



GATE CITY PLANNING COMMISSION
MINUTES

September 3, 2013

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, September 3, 2013 at Gate City Town Hall.

CALL TO ORDER:

The Chairman called the meeting to order at 6:18 PM

ROLL CALL:

MEMBERS PRESENT: Tim Bartley, Jo Ann Castle, and Delany Herron.

MEMBERS ABSENT: Roger Cassell and Faye Owens

ALSO PRESENT: Michele Brooks, Gate City Town Attorney and Greg Jones, Town Manager.

GUESTS PRESENT: None

DETERMINATION OF A QUORUM:

With three (3) voting members present, the requirements for a quorum are met.

PUBLIC EXPRESSION:

No one present requesting audience.

REVIEW AND ADOPTION OF MINUTES:

The minutes from the regular meeting held August 6, 2013 were presented.

Motion made by Tim Bartley to adopt the minutes from August 6, 2013.

Motion seconded by Delany Herron.

VOTING AYE: Tim Bartley, Jo Ann Castle, and Delany Herron.

VOTING NAY: None

ABSENT: Roger Cassell and Faye Owens

ABSTAINING: None

MOTION CARRIED

REPORTS:

(A) SECRETARY:

B) COMMITTEES:

1) Comprehensive Plan: Tim Bartley reported a very productive meeting with Glen 'Skip' Skinner, Director of Lenowisco Planning District. His suggestion is that members of the

Planning Commission should all examine the existing Comprehensive Plan and determine if any areas within the plan should be changed or up-dated. Mr. Skinner suggested a meeting of the Planning Commission with staff members at Lenowisco who specialize in developing and updating Comprehensive Plans.

2) Land Use: Nothing to Report

3) Subdivision: Nothing to report.

4) Zoning: Nothing to report

5) Capital Improvements: Nothing to report.

A) ZONING ADMINISTRATOR:

(A) Mr. James Summers is continuing the excavation of his land adjacent to Reed Hollow Road. To date, he initially suggested that he was converting the land to agricultural use (not permitted in the R-2 zones) and later, that he is building a temporary road. Run-off from this activity could enter the water stream that lies alongside the road, which feeds into Gate City's water supply. Note: Jo Ann Castle was able to confirm that Mr. Summers has not submitted any applications for water or sewerage permits through the Scott County Health Department.

(B) Presented modifications to definitions of Manufactured Home, Mobile Home and Modular Housing in the zoning ordinance. After brief discussion of slight changes, Mr. Jones will bring the changes forward at the next scheduled meeting.

(C) Request received for an individual who wishes to place a manufactured home across two lots in the West end of Gate City on property between West Jackson Street and Benton Drive. There is no regulation forbidding a structure be placed on multiple lots.

(B) TOWN COUNCIL REPRESENTATIVE MEMBER:

(A). Absent

GATE CITY TOWN ATTORNEY:

(A) Resulting from a conference discussion between Attorney Brooks, Greg Jones and V-DOT Representatives concerning the King Ford Property, the proposed lease agreement between V-DOT and the Town of Gate City, may be altered to exclude the area on the property that may contain soil contaminated by petroleum residue. Removing that area would erase any potential liability the town might experience if there were ever further issues with the area of contamination. The reduction in the overall area available for Gate City to develop into a roadside park would not impact the existing plan.
Jo Ann Castle asked if this area is not part of the lease to the Town of Gate City, would V-DOT be responsible for the routine mowing and other maintenance of the excluded area.

UNFINISHED BUSINESS:

(A) Continued discussion of terms of lease for Old King Ford Property between the Town of Gate City and Virginia DOT.

(B) Review of changes in certain definitions in the zoning ordinance.

NEW BUSINESS:

ITEMS NOT ON AGENDA

ADJOURNMENT:

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

VOTING AYE: Tim Bartley, Delany Herron, and Jo Ann Castle

VOTING NAY:

ABSENT: Roger Cassell and Faye Owens.

ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 7:07 PM

Secretary, Jo Ann Castle

Delany Herron, Chairman
Approved: 10-1-2013