

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

January 18, 2013

10:00 a.m.

Members Present

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

Members Absent

Vivian Crymble, Co-Chairman
Debra Bridwell
Todd Miller

Staff Present

Forrest Koder (Late)

Visitor's List

Mr. Tim Kurkendall
Mr. Steve Ellis

Jim Wright called the meeting to order at 10:05 a.m. The Minutes of the September 20, 2012 meeting were approved unanimously by a vote of 4-0 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 #12-105-00004: Consider granting a request by Heritage Point Development for the Mass Grading Plan for the entire development and issuance of a Certificate of Appropriateness for the Grading Plan.

Staff stated that this was the beginning of this development and in order for the developer to proceed a very large area was required due to the cut and fill required for the site. The cut portions from the site would be used to fill other portions of the site. Additionally there were some areas of wetland that the developer had to work around. Also staff noted the developer was requesting a variance to the required maximum 2-1 slope for a 3-1 slope which is steeper. The areas with a 3-1 slope would top out at a maximum height of 20 feet before a one (1) foot bench would be required then the 3-1 slope could continue. Tim Kurkendall stated all wetlands areas have and will be preserved.

Staff stated the developers have agreed to install a ground cover instead of grass. The developers stated they were looking at the possibility of crown vetch as the ground cover in order to choke out weeds and keep the slopes low maintenance. They also stated they were working with landscapers on other alternatives for ground covers.

Staff concluded the presentation by stating they were recommending granting the final certificate of appropriateness for the mass grading plan with appropriate ground cover and without any further discussion, Commissioner Joh made a motion to accept staff's recommendation which was seconded by Commissioner Wright. Co-Chair Wright called for the vote which passed favorably with a vote of 4-0.

OTHER BUSINESS

There being no further business, the Commission adjourned at 10:55 a.m.

Respectfully Submitted,



Vivian Crymble, or Jim Wright, Co-Chairpersons