

## MINUTES OF THE December 22<sup>nd</sup>, 2023 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

April 26, 2024

10:00 a.m.

### **Members Present**

Terry Cox  
Mike Stone  
Daniel Duncan  
Christie Gott  
Ken Weems

### **Members Absent**

Curtis Montgomery  
Alderman Betsy Cooper

### **Staff Present**

Ken Weems

### **Visitors**

Michael Rogers

The meeting was called to order at 10:00 a.m.

### **APPROVAL OF MINUTES**

The Commission reviewed the minutes of the December 22, 2023 regular meeting. A motion was made by Daniel Duncan, seconded by Terry Cox, to approve the minutes as written. The motion passed unanimously, 5-0.

### **NEW BUSINESS**

2040 Tri-Cities Crossing, Preliminary Zoning Development Plan. The Commission reviewed the submittal for a new Southern Tire to be located at 2040 Tri-Cities Crossing. Staff addressed the submittal, describing the required elements in a B-4P zone. The plan's setbacks, landscaping, grading, lighting & utilities, parking, architectural design, and signage plans were reviewed and found to be in accordance with district standards. Elevations of the building were reviewed with an additional request of an elevation for the retaining wall for the site. Michael Rogers, the representative for the project, stated that an elevation of the retaining wall would be submitted for follow up review. Staff also drew attention to the freestanding sign proposal, stating that the allowance for the site, after being reduced by the Gateway standards, is 150 feet. Staff reported that the size of the proposal is 133 feet. A motion was made by Terry Cox, seconded by Daniel Duncan, to grant gateway approval for the project as submitted. The motion passed unanimously, 5-0.

### **PUBLIC COMMENT**

The Chairman called for public comment. No public comment was received.

There being no further business before the Commission, the meeting was adjourned at 10:35am

Respectfully Submitted,

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Terry Cox, Chairman