

MINUTES OF THE JULY 18, 2025 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

July 18, 2025

10:00 am

Members Present

Daniel Duncan
Mike Stone
Terry Cox
Ken Weems
Alderman Betsy Cooper

Members Absent

Christie Gott
Curtis Montgomery

Staff Present

Ken Weems
Samuel Cooper

Visitors

Mary Darnell – Thompson &
Litton Project
Manager/Architect

The meeting was called to order at 10:00 am. Staff welcomed everyone in attendance and recognized the sole visitor present for the meeting.

Staff called for the approval of the agenda. Commissioner Terry Cox made a motion to approve the agenda as presented, which was seconded by Daniel Duncan. The motion passed unanimously 5-0.

Approval of Minutes

The Commission reviewed the minutes of the June 20, 2025 regular meeting. A motion was made by Terry Cox, seconded by Alderman Betsy Cooper, to approve the minutes as written. The motion passed unanimously 5-0.

New Business

1510 South Wilcox Drive: The Commission reviewed a submittal for new additions for the Eastman Credit Union Support Center. Staff informed the Commission that no formal grading/drainage, landscape, lighting or utility plan was required for this submittal. Staff reviewed the site and architectural plans with the Commission and noted key aspects of the proposed additions. Daniel Duncan had a question about whether the proposed modular data addition would protrude over the proposed screening wall. Mary Darnell of Thompson & Litton informed the Commission that the proposed modular data addition would protrude by 2” over the new proposed screening wall. Alderman Betsy Cooper had a follow-up question, inquiring why the proposed screening wall was not designed beforehand to screen the entire modular data addition. Mary Darnell informed the Commission that it was due to the coursing of the existing screening wall. Mary stated that they did not want to go one more course up in order to keep the screening wall the same height. A motion was made by Terry Cox, seconded by Mike Stone, to grant

contingent gateway approval for the ECU Support Center's additional development following civil plan approval. The motion passed unanimously 5-0.

100 Breckenridge Trace: The Commission reviewed a fencing alteration for the proposed Premier Transportation Facility. Staff reviewed the updated landscape plan, which noted the fencing alteration, with the Commission and discussed the proposed alterations requested by Premier Transportation. The Commission had a question regarding the length of the proposed black vinyl fencing and staff informed the Commission that the black vinyl fencing would turn 10' on both sides of the property in order to satisfy the gateway standards. A majority of the Commission raised their concern with the potential visibility of the transition from the proposed 5' black vinyl coated chain link fencing to the 6' chain link fence with barbwire. The Commission proposed that where the transition occurs from a 5' to 6' fence, the transition be extended back by an additional 10', totaling 20' on each end of the black vinyl coated chain link fencing. A motion was made by Terry Cox, seconded by Daniel Duncan to grant gateway approval for the Premier Transportation fencing alterations contingent upon the transition between the 5' black vinyl coated chain link fence to the 6' chain link fence with barbwire be extended away from Breckenridge Trace by 20' total on both ends of the 5' black vinyl coated chain link fence section. The motion passed unanimously 5-0.

There being no further business before the Commission, the meeting was adjourned at 10:18 am.

Respectfully Submitted,

Terry Cox, Chairman