

**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

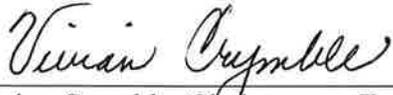
Election of Officers

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,

A handwritten signature in cursive script that reads "Vivian Crymble". The signature is written in black ink and is positioned above a horizontal line.

Vivian Crymble, Chairman or Jim Wright, Vice Chairman