



GATEWAY REVIEW COMMISSION MEETING AGENDA

**Friday, September 19, 2025 at 10:00 AM
City Hall, 415 Broad Street, Room 226**

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- 1.** Approval of the August 2025 regular meeting minutes.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- 1.** 117 Regional Park Dr. (GATEWY25-0239)

A. Grading Plan

B. Site Plan

C. Landscape Plan

D. Architectural Design

E. Signage

F. Lighting & Utilities

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VIII. ADJOURN

MINUTES OF THE August 22, 2025 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

August 22, 2025

10:00 am

Members Present

Mike Stone
 Terry Cox
 Curtis Montgomery
 Christie Gott
 Ken Weems

Staff Present

Ken Weems
 Samuel Cooper

Members Absent

Alderman Betsy Cooper
 Daniel Duncan

Visitors

Cameron Wolfe – Project Architect
 Jeff Ryans – HS Williams Co.
 Nolan Diamond – HS Williams Co.
 John Rose – Grace Point Church Representative
 Tim Lingerfelt – Alley & Associates

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

Approval of Minutes

The Commission reviewed the minutes of the July 18, 2025 regular meeting. A motion was made by Terry Cox, seconded by Curtis Montgomery, to approve the minutes as written. The motion passed unanimously 5-0.

New Business

145 Breckenridge Trace: The Commission reviewed a submittal for the future site of Grace Point Fellowship Church. Staff informed the Commission that the grading plan had already received gateway approval on June 26, 2024. Thereafter, staff reviewed the site plan, landscape plan, architectural plan, proposed signage, lighting plan and utility plan, noting key aspects of the proposed additions. Curtis Montgomery had a question about the proposed wall signage color, in light of a new logo being presented. John Rose informed the Commission that the logo will remain in the same color scheme, black and orange. A motion was made by Terry Cox, seconded by Curtis Montgomery, to grant gateway approval for the Grace Point Fellowship Church contingent upon the civil plans being approved and a landscape plan being approved by the landscape specialist. The motion passed unanimously 5-0.

There being no further business before the Commission, the meeting was adjourned at 10:09 am.

Respectfully Submitted,

Terry Cox, Chairman

Property Information	Vanderpool Roofing Gateway Submission		
Address	117 Regional Park Dr. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 091A Group B Parcel 019.00		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Industrial		
Acres	+/- 1.5		
Existing Use	Building Pad/Vacant	Existing Zoning	M-1R
Proposed Use	New Vanderpool Roofing Facility	Proposed Zoning	M-1R
Owner/ Applicant Information			
Name: Roger Barnett Address: 2400 N John B. Dennis Hwy., Suite 2 City: Kingsport State: TN Zip Code: 37617 Email: rbarnett@dbconstllc.com Phone Number: (423)-765-9517		Intent: To receive gateway approval for a M-1R zone development for a new Vanderpool Roofing facility.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent gateway approval for the following reasons: • Civil Plans still need to be approved • The submitted plans conform to the Gateway standard. • The landscape specialist has approved the landscape plan • Staff is still in need of a lighting plan and dimensions of the proposed wall sign.			
Staff Field Notes and General Comments: • Staff recommends granting gateway approval for the Vanderpool Roofing facility contingent upon civil plans being approved as well as the submission and approval of all outstanding gateway documents.			
Planner: Samuel Cooper		Date: 9/19/25	
Planning Commission Action		Meeting Date	9/19/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Vanderpool Roofing Vicinity Map



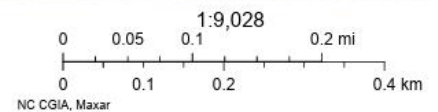
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Sullivan County Parcels Jan 2023

Parcels
Streets

Interstate

Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Urban Growth Boundary



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Vanderpool Roofing Site Map



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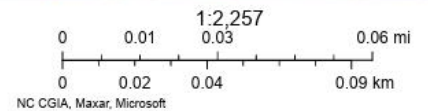
Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

- Expressway
- Collector Street
- Ramp
- Major Arterial
- Local Street
- Urban Growth Boundary
- Minor Arterial
- Private Street
- Kpt 911 Address



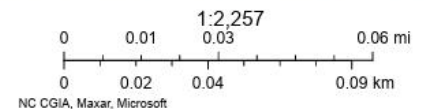
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Vanderpool Roofing Zoning - M-1R, Light Manufacturing Restricted District



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City Zoning	A-2	B-4	M-1R	PBD-1	R-1	R-3A	UAE	Local Street
<Null>	AR	B-4P	M-2	PD	R-1A	R-3B	Streets	Private Street
TA/C	B-1	B-4P	MX	PMD-1	R-1B	R-4	Interstate	Ramp
R-5	B-2	BC	P-1	PMD-2	R-1C	Split	Expressway	Urban Growth Boundary
GC	B-3	GC	P-D	PUD	R-2	TA	Major Arterial	Kpt 911 Address
B-2E	B-3	M-1	PBD-3	PVD	R-3	TA-C	Minor Arterial	
A-1							Collector Street	



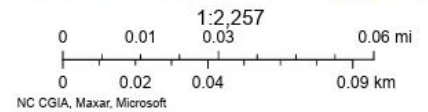
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Vanderpool Roofing Utilities



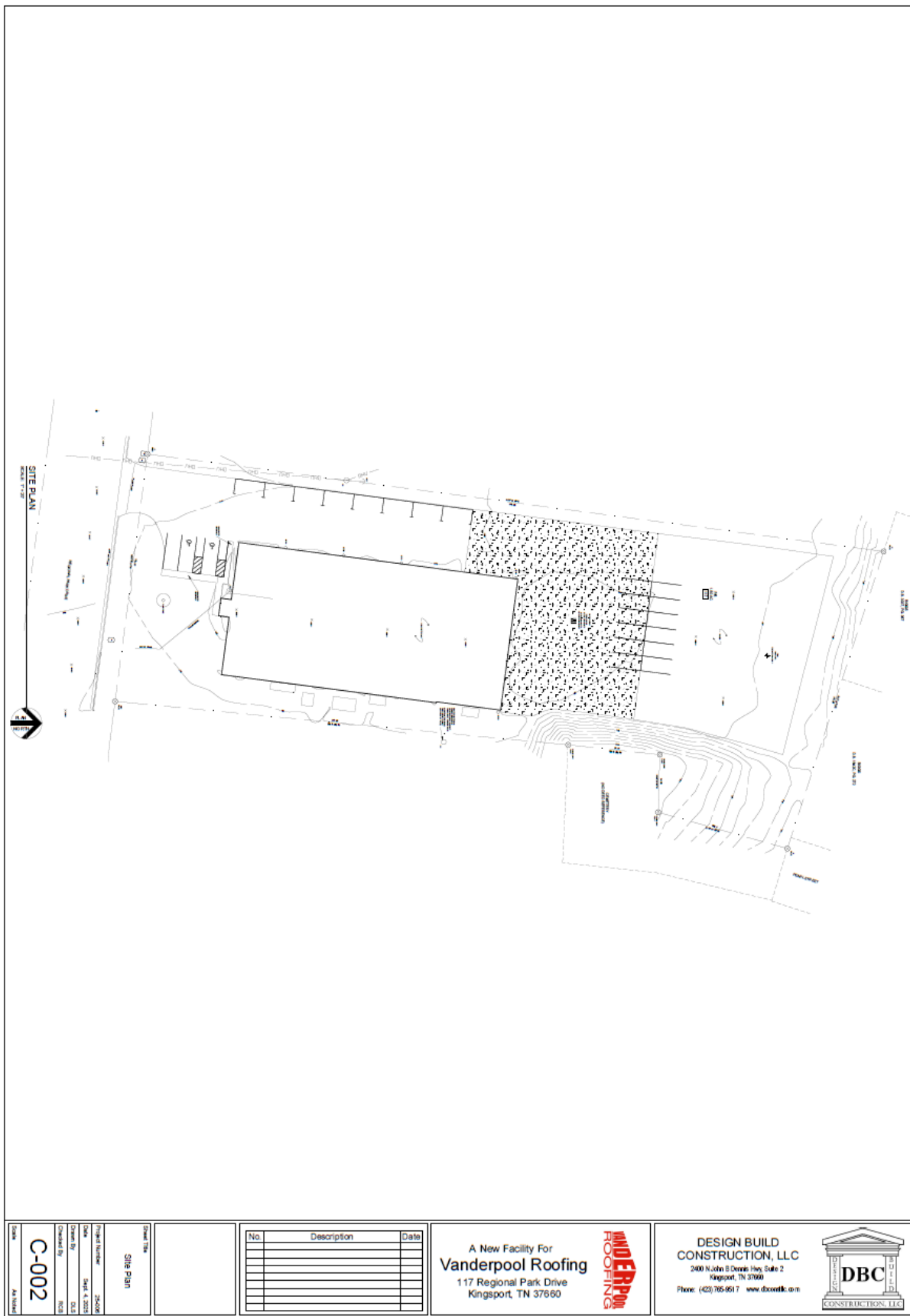
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|--|---|--|--|
| <ul style="list-style-type: none"> Sewer Mains Water Lines Sewer Manholes | Streets <ul style="list-style-type: none"> Interstate Expressway Major Arterial | <ul style="list-style-type: none"> Minor Arterial Collector Street Local Street Private Street | <ul style="list-style-type: none"> Ramp Urban Growth Boundary Kpt 911 Address |
|--|---|--|--|

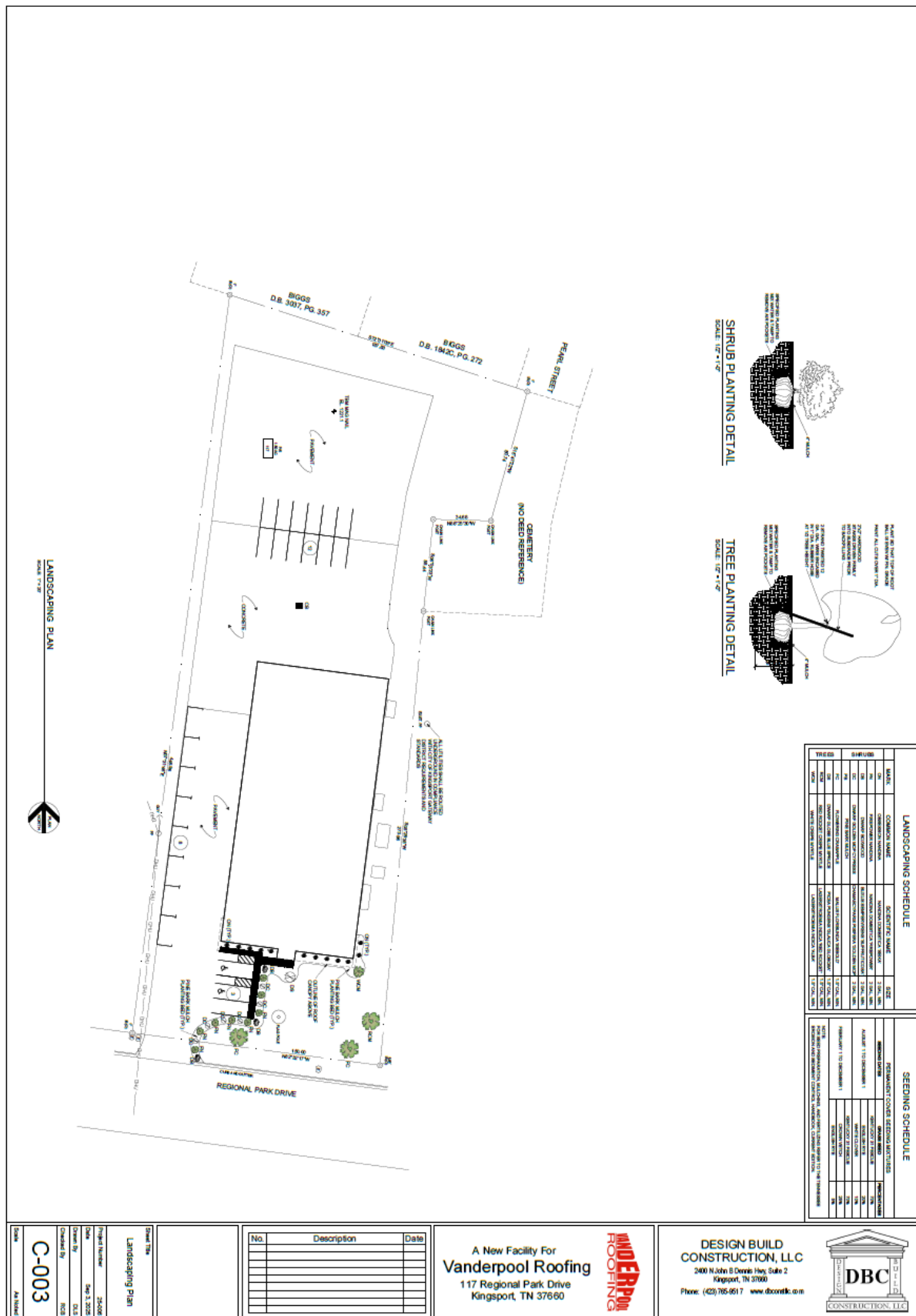


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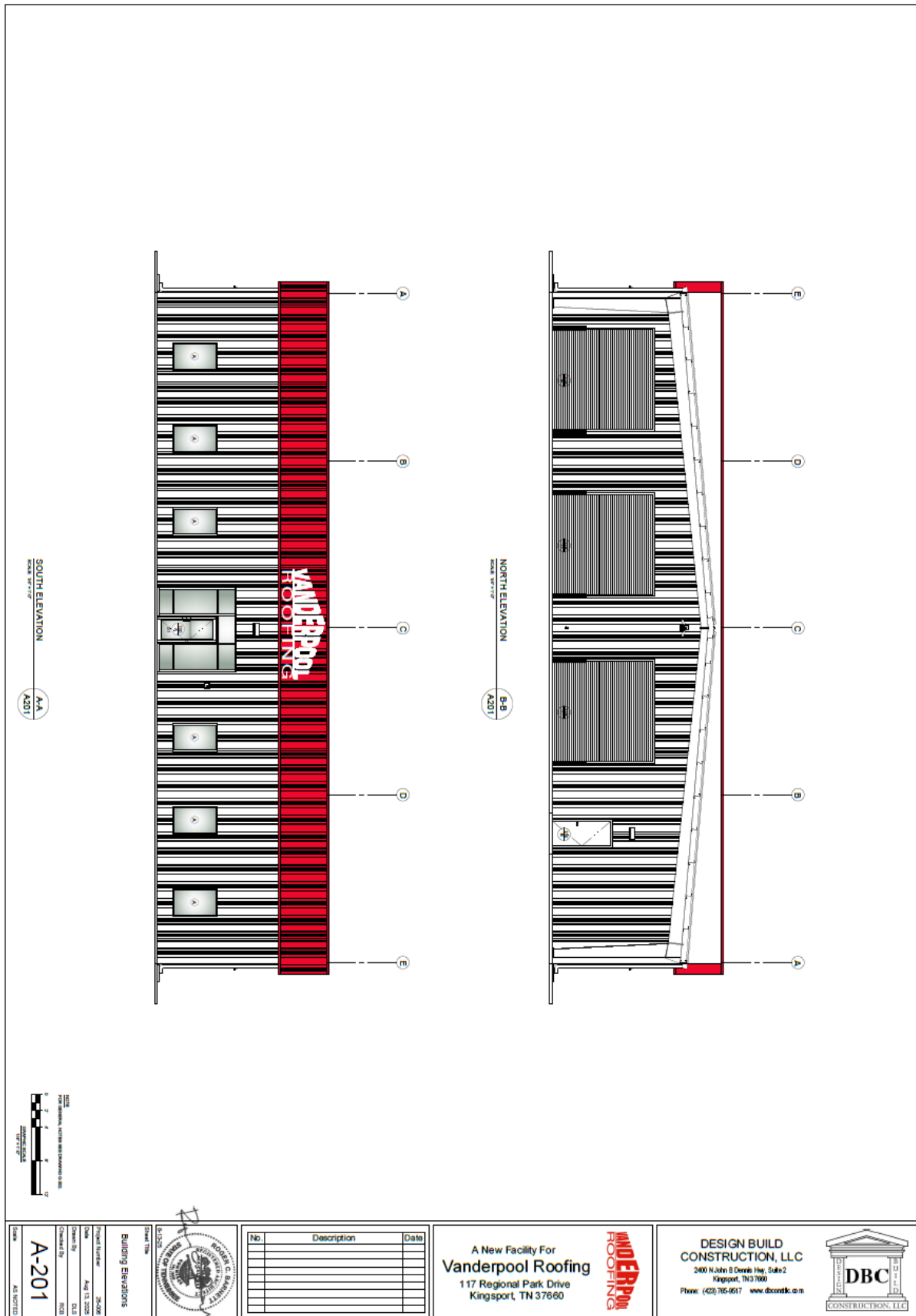
Site Plan

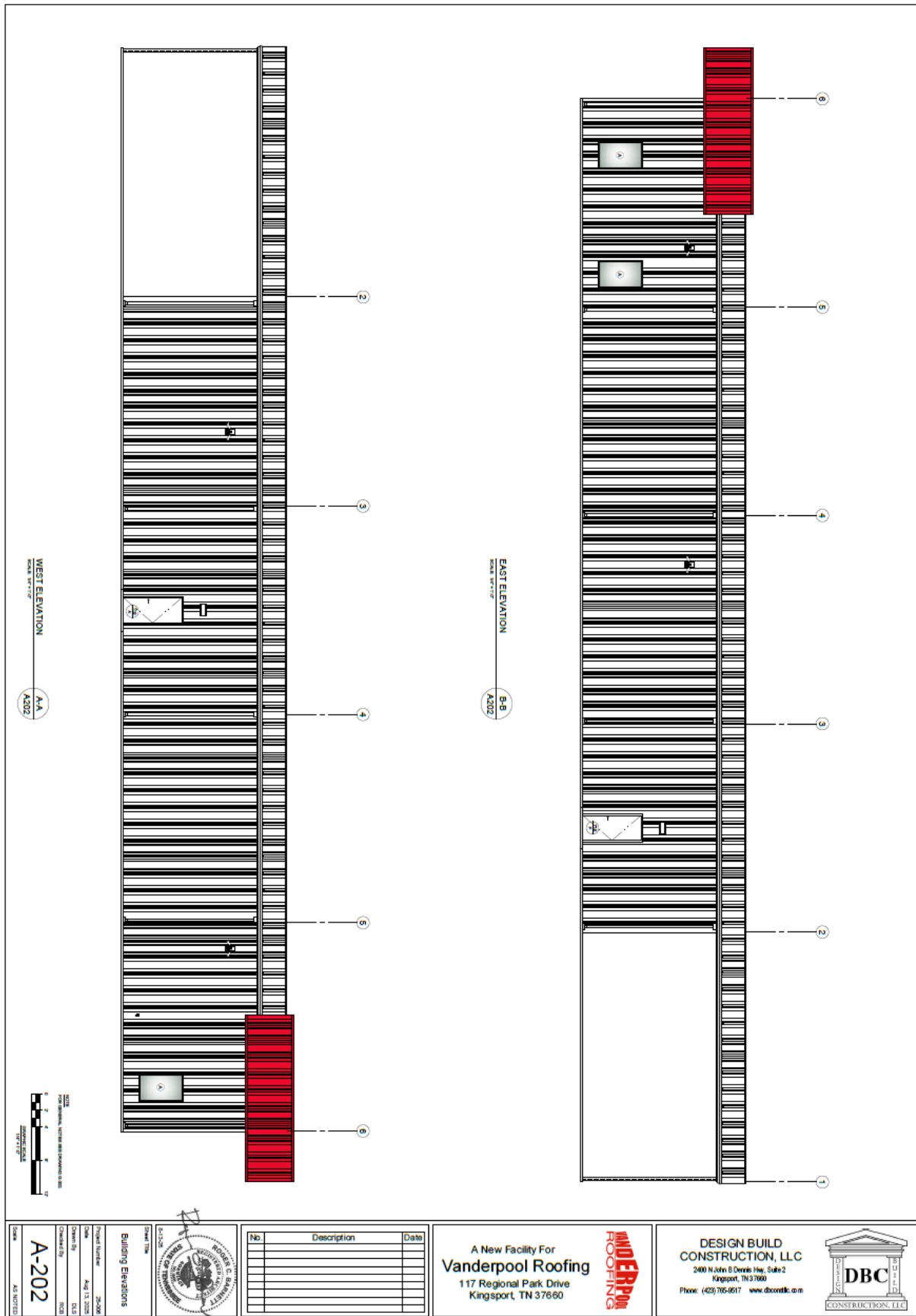


Landscape Plan



Architectural Design





Site Plans Analysis

Gateway approvals in the M-1R zoning district consist of the following:

1. Grading Plan
2. Site Plan
3. Landscape Plan
4. Architectural Design
5. Signs
6. Lighting and utilities
7. Parking

-
- No grading plan was required for this gateway submission.
 - Site Plan
 - The site plan notes that the power line will be routed underground from the existing above ground power pole. The site plan also displays the necessary amount of parking spaces required for this development.
 - Landscape Plan
 - The landscape specialist has given their approval for the proposed landscape plan.
 - Architectural Design
 - The materials being proposed for the building conform to the gateway standards. Materials proposed include: Corrugated metal siding and metal roof panels; pre-finished metal gutters, coping, and fascia and parapet; aluminum storefront windows with low emissivity insulated glass; 12'coiling steel overhead doors and hollow metal door frames.
 - The majority of the building consists of a neutral color in line with the gateway district standard. The red color displayed corresponds with the company's chosen branding color palate. Staff sees no issue with the inclusion of the red color being proposed for this development.
 - Signs
 - No freestanding signage is being proposed for this development.
 - The developer is proposing one wall sign. The building ground floor area totals 11,171 SF, base zoning and gateway a lot a maximum of 111.71 SF of wall signage for this development. The developer at the time of this report has not submitted dimensional measurements of the wall sign.
 - Lighting and utilities
 - Applicant will be providing an underground ditch for AEP to pull their electrical feed through, which is noted on the site plan. Additionally, the landscaping plan contains a note as well stating that all utilities shall be routed underground in compliance with City of Kingsport Gateway district requirements and standards.
 - A lighting plan is still needed in order to determine any possible light pollution on the neighboring residencies to the north of this development.

Recommendation

Staff recommends granting gateway approval for the Vanderpool Roofing facility contingent upon civil plans being approved as well as the submission and approval of all outstanding gateway documents.