

MINUTES
GAINESBORO REGIONAL PLANNING COMMISSION
June 2, 2026

MEMBERS PRESENT

Jackie Jenkins
Gary Gill
Mayor Lloyd Williams
Alderman Deborah Whitaker
Tony Hunter
Vickie Fox

STAFF REPRESENTATIVE

Shannon Copas

OTHER PRESENT

Clifford Johnson
Darla Pippen
Tom Goetz Roaring River Cultural Alliance
Representative from Roaring River Cultural All.

MEMBERS ABSENT

Jerry Driver

The regular monthly meeting of the Gainesboro Regional Planning Commission came to order at approximately 6:00 p.m. on June 2, 2026 at Gainesboro City Hall. Vickie Fox made a motion, seconded by Debbie Whitacker, to approve the minutes of the previous monthly meeting. The motion passed.

MR. CLIFFORD JOHNSON – NEW SUDDIVSION ON MAPLE STREET WITHIN AN R-1 ZONE

Mr. Clifford Johnson was present to present a two-lot subdivision located off of Maple Street in an R-1 Zoning District. There was an existing house on Lot One that was “grandfathered”. And Lot Two as shown on the plat is vacant. The proposed plat that was presented would meet the zoning requirements of the R-1 Zone. Mr. Johnson has been present at several planning commission meetings in the past, and his surveyor has provided the planning commission with an updated plat for this meeting. Staff noted that the current configuration of lots would meet the minimum lot size and setback requirements found within the R-1 Zoning Requirements, and recommended approval. There were discussion and questions that Mr. Johnson tried to answer concerning the presented plat. A motion was made by Mayor Lloyd Williams and seconded by Tony Hunter to approve the proposed final plat. The motion passed unanimously by the planning commission.

MAYOR'S REPORT ON COMMUNITY PROJECTS AND ACTIVITIES

At this time the general updates were given to the planning commission regarding local issues and general information as to local projects that are happening and are ongoing within Gainesboro. The main topics that were brought up during this report were the Polk Salad Festival, hotel construction updates, and new Italian restaurant. No action taken.

STAFF PLANNER'S REPORT

Staff informed the commission that the zoning map is being updated to include the changes to the zoning ordinance. This is still an ongoing project with some members still field checking the map.

Other Business:

The planning commission asked Planning Staff to research data center and provide some information and a possible ordinance that would only allow this type of use in the I-1 Zone and require some plans to be submitted prior permitting. Staff is going to try and provide this

information at the next meeting. There were representatives from the Roaring River Cultural Alliance present to discuss some ongoing projects within the Town of Gaineboro. Updates were given on a future" pocket park" within/near the downtown area. There is a deadline in June to apply for grant money to provide concrete seating area, benches tables and etc. Future updates will be provided at upcoming planning meetings.

With no other business, the meeting was adjourned at approximately 6:30pm.

Darryl C. Hill
Chairperson

7-14-2026
Date

Jickie Fox
Secretary

8-30-26
Date