



GATEWAY REVIEW COMMISSION MEETING AGENDA

**Friday, August 22, 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 July 2025 regular meeting minutes.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- 1.** 145 Breckenridge Trace (GATEWY24-0242).

A. Grading Plan

B. Site Plan

C. Landscape Plan

D. Architectural Plan

E. Signage

F. Lighting & Utilities

G. Parking

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 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

Property Information	Grace Point Church Gateway Application		
Address	145 Breckenridge Trace, Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 120 Parcel 003.00, 003.45, 003.48, 003.55, & 003.60		
Civil District	14 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Industrial		
Acres	+/- 45.01		
Existing Use	Vacant	Existing Zoning	M-1R
Proposed Use	Church	Proposed Zoning	M-1R
Owner/ Applicant Information		Intent	
Name: Cameron Wolfe Address: 1216 North Main Street City: Marion State: VA Zip Code: 24354 Email: cjwolfe@multicore-int.com Phone Number: (804)-496-0740		Intent: To receive gateway approval for a M-1R zone development for a new church.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent approval for the following reasons: <ul style="list-style-type: none"> With the exception of the landscape plan, all other plans conform to the Gateway standards The Grading plan received in-house approval on 6/26/2024 by the Gateway Commission. Staff Field Notes and General Comments: <ul style="list-style-type: none"> The civil plans are still under review by other departments. Staff recommends granting gateway approval for the Grace Point Church development contingent upon civil and landscape plans being approved. 			
Planner: Samuel Cooper		Date: 8/22/2025	
Planning Commission Action		Meeting Date	8/22/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Grace Point Site Map



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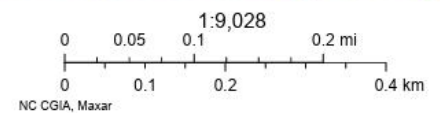
Sullivan County Parcels Jan 2023

Parcels

Streets

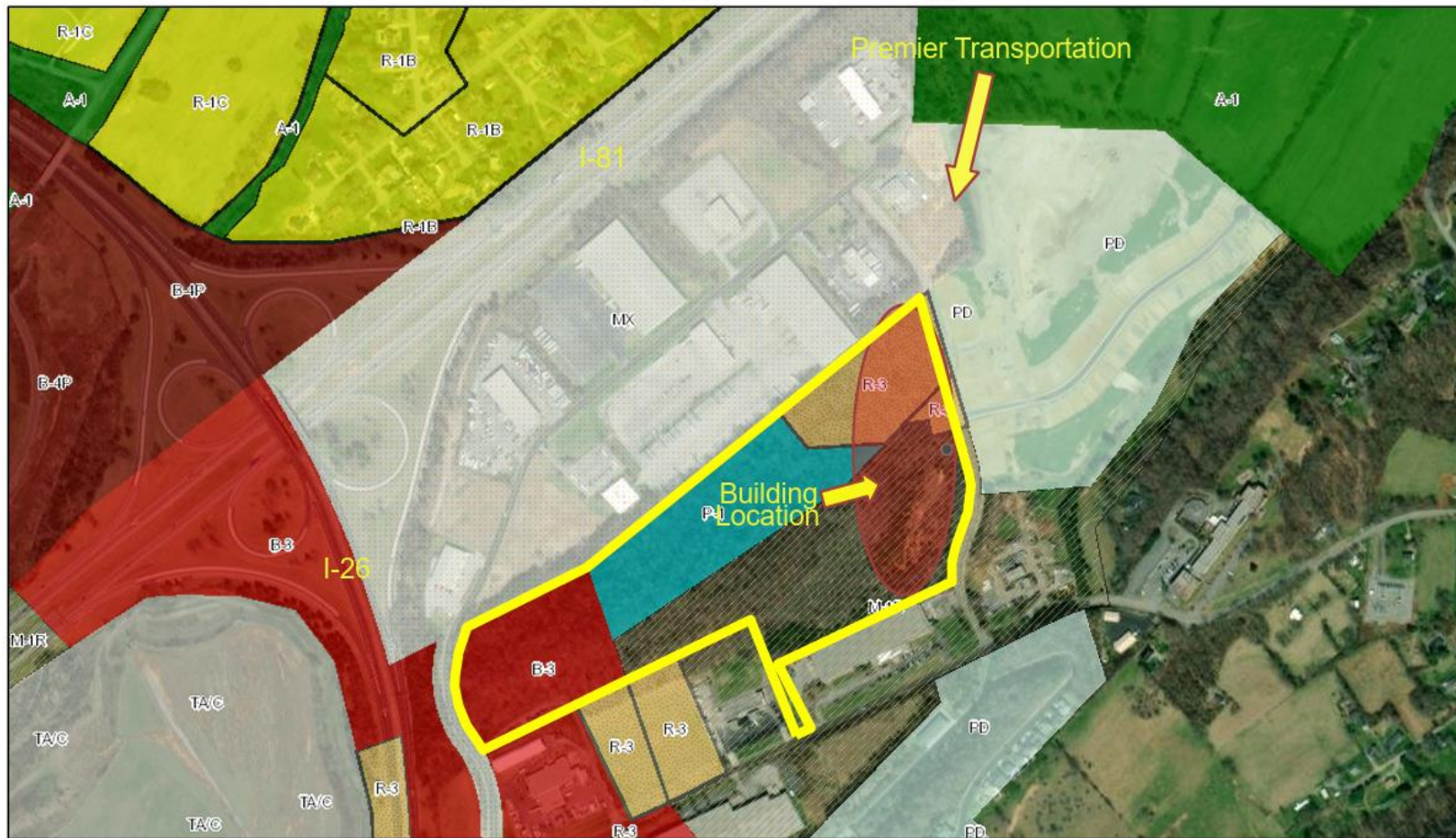
Interstate

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



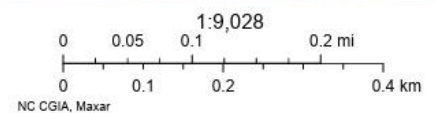
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Grace Point Zoning* - M-1R, Light Manufacturing Restricted District



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City Zoning	GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A	R-3	Split
<Null>	B-2E	B-1	B-4	GC	MX	PBD/*	PUD	R-1B	R-3A	TA
TAC	A-1	B-2	B-4P	M-1	P-1	PD	PVD	R-1C	R-3B	TA-C
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1	R-2	R-4	UAE



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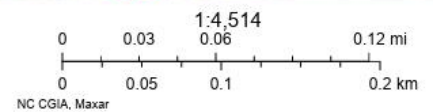
*The City's GIS mapping software has not updated to reflect zoning change at the time of this report

Grace Point Utilities



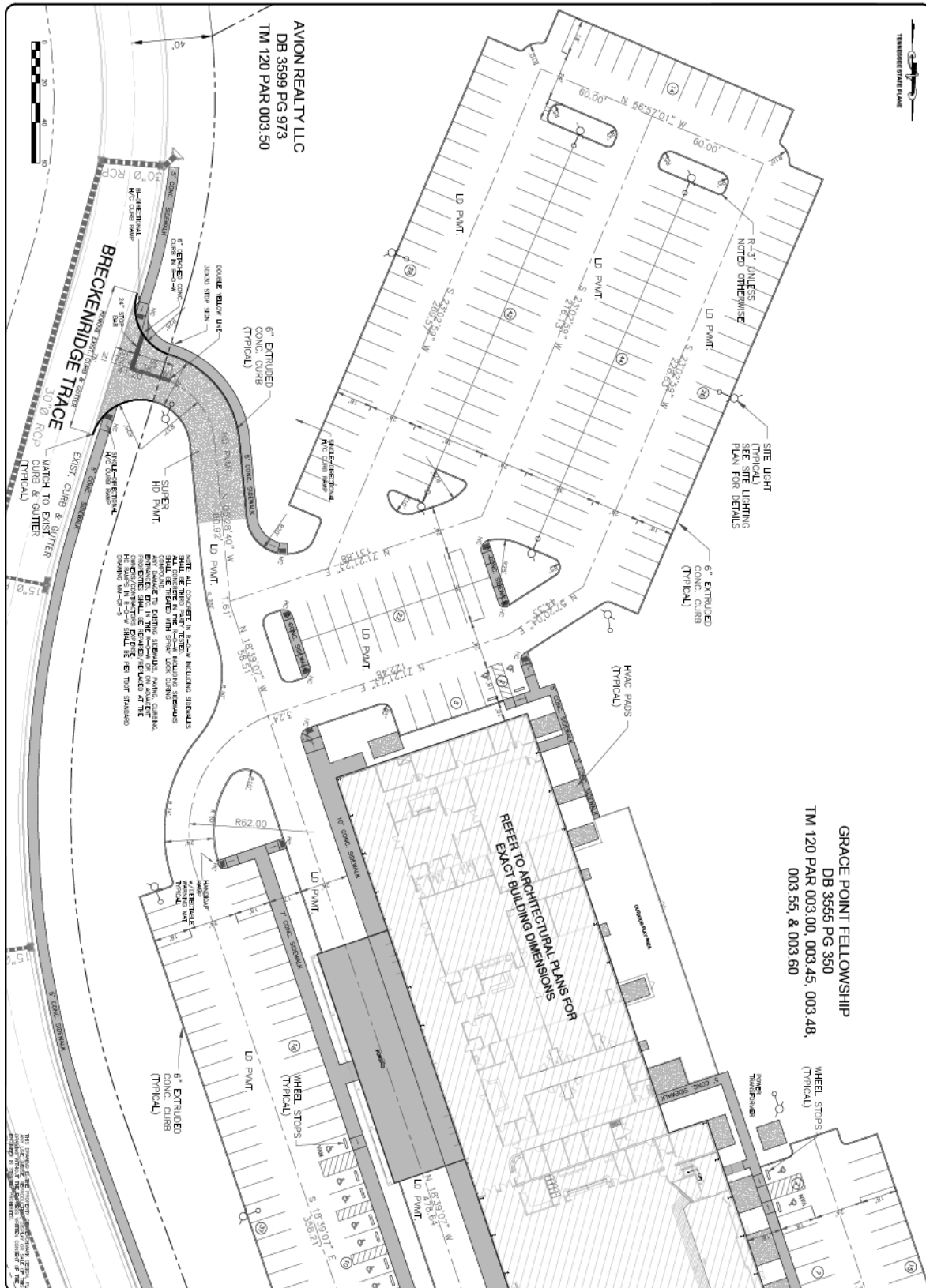
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- Sewer Manholes
- Water Lines
- Sewer Mains
- Kpt 911 Address



Web AppBuilder for ArcGIS

Site Map



C3

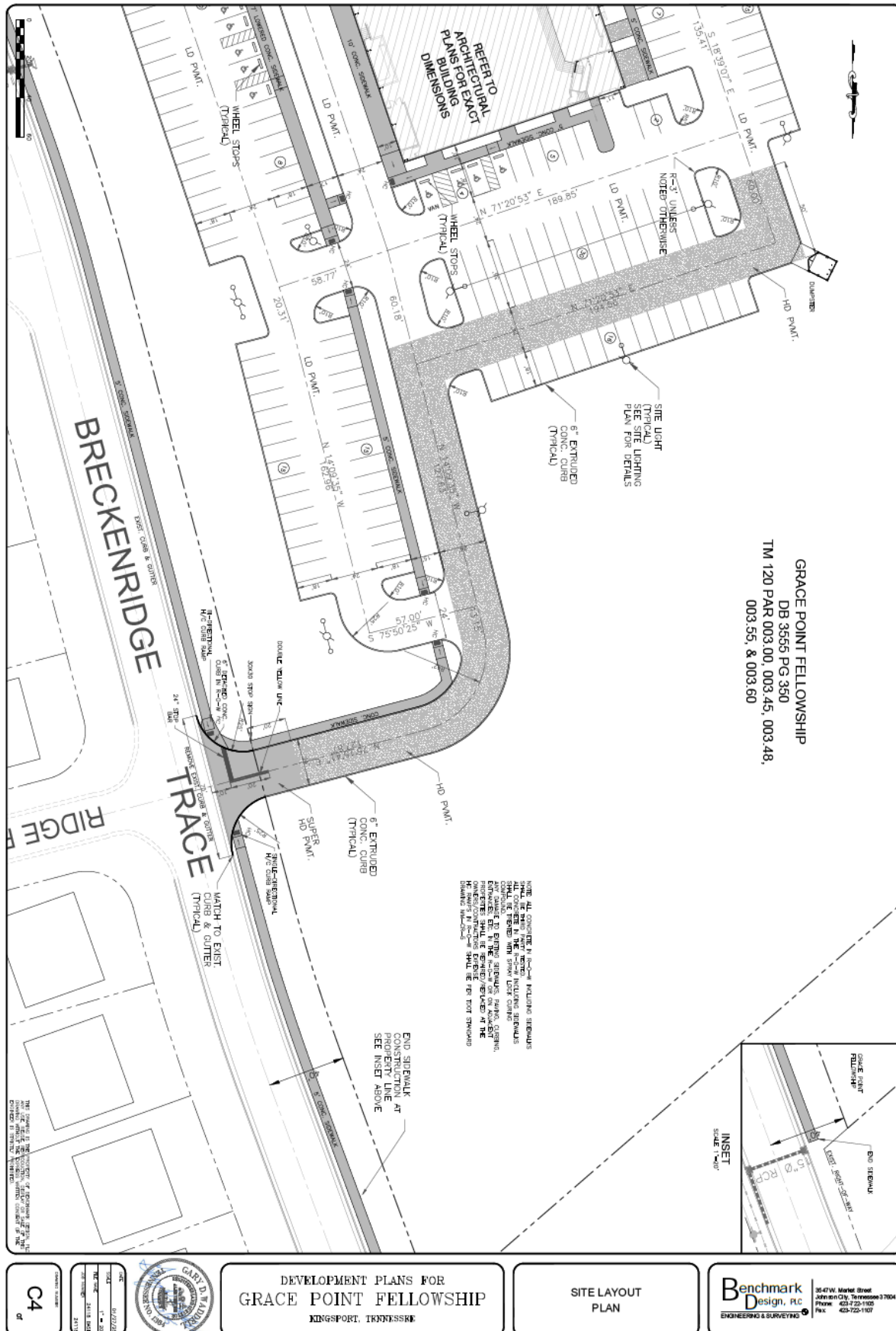
DEVELOPMENT PLANS FOR
GRACE POINT FELLOWSHIP
KINGSPORT, TENNESSEE

SITE
LAYOUT PLAN

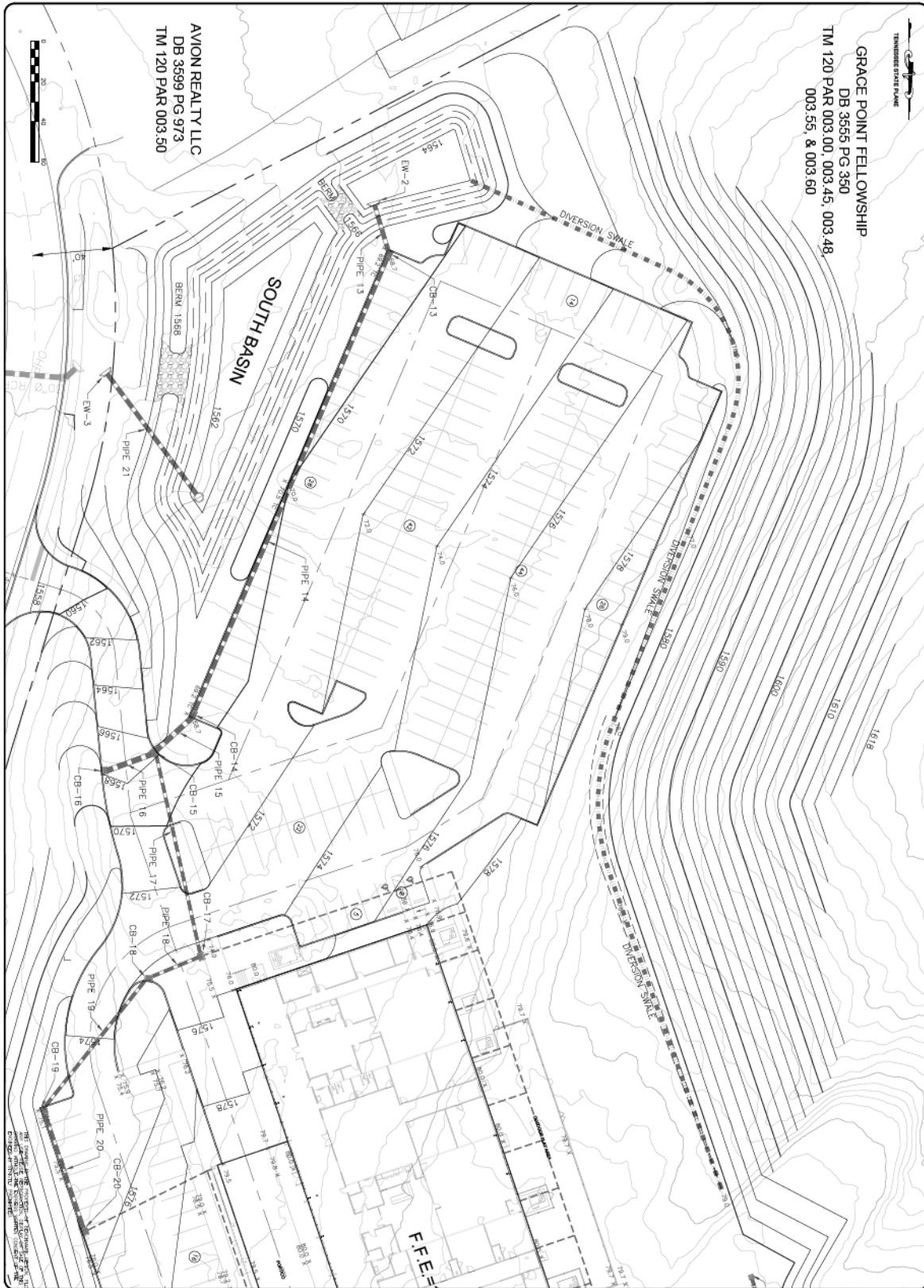
Benchmark
Design, P.C.
ENGINEERING & SURVEYING

3547W. Market Street
Johnson City, Tennessee 37604
Phone: 423-222-1100
Fax: 423-722-1107

Prepared by Kingsport Planning Department for the
Kingsport Gateway Commission Meeting on August 22nd, 2025



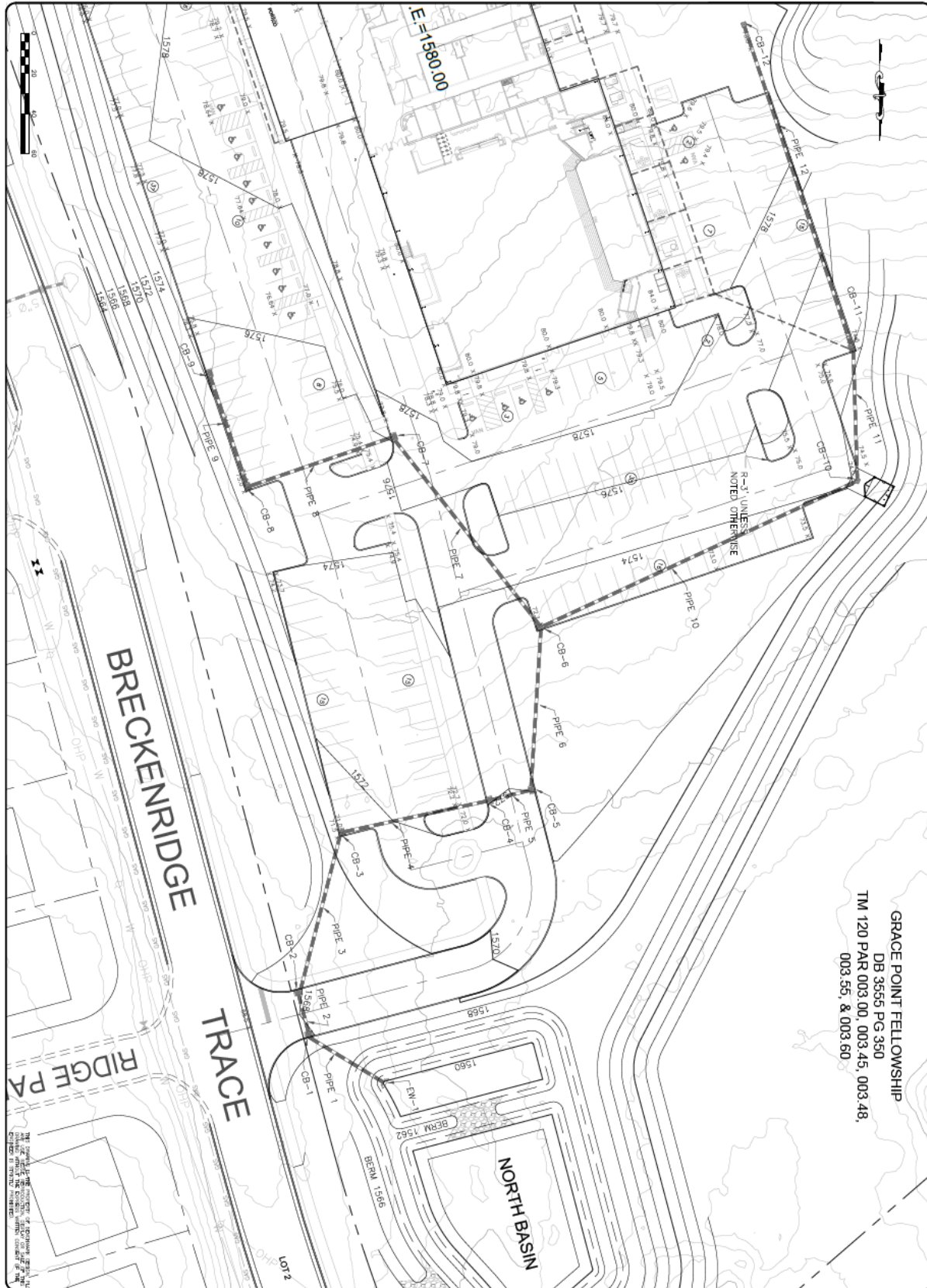
Grading Plan



DEVELOPMENT PLANS FOR
GRACE POINT FELLOWSHIP
KINGSPORT, TENNESSEE

SITE
GRADING PLAN

Benchmark
Design, P.C.
ENGINEERING & SURVEYING
3547 W. Market Street
Johnson City, Tennessee 37604
Phone: 423-723-1100
Fax: 423-723-1107



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DATE: 08/20/24
BY: J. M. B.
CHECKED: J. M. B.
DATE: 08/20/24

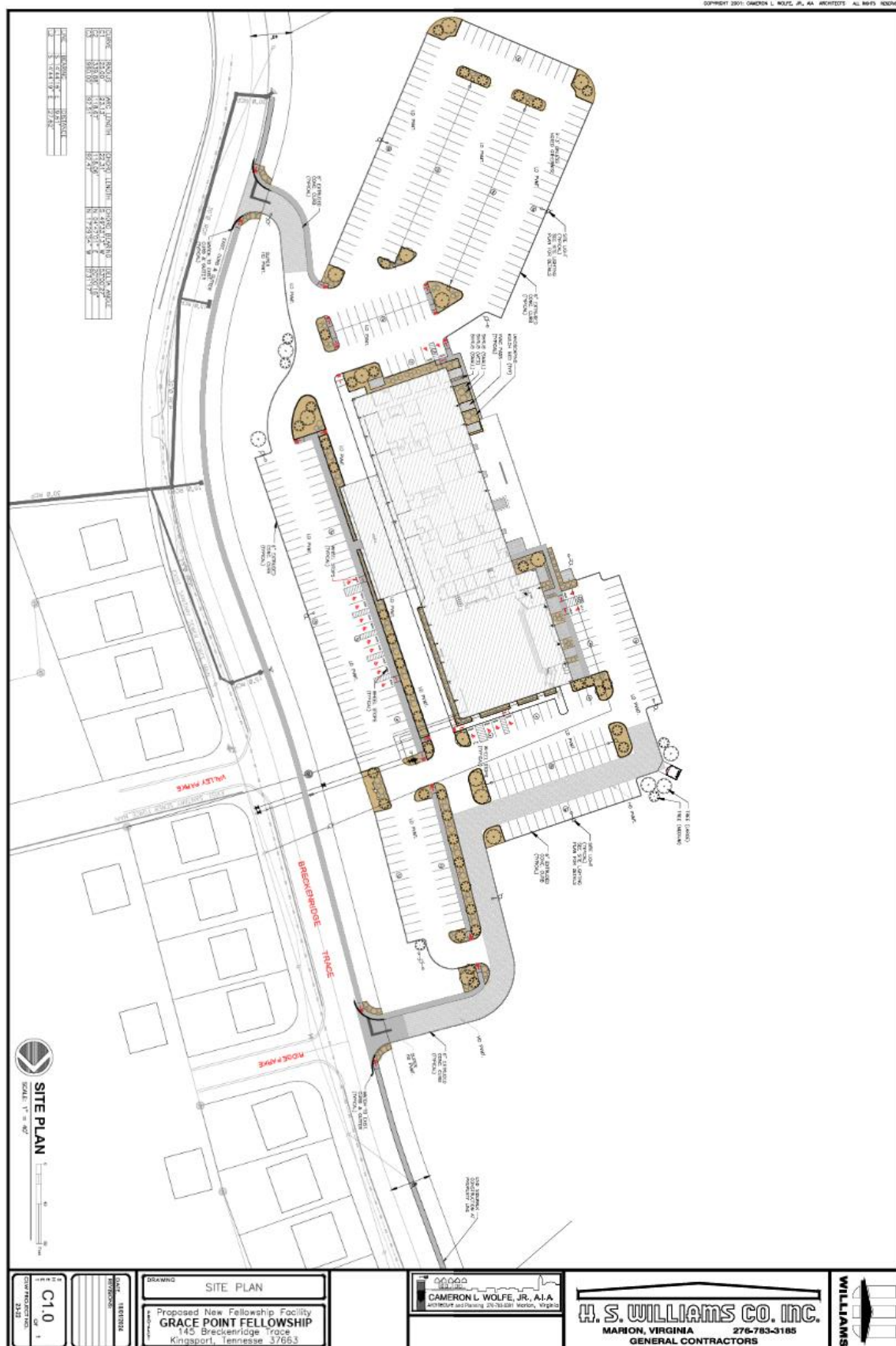


DEVELOPMENT PLANS FOR
GRACE POINT FELLOWSHIP
KINGSPORT, TENNESSEE

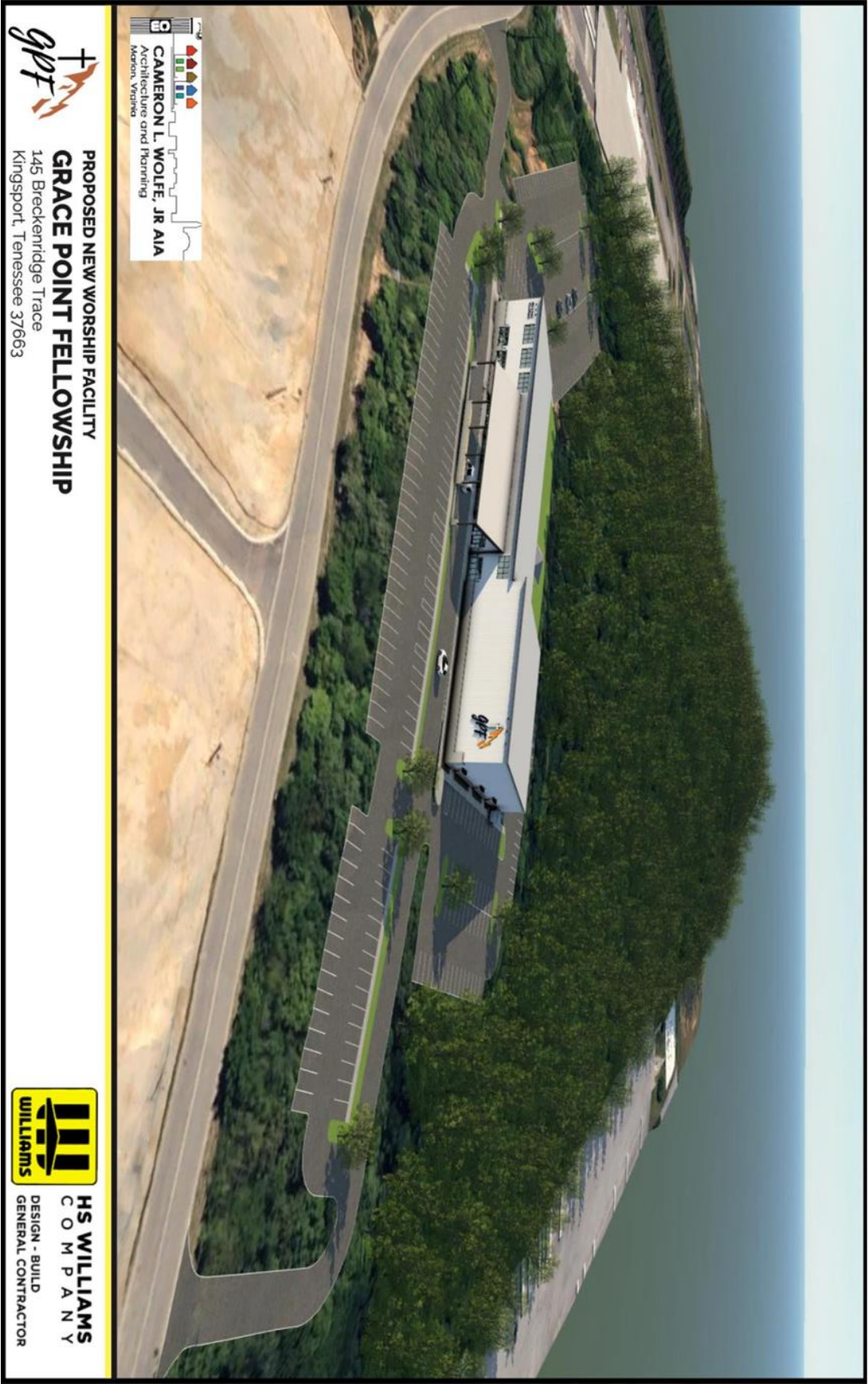
SITE GRADING
& DRAINAGE PLAN

Benchmark
Design, P.C.
ENGINEERING & SURVEYING
3547 W. Market Street
Kingsport, TN 37632
Phone: 423-723-1105
Fax: 423-723-1107

Landscape Plan



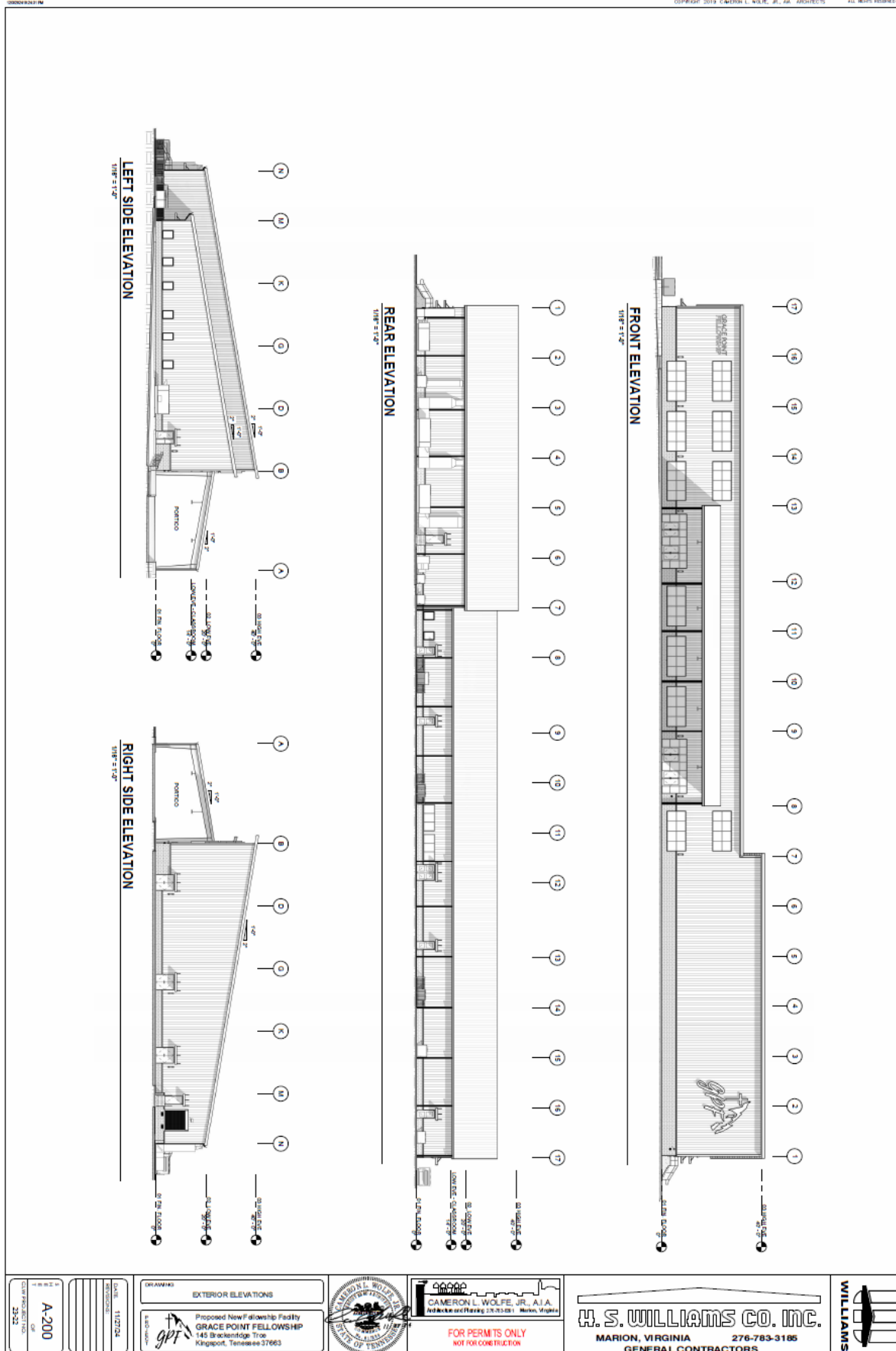
Architect Plans

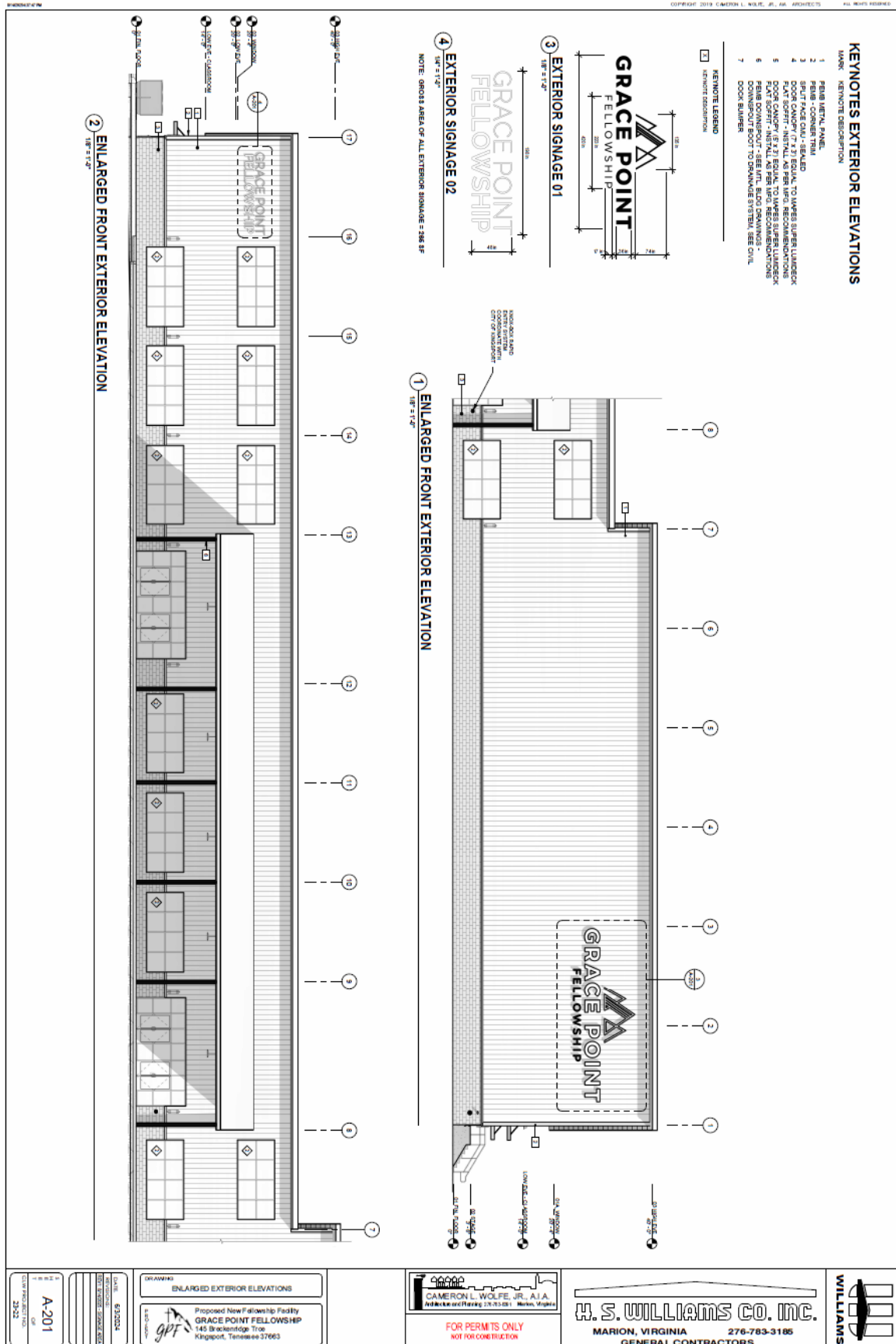


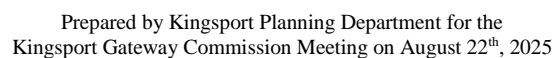


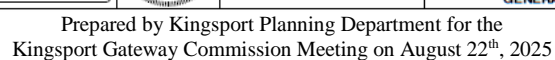




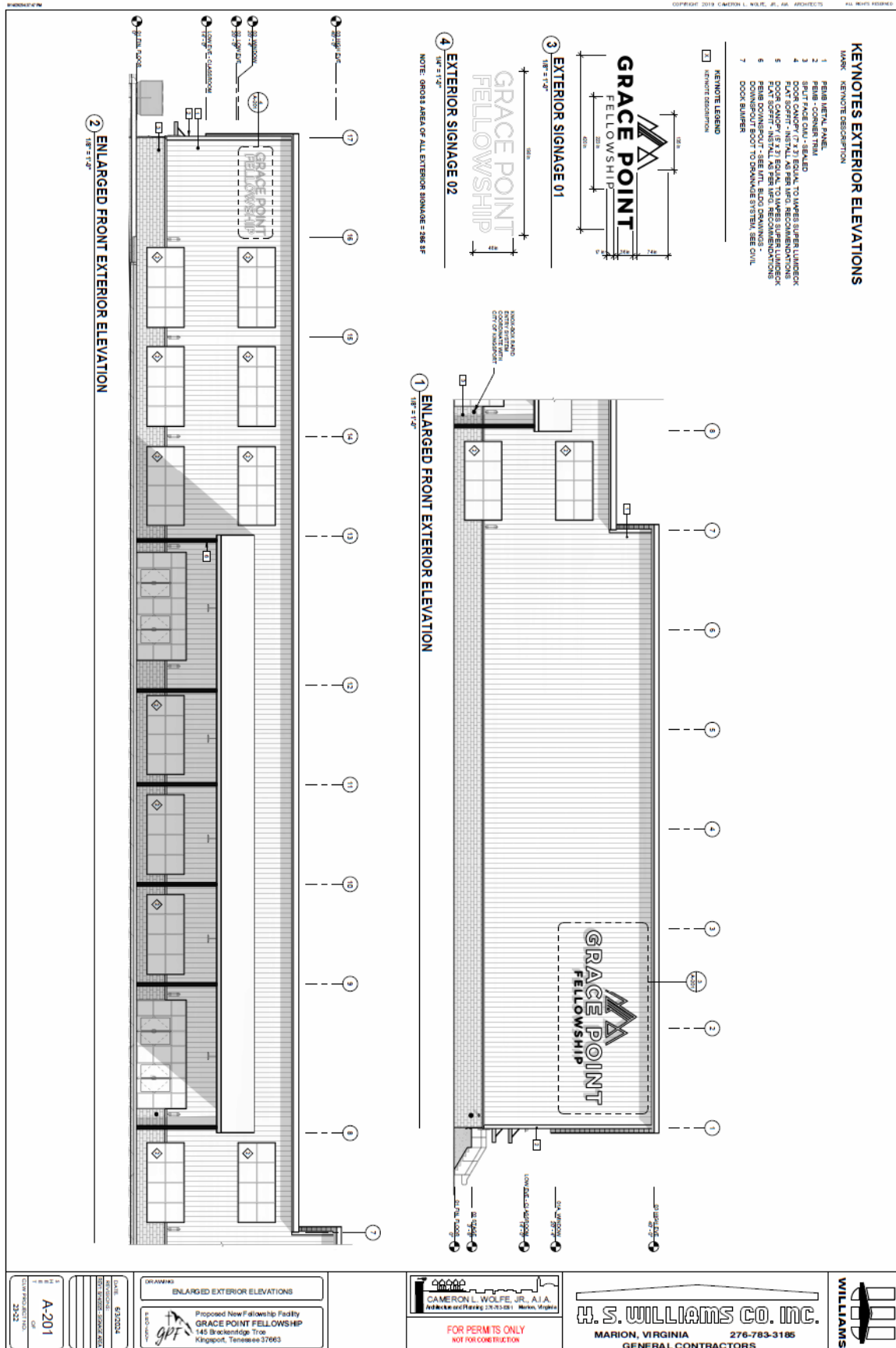




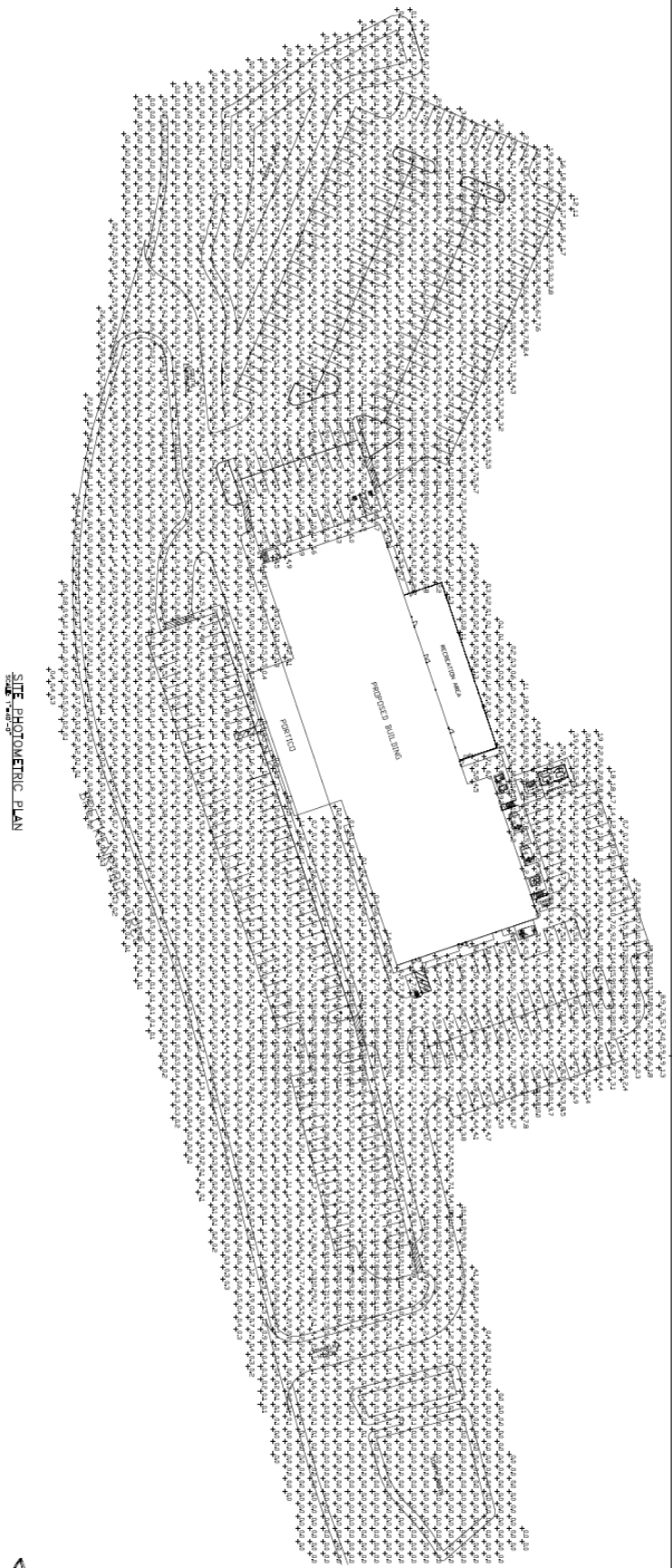


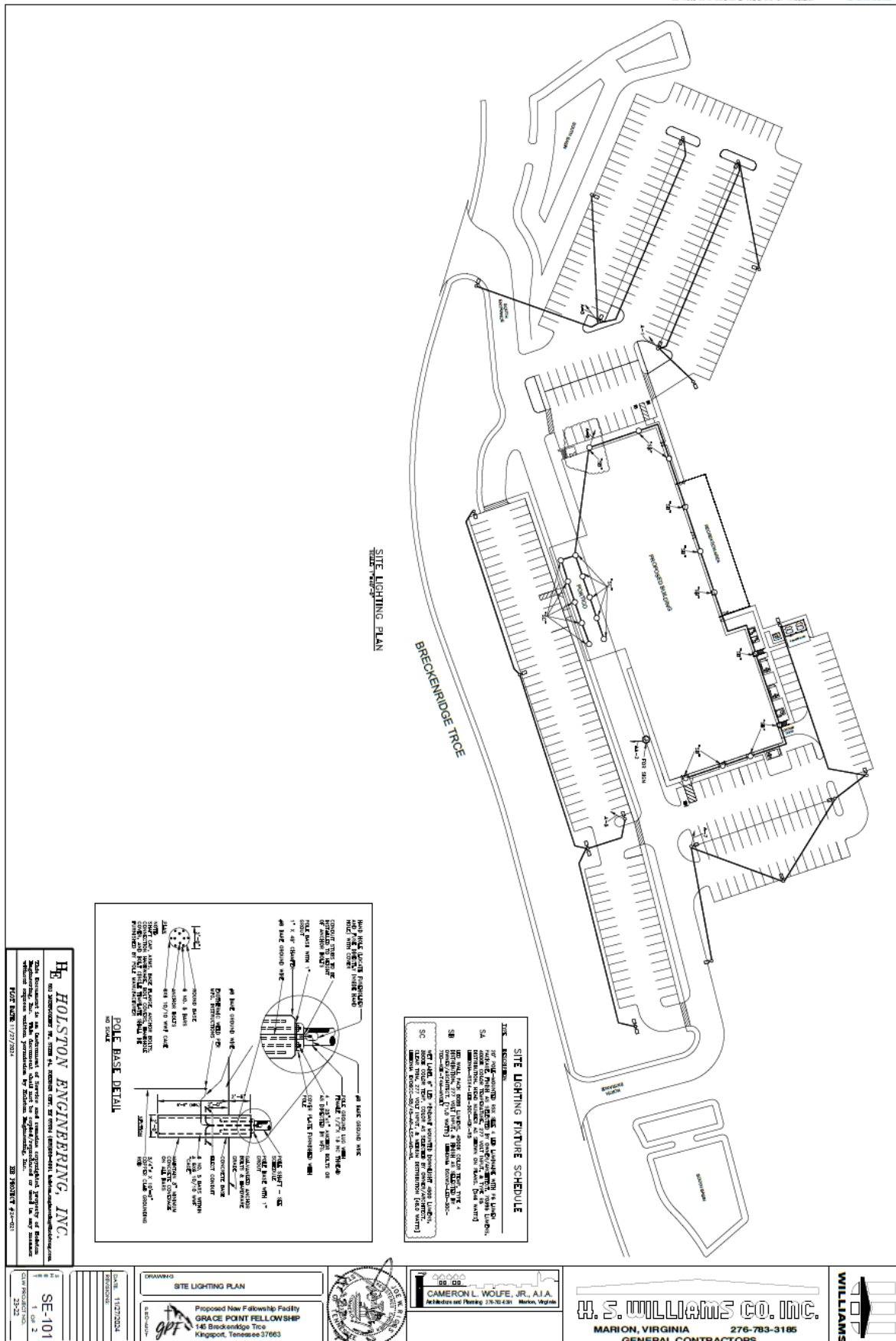


Wall Signage Dimensions



Lighting Plan





Utility Plan



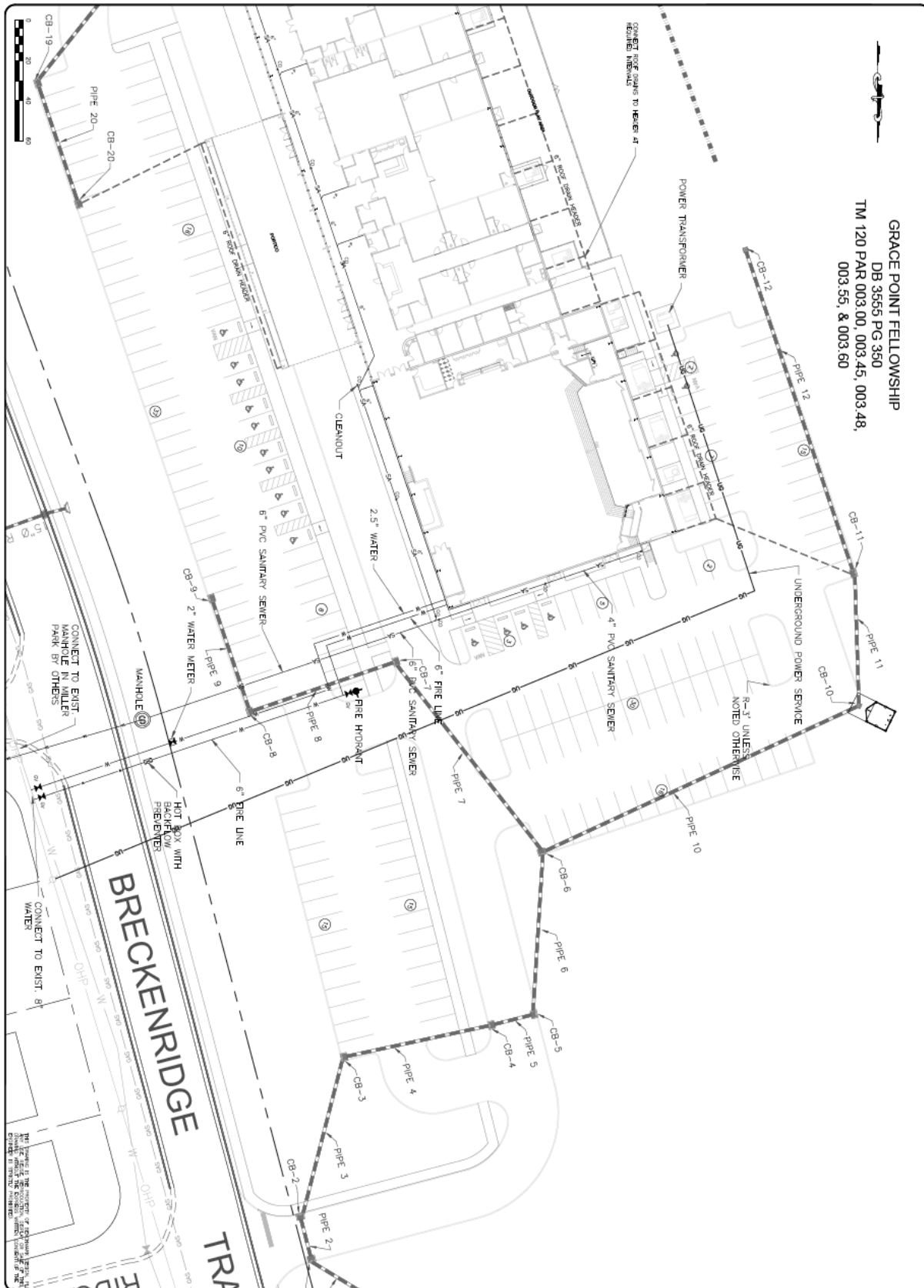
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DEVELOPMENT PLANS FOR
GRACE POINT FELLOWSHIP
KINGSPORT, TENNESSEE

SITE
UTILITY PLAN

Benchmark
Design, P.C.
ENGINEERING & SURVEYING

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of

DEVELOPMENT PLANS FOR
GRACE POINT FELLOWSHIP
KINGSPORT, TENNESSEE

**SITE
UTILITY PLAN**

**Benchmark
Design, P.C.**
ENGINEERING & SURVEYING

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Johnsboro, TN 37004
Phone: 423-222-1100
Fax: 423-222-1107

Site Plan Analysis

Gateway approvals in the B-4P zoning district consist of the following:

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

-
- Grading Plan:
 - a. The Grading Plan received in-house approval on 6/26/2024 by the Gateway Commission.
 - Site Plan:
 - a. The site plan displays all the required minimum yard setbacks. The site plan also displays all required minimum parking spaces.
 - Landscape Plan:
 - a. The Landscape Specialist is still in need of an adequate Landscape Plan for the development.
 - Architectural Design:
 - a. The Architect Plans submitted display colors of a neutral tone, with the exception of the orange displayed on the churches logo. This color scheme taken as whole ties in nicely with the surrounding area and is in line with the gateway standards.
 - b. The Architectural plans list materials including: Pre-engineered metal building panels; pre-engineered metal building corner trims; sealed split-face concrete masonry units; soffit and Pre-engineered metal building downspouts. The pre-engineered metal building panels are in line with base zoning standards and are common to the surrounding area, most recently Premier Transportations proposed building will be design with the same metal building panels.
 - Signage:
 - a. There will be no free-standing signage on the property.
 - b. The proposed wall signage in total will be 265 sq. ft. well below the allotted gateway maximum of 364.54 sq. ft. Sheet A-201 represents the most current logo that the church is going with.
 - Lighting and Utilities:
 - a. A Photometric Plan was submitted and all major light pollution is contained upon the development's property.
 - b. A formal letter was sent by the developer noting that all utilities will be located underground in accordance with the Gateway standard and has been recorded with the online records for this project.
 - Parking:
 - a. There is sufficient parking to suit the intended use and conform to base zoning standards.

Recommendation

Staff recommends granting Gateway approval for the Grace Point Church development contingent upon civil and landscape plans being approved.

**APPLICATION**

Gateway District

APPLICANT INFORMATION:

Last Name WARRICK First PAUL M.I. _____ Date 10-17-2024
Street Address 705 YADKIN STREET Apartment/Unit # _____
City KINGSPORT State TN ZIP 37660
Phone 336-613-0840 E-mail Address PCWARRICK@HOTMAIL.COM

PROPERTY INFORMATION:

Tax Map Information Tax map: 120 Group: _____ Parcel: XXX 003.45,003.48,003.55
Street Address _____ Apartment/Unit # _____
Current Zone M-1R Proposed Zone R-3
Current Use VACANT Proposed Use CHURCH
Size of tract or parcel: _____

***If jointly held, list all property owners:**

Certificate Requested for the Purpose of _____

Building Permit for: GRACE POINT FELLOWSHIP New Construction: YESReal Estate Improvement: (Describe) CHURCH

Expansion or renovation: (Describe) _____

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Gateway Commission will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are requesting a certificate of Appropriateness from the Gateway Commission.

Signature

Date

10/17/24Signed before me on this 17 day of OCT, 2024.a notary public for the State of TENNESSEECounty of SULLIVAN

Notary

My Commission Expires 5-2-27