outdoor venue area that will include concerts and a Farmer's Market.
- 4 Work with the Master Gardener's Program and Scott County Career & Technical Center to develop small 'green spots' in locations designated by the Planning Commission, EDARC, and the Park Committee.
- 5 Develop plans to connect our historical areas with possible recreation sites.
- 6 Continue to partner with the Crooked Road, Scott County Tourism Development Committee and/or any other organizations to promote tourism.
- 7 Partner with Scott County School Board to expand sports programs and facilities within the town.

Implementation

Goal: Make effective use of implementation tools provided to the Town to carry out plan goals and objectives.

- Objective:
- 1 Review and update the Gate City Comprehensive Plan at least once every five years.
 - 2 Continue to enforce and update the zoning ordinances.
 - 3 Adopt a Capital Improvement Plan to prioritize Town capital facility improvements over 5 years.

IMPLEMENTATION

There are several techniques authorized by Title 15.1 Chapter 11, Code of Virginia, 1950 (as amended) that enable the Town to implement the plan once it has been approved by Council. These include subdivision regulations, a zoning ordinance and capital improvements programming, which are discussed below.

ADOPTING THE COMPREHENSIVE PLAN

The Town of Gate City Planning Commission has completed a comprehensive plan for the physical development of the Town, but before it may be used, it must be adopted. To adopt the plan, the Gate City Planning Commission and the Gate City Town Council must advertise and hold public hearings in accordance with regulations set fourth in Section 15.1-431 of the Code of Virginia. After the plan is adopted, it may be amended as needed to keep it up-to-date. However, the Code requires that the plan be reevaluated at least once every five years. Proposed plan amendments require public hearings and adoption by the Commission and Council.

SUBDIVISION ORDINANCE

A subdivision ordinance allows Gate City to control the platting of vacant land and to regulate the layout and construction of new streets and utilities in order to assure that new development will be a asset to the Town. It helps implement Gate City's comprehensive plan by requiring that new subdivisions be developed in accordance with the Town's plans for streets and utilities.

2014 Gate City Comprehensive Plan

As set forth in Section 15.1-465 of the Code of Virginia every locality in Virginia is required to have a subdivision ordinance. Gate City adopted its subdivision ordinance in 1978. This ordinance took the form of the Scott County Subdivision Ordinance with the words "Gate City" inserted in place of "Scott County".

Although Gate City has met the legal requirements for the adoption of a subdivision ordinance, it is endeavoring to create its own comprehensive Subdivision Ordinance.

ZONING ORDINANCE

A zoning ordinance controls the use of land, lot sizes, the size and height of buildings, and the placement of buildings on the land. It also delineates district boundaries and specifies the activities which may be conducted in each district. Zoning helps preserve the existing character of an area by excluding incompatible uses while permitting those uses which can exist in harmony. However, it does not eliminate incompatible land uses which already exist in an area, but may provide means of phasing out such uses if they are ever discontinued. Gate City currently has a zoning ordinance in effect.

CAPITAL IMPROVEMENTS PROGRAM

A capital improvements program (CIP) is a detailed and reasoned schedule for financing and constructing public improvements and facilities needed by a locality. A CIP usually covers a period of five years. It includes major public projects which, because of their size and expected long useful life, are considered inappropriate for the locality's annual operating budget. The CIP identifies projects which the locality wishes to accomplish over an extended period of time. Every year the CIP is updated and extended another year into the future.

Gate City would have to analyze the way it programs funds for various public improvements. This would help assure that money is being spent wisely. A CIP should be used to schedule projects over a period of time, thus assuring that various development steps logically follow one another.

The capital improvements recommended in the comprehensive plan should be considered among the projects to be included in the CIP. This would help tie together the timing, location, and financing of public improvements with the Town's planning program. For Gate City, these recommended improvements would include municipal building renovation, replacement of undersized water lines, sewer treatment facility expansion, extension of public utilities into areas slated for urban development, and other major capital outlays.

Gate City may adopt a CIP in accordance with Section 15.1-464 of the Code of Virginia. A CIP involves several stages of development. The first would be a review of the comprehensive plan goals and the Town's financial condition and budget. The second would be a preliminary list of projects selected by the Commission after it solicits input from the public. Third, the Town Manager would select specific projects from this list and prepare a draft CIP document. Fourth, this draft would be presented at a public hearing, revised as needed, and tentatively approved by the Town Council. Finally, the CIP data would be transferred to a capital budget. The annual operating budget would be prepared and reviewed together with the capital budget and CIP. The Town Council has the authority to approve both capital and operating budgets and to pass appropriation ordinances.

CITIZEN PARTICIPATION

Gate City solicits citizen participation in accordance with Section 15.1-431 of the Code of Virginia by the planning commission meetings, public hearings, and idea forums in the town.

2014 Gate City Comprehensive Plan

INTERGOVERNMENTAL COORDINATION

Gate City is committed to coordinate with other public and private decision makers. The Town will work closely with Scott County, the LENOWISCO Planning District Commission, State and federal agencies to achieve stated goals.

Plan Review and Update

Gate City will review the plan every five years, and will be prepared to amend it if any unforeseen circumstances occur.