

MINUTES OF THE MARCH 21, 2025 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

March 21, 2025

10:00 am

Members Present

Mike Stone
Curtis Montgomery
Daniel Duncan
Terry Cox
Ken Weems

Members Absent

Alderman Betsy Cooper
Christie Gott

Staff Present

Ken Weems
Samuel Cooper

Visitors

Home 2 Suites
Representatives
ECU Representative

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

Approval of Minutes

The Commission reviewed the minutes of the April 26, 2024 regular meeting. A motion was made by Daniel Duncan, seconded by Mike Stone, to approve the minutes as written. The motion passed unanimously 6-0.

New Business

2100 Enterprise Place: The Commission reviewed a submittal for a new principal structure, that structure being the Home 2 Suites by Hilton development. Staff reviewed the site plan, grading plan, landscape plan, architectural design, and lighting and utilities plan with the Commission and noted key aspects of the development. Mike Stone had a question about the wetlands proximity to the proposed development. Staff informed Mike Stone that the Water Services department addresses those types of concerns and had already given their approval for the Home 2 Suites development. The Commission saw no issue with the development and was satisfied with the architectural plans. A motion was made by Terry Cox, seconded by Curtis Montgomery, to grant gateway review approval for the project. The motion passed unanimously, 5-0

Commerce Park Place Grading Plan: Terry Cox recused himself from this item due to involvement with the development. Staff informed the Commission that since this development fell into the Gateway Overlay District, the Gateway Commission had to approve the grading permit. Mike Stone had a question about whether the property would be re-seeded once grading was complete. He was informed that the property would be re-seeded once grading was complete. A motion was made by Mike Stone, seconded by Daniel Duncan, to grant gateway review approval for the project contingent upon

Water Services and the Engineering department granting approval for the Commerce Park Place Building Pad 1 grading permit. The motion passed unanimously 4-0-1, with Terry Cox abstaining.

Other Business

Eastman Credit Union Support Center – Parking Expansion: Staff presented to the Commission a late addition onto the agenda involving a parking lot expansion for the Eastman Credit Union located on 1510 South Wilcox Drive. Staff reviewed the site plan, grading plan, landscape plan, and lighting and utilities plan with the Commission and noted key aspects of the development. The Commission had a question about the design of the proposed light poles around the walking path about whether or not they would match the existing poles on the ECU property. Staff informed the commission that they would follow-up with the ECU representatives regarding the proposed light fixtures. A motion was made by Daniel Duncan, seconded by Curtis Montgomery, to grant gateway review approval for the project contingent upon the Eastman Credit Union, ECU, representative affirming that the proposed light poles would be the same as the existing light poles on the ECU property. 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