

**AGENDA
for the
REGULAR MEETING
of the
CITY of KINGSPORT
GATEWAY REVIEW COMMISSION**

**IMPROVEMENT BUILDING
JIMMY WALKER CONFERENCE ROOM**

March 22, 2013

10.00 A.M.

- I. **Introductions and recognition of visitors.**
- II. **Consider approval of the Minutes of the February 22, 2013 meeting of the Gateway Review Commission.**
- III. **New Business:**
 - a. **Project # 13 -105-00002: Consider granting a Certificate of Appropriateness for the freestanding sign change out for the BP gas station to Exxon located at 2512 Sullivan Gardens Parkway.**
- IV. **Old Business:**

None
- V. **Other Business:**

None
- VI. **Adjourn**

**MINUTES OF THE REGULAR MEETING OF THE KINGSPORT GATEWAY
REVIEW COMMISSION**

February 22, 2013

10:00 a.m.

Members Present

Jim Wright, Co-Chairman
Vivian Crymble, Co-Chairman
Valerie Joh, Alderman
Dr. Heather Cook
Todd Miller
Lynn Tully, Planning Director

Members Absent

Debra Bridwell

Staff Present

Forrest Koder

Visitor's List

Mr. Wayne Deere

Vivian Crymble called the meeting to order at 10:05 a.m. The Minutes of the February 22, 2013 meeting were approved unanimously by a vote of 6-0 by the Commission with Commissioner Joh making the motion and Commissioner Tully seconding the motion. The meeting was then turned over to staff for the first item on the agenda.

OLD BUSINESS

None

NEW BUSINESS

Project #13-105-00001: Consider granting a request by Kingsport Concrete for the issuance of a Certificate of Appropriateness for the Concrete Plant location at 225 Shady View Drive.

Staff stated that Mr. Joe Loven was leasing a portion of his property to Mr. Deere and his partners to establish Kingsport Concrete. Mr. Loven's property is currently the location of East Tennessee Masonry. Staff stated that approximately twenty (20) years ago, Mr. Joe Loven was required by TDEC to install a berm around the perimeter of the rear and side yard of the property to keep washout water and rainwater runoff from discharging into a pond located on the northeast corner of the property and a stream directly adjacent to his property. Additionally a stand of trees was required to be installed along this border. Today those trees are mature and screen the property from Interstate 26 even though the property at its closest point is approximately 150 feet from the interstate. Staff further stated when fully in leaf, one would not know this operation was in the vicinity and even in this time of year, it is difficult to see from the interstate unless you are looking for it.

Staff said Mr. Deere is requesting approval to install a portable concrete plant back on the property. In his proposal and in conjunction with Mr. Joe Loven the plans are as follows:

1. To remove all junk metal, old vehicles and trash.
2. Clean out storm water catch basins and maintain.
3. Pave roadway to the plant. (over time)
4. Maintain a current up to date storm water plan.
5. Control dust by paving.
6. Install backflow prevention valve where applicable.
7. Install additional trees along the berm (pine trees).
8. Follow-up with pictures of improvements.

This site is very similar to the Cat Tails Golf maintenance buildings recently presented to the Commission in that it is very isolated and also screened from public view. The pictures within the agenda packet and the power point presentation indicate the areas where the facility will be installed and the views to Interstate 26, Bays Mountain and Meadowview. The site is quite hidden from public view as the pictures indicate. As with the golf maintenance facility, staff recommends approval of the Kingsport Concrete Facility because it is hidden from public view.

Staff concluded the presentation by stating this site is very similar to the Cat Tails Golf maintenance buildings recently presented to the Commission in that it is very isolated and also screened from public view. Staff recommended granting the final certificate of appropriateness for the concrete plant due to the isolation of the facility and recommended they come back with follow-up pictures indicating the cleaning up of the property.

Commissioner Joh made a motion to accept staff's recommendation and grant the Certificate of Appropriateness and discussion ensued. The Commission questioned the height of the structure and were told between 60-65 feet tall. The Commission wanted to know the time frame for removal of junk vehicles and were told that it would begin immediately. The Commission also wanted to know the schedule for paving the area around the concrete facility itself and they were informed that it should happen within the first year. The Commission wanted a follow-up presentation with pictures within a six month period to indicate the progress that had been made.

Commissioner Joh added to her motion to accept staff's recommendation and require a follow-up presentation after six-months which was seconded by Commissioner Miller. Co-Chair Crymble called for the vote which passed favorably with a vote of 6-0.

OTHER BUSINESS

Election of Officers

Staff had been requested to look into the By-Laws on the procedure for the Election of Officers. Staff presented to the Commission the current By-Laws concerning this item. It was noted that there were no provisions for having two Co-Chairs and staff noted that that was the way the Commission had operated for the last 9 years and prior to staff

coming on board with the City. Many Commissioner's felt if it wasn't broken, don't try to fix it. But since the By-Laws had no provisions for having two Co-Chairs it was decided to follow the By-Laws and elect a Chairman and a Vice Chairman per the By-Laws. With that, Mrs. Vivian Crymble was unanimously selected as the Chairman and Mr. Jim Wright was unanimously selected as the Vice Chairman by the Commission.

There being no further business, the Commission adjourned at 10:45 a.m.

Respectfully Submitted,

Vivian Crymble, Chairman or Jim Wright, Vice Chairman

MEMORANDUM

TO: GATEWAY REVIEW COMMISSION

FROM: Forrest Koder, Principal Planner

DATE: March 6, 2013 for the **March 22, 2013 Meeting**

SUBJECT: BP to Exxon Freestanding Sign change out request for Certificate of Appropriateness

PROJECT #: 12-105-00003

Introduction:

Mr. Alan Prillhart of Tri-Cities Petroleum, Inc. and Mr. Rod Harper with Bristol Sign Company are requesting approval of a replacement freestanding sign for the BP gas station located at 2512 Sullivan Gardens Parkway. The property is zoned B-3, General Business and is further identified as Tax map 91A, Group A, Parcel 18.50 of the 2012 Sullivan County Tax Maps.

Freestanding Sign:

Per the letter presented to staff by Mr. Prillhart, a rebranding of the current BP gas station located at 2512 Sullivan Gardens Parkway will be taking place and it will convert to an Exxon. Included in this change is replacing the current BP freestanding sign with an Exxon sign. Section 114-506(a) of the Gateway regulations require changes to existing developments located in the Gateway District be reviewed by the Gateway Commission. This section further states "*Such new and existing businesses, commercial, manufacturing and industrial developments shall receive a Gateway Review Commission's approval by issuance of a Certificate of Appropriateness before receiving an erosion control, grading, building permit or Certificate of Occupancy.*"

After consulting staff concerning the requirements which allow only a monument style sign per Section 114-506(6)b and a total of 50 square feet of signage. The proposal is to construct a flag pole style sign approximately 27 feet tall with a total of 78.52 square feet of signage on the pole. The sign is located in a B-3 zoning district which allows a total of 100 square feet but is then reduced by 50% by Section 114-506(6)a of the Gateway regulations.

Staff has advised both Mr. Prillhart and Mr. Harper of the Gateway requirements for this facility. Also if there is to be any sign changes taking place on the canopy covering the pump islands, they will require Gateway review and approval. The applicant has chosen to present a package that is contrary to the Gateway requirements and the applicant is of full knowledge that staff will present a negative recommendation to the Commission.

Recommendation:

Staff recommends denying the freestanding sign as presented because it does not meet the intent of the Gateway regulations which state:

“Create an attractive and efficient environment through sound land use planning and design standards;”

“Ensure consistently high design quality and harmonious relationships among the different development components as well as design elements of MeadowView, including architecture, signage and landscaping; “

The proposed freestanding sign is not a monument sign and exceeds the square footage allowed by the regulations.

Tri-Cities Petroleum, Inc.

145 Petrol Drive, Weber City, VA 24290

Phone: 276-225-7071 Wats: 800-951-7112 Fax: 276-225-5061

e-mail: bargertransport@gmail.com

February 28, 2013

To Whom It May Concern,

Tri-Cities Petroleum, Inc. has entered into a Rebranding Agreement with Mr. Jon Andrew Cleek to change the Fast Lane Convenience location at 2512 Sullivans Garden Parkway, Kingsport, TN from a BP branded location to Exxon. This has come as a result of Marathon Oil Company recently purchasing the BP brand. Marathon will soon be rebranding all BP locations nationwide. Mr. Cleek's only alternatives are to seek other preferable brands. Regardless of brand, this location, which is a huge source of Mr. Cleek's livelihood will soon be faced with change. Retaining the current or similar visibility in regards to the Logo Sign is in direct proportion to the future success of this location.

At this time we are requesting that the City of Kingsport grant authorization to change the current BP logo sign with an Exxon logo sign. Enclosed are photographs of the existing BP sign as well as a visual representation of the location with the new proposed Exxon logo sign. The existing landscaping which consists of a type of Pampas Grass will be extended forward around the front of the sign, completely re-mulched and have complimenting foliage such as Azalea bushes planted in front of the Pampas Grass.

Thank you for your time and consideration on this matter.

Regards,



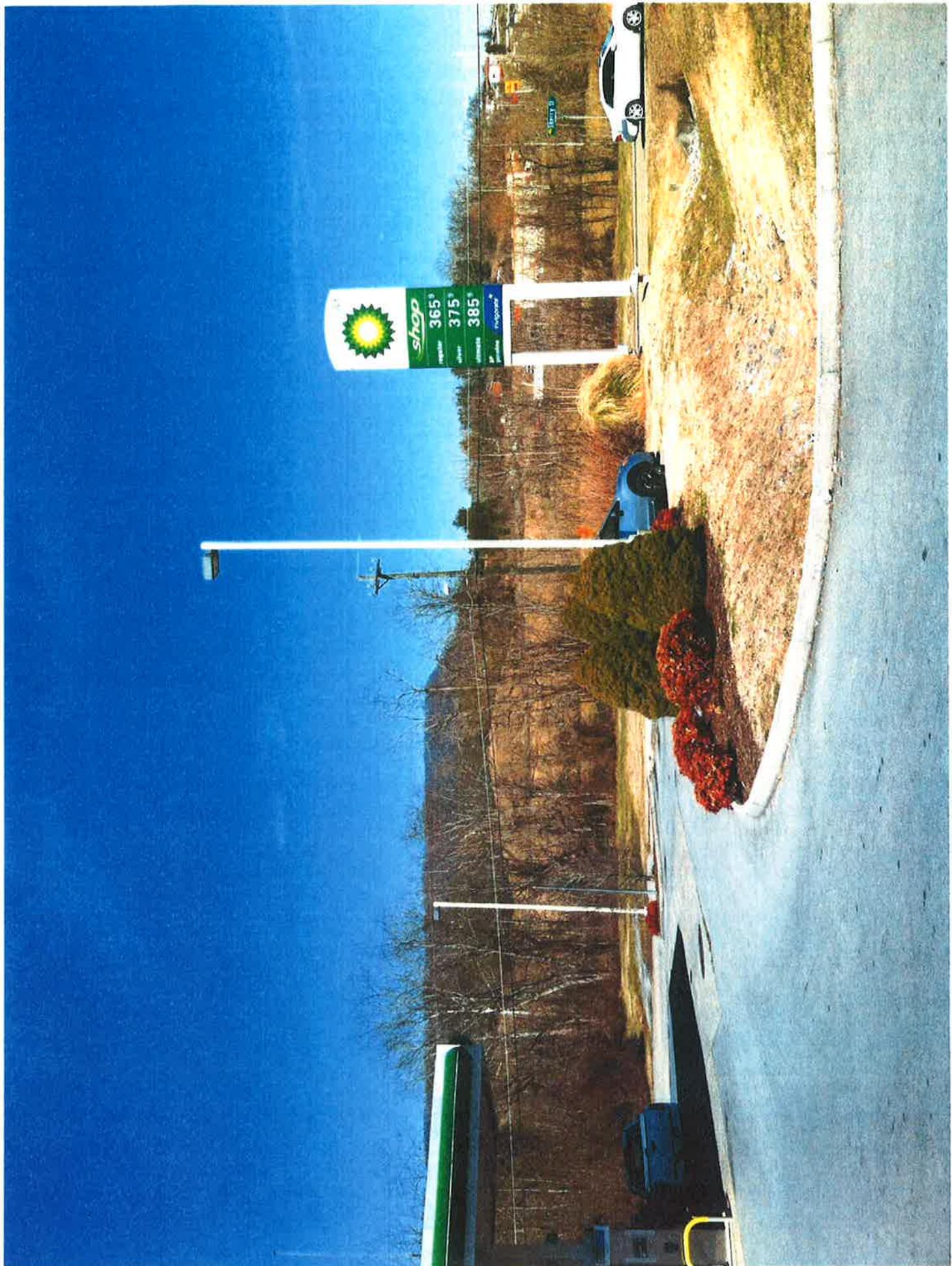
Alan Prillhart

Operations Manager

Tri-Cities Petroleum, Inc

423-817-1982 423-245-0520

alanp@bargertransport.com



shop
365¢
375¢
385¢
mygasprice.com

STATE ST



bp



shop

regular 365.9

silver 375.9

ultimate 385.9

BP gasoline Invigorate

Sherry St



ExxonMobil Type A Gemini Image

Customer Name: TRI CITIES PETROLEUM - Kingsport TN



Exxon ID	4' 6-13/16 x 8' 2-7/16
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Regular 1.679

2X Regular with 24" Red LED digits

Diesel 1.939

2X Diesel with 16" Green LED digits

5'11 X 7'2	3 PNL
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Overall Ht. of System	27'1-13/16"
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**NEW ! DAK 3000 digits with wide stroke font
NO ground rod required!
2 year Daktronics parts warranty**

Attached is a grounding drawing for your installer. Please note the importance of proper grounding as mentioned in item 7 of the Federal Heath/Daktronics checklist. Note that Federal Heath does NOT supply the ground rod. Please forward this very important information to your installer. **Failure to properly ground sign before initial start up will void your warranty.**

Dimensions		Pricer /ancillary cabinet dims	
Exxon ID	4' 6-13/16 x 8' 2-7/16	17'8 X 7'2	9 PNL
Mobil ID	4' 6-13/16 x 8' 2-7/16"	15'9 X 7'2	8 PNL
Pricers & Ancillaries	1'-11 5/8" x 7' 2-7/16"	13'9 X 7'2	7 PNL
Ancillaries - Doublet Ht.	3'-11-1/4" x 7' 2-7/16"	11'9 X 7'2	6 PNL
Overall Ht. of System	27'1-13/16"	9'10 X 7'2	5 PNL
		7'10 X 7'2	4 PNL
		5'11 X 7'2	3 PNL
		3'11 x 7'2	2 PNL
		2'x7'2	1 PNL

35 psf = 35 lbs. per sq. ft. windload. 60 psf also available as special order. Please call!

Signature Required: _____

EXXON

Regular **1.679**

Diesel **1.939**

