

MINUTES OF THE JUNE 20, 2025 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

June 20, 2025

10:00 am

Members Present

Daniel Duncan
Mike Stone
Christie Gott
Terry Cox
Curtis Montgomery
Ken Weems

Members Absent

Alderman Betsy Cooper

Staff Present

Ken Weems
Samuel Cooper

Visitors

TACALA Representative
Thompson & Litton
Representative
Devi Capital Representatives
ECU Representative
Holston Engineering
Representative
GRC Representative

The meeting was called to order at 10:00 am

Approval of Minutes

The Commission reviewed the minutes of the March 21, 2025 regular meeting. A motion was made by Christie Gott, seconded by Curtis Montgomery, to approve the minutes as written. The motion passed unanimously 6-0.

New Business

1224 Stewball Circle: The Commission reviewed a submittal for a new principal structure, that structure being the Taco Bell development. Staff reviewed the site plan, grading plan, drainage plan, landscape plan, architectural design plan, and lighting and utilities plan with the Commission and noted key aspects of the development. Staff informed the Commission that Planning Commission approval occurred the previous night [June 19th, 2025]. Daniel Duncan had a question about the signage variance being considered for the development and how the circumstances surrounding the variance would be properly recorded for future developments on the property. Staff informed Daniel Duncan that the circumstances surrounding the signage variance exception would be documented via the City's online Central Square processing system ensuring that future staff could accurately understand why the variance would be given today. A motion was made by Terry Cox, seconded by Daniel Duncan, to grant gateway review approval for the project. The motion passed unanimously 6-0.

100 Breckenridge Trace: The Commission reviewed a submittal for a new principal structure, that structure being the Premier Transportation development. Staff informed the Commission that the development received Planning Commission approval on May 15, 2025. Staff then reviewed the site plan, grading plan, drainage plan, landscape plan, architectural design plan, and lighting and utilities with the Commission and noted key aspects of the development. Staff noted that Premier Transportation will be seeking a variance for an additional 17.6 SF of wall signage and are scheduled for the July 3, 2025 Board of Zoning Appeals meeting. Daniel Duncan had a question about whether or not any neighboring residents had any negative comments about the proposed development and staff informed Mr. Duncan that there were none. A motion was made by Terry Cox, seconded by Curtis Montgomery, to grant contingent gateway review approval following an approval by the Board of Zoning Appeals for the additional wall signage space requested. The motion passed unanimously 6-0.

1901 Meadowview Parkway: The Commission reviewed a submittal for a replacement structure, that structure being the Cattails Golf Course Pump House project. Staff reviewed the project report with the Commission noting the location and architectural design of the proposed pump house cover to be used. Staff informed the Commission that no formal site, grading, drainage, or landscape plan was required due to this submittal only entailing the replacement of an existing structure, that structure being the deteriorating pump house structure. A motion was made by Daniel Duncan, seconded by Christie Gott, to grant gateway review approval for the project. The motion passed unanimously, 6-0

2021 Meadowview Lane: The Commission reviewed a submittal for a parking lot expansion project for the Eastman Credit Union at Meadowview. Staff informed the Commission that Planning Commission approval for the development was obtained last night [June 19th, 2025]. Staff reviewed the site plan, grading plan, drainage plan, landscape plan, and architectural design plan noting key aspects of the development. Staff noted that a formal lighting and utility plan was not needed due to the development only relocating one light pole to a new location. Terry Cox had a question about whether the detention basin has already been designed to hold any new water runoff from this parking lot development. The GRC representative confirmed that the water detention basin was designed in anticipation of this future parking lot expansion project. Staff also noted that the water services department had given their official approval for the project. A motion was made by Christie Gott, seconded by Terry Cox, to grant gateway review approval for the project. The motion passed unanimously 6-0.

South Wilcox Drive: The Commission reviewed a submittal for a new principal structure, that structure being the TownePlace Suites by Marriott development. Staff informed the Commission that the TownePlace Suites project has not yet received civil plan approval so the plans are subject to change. Staff then reviewed the site plan, grading and drainage plan, landscape plan, architectural plan, lighting plan, and utilities plan and noted key aspects of the development. A motion was made by Terry Cox, seconded by Daniel Duncan, to grant contingent gateway review approval for the project based on the civil plans being approved later on. The motion passed unanimously 6-0.

There being no further business before the Commission, the meeting was adjourned at 10:28 am.

Respectfully Submitted,

Terry Cox, Chairman