

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

**IMPROVEMENT BUILDING  
JIMMY WALKER CONFERENCE ROOM**

**January 20, 2017**

**10:00 A.M.**

- I. Introductions and recognition of visitors.**
- II. Approval of the Minutes from the October 21, 2016 regular meeting.**
- III. Old Business:**
  - None**
- IV. New Business:**
  - a. Project #16-105-00013: Consider granting a Certificate of Appropriateness for a building addition to Bays Mountain Baptist Church located at 2000 Meadowview Parkway.
- V. Other Business:**
  - None**
- VI. Adjourn**

## MINUTES OF THE OCTOBER 21, 2016 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

October 21, 2016

10:00a.m.

### Members Present

Jim Wright, Co-Chairman  
Alderman Colette George  
Lynn Tully  
Debra Bridwell

### Members Absent

John Perdue  
Vivian Crymble, Co-Chairman

### Staff Present

Jessica Harmon

Chairman Wright called the meeting to order at 10:00 a.m. and welcomed everyone present at the meeting. Chairman Wright introduced the first item on the agenda and turned the meeting over to staff for presentation.

The minutes of the September 16, 2016 Gateway Review Commission meeting were presented. On a motion made by Debra Bridwell and seconded by Colette George, the minutes were approved unanimously

### **NEW BUSINESS**

**Project #16-105-00009: Consider granting a Certificate of Appropriateness for the site plan, landscape plan, and architectural design for the proposed drive thru-addition to McDonald's located at 1331 South John B Dennis Highway.**

McDonalds USA is requesting a Certificate of Appropriateness to construct a second drive-thru land and small building addition for the property located at 1331 South John B Dennis Highway. Staff explained that the property is zoned B-4P, Planned Arterial Business, and the proposal is allowable under the Zoning Ordinance.

Staff explained the new construction meets the minimum requirements of the Gateway District. The proposed new addition does not require any new landscaping but the property owner is going to plant some annuals in the island between drive-thru lanes. Staff showed the building plans and pointed out that all exterior façade materials plan to match the existing structure. During construction, 10 parking spaces would be lost, but the property would still meet the minimum requirements in the Zoning Code.

Staff recommended approval for granting the Certificate of Appropriateness for the site plan, landscape plan, and architectural design for the proposed drive-thru addition to McDonald's located at 1331 South John B Dennis Highway. On a motion made by Alderman Colette George and seconded by Debra Bridwell, the Certificate of Appropriateness was approved unanimously.

**Project #16-105-00011: Consider conceptual approval of a schematic site plan and landscaping plan for the Tri Cities Crossing Auto Mall**

Stewart Taylor is requesting conceptual approval for the development of an auto mall complex to be located along Tri Cities Crossing near I-81. Staff explained that this property is zoned TA/C, Tourist Accommodation and Commerce District, and that the plans also went before the Planning Commission for approval.

Staff presented the item to the Commission and explained that the applicant is seeking conceptual approval to construct six new buildings on a 57 acre tract along Tri Cities Crossing. Details of the concept plan were presented including 1,411 parking spaces being provided and a wide array of landscaping. Staff did explain that there were some minor deficiencies with the landscaping plan. Staff detailed the landscaping requirements for the frontage of the property and that a few trees were missing from the requirement. Staff also explained that the applicant was seeking to count the 54 trees located along the boulevard private access drive as interior landscaping.

No architectural elevations have been provided at this time. Staff did remind everyone that conceptual approval does not constitute approval by the Commission to obtain a Building Permit and that once full plans are complete, the applicant will return to the Gateway Commission for full site plan, landscaping plan and architectural plan approval.

Alderman George asked the petitioner about plans to screen the storm water area. The applicant explained that there were some trees there to help screen it but not an extensive amount. The Commission suggested to the applicant that they would be ok with allowing the remaining frontage trees to be moved over to the stormwater area to help screen it from public view. Commissioner Wright expressed that he was ok with allowing the trees along the private drive to count towards interior landscaping and that he understood why car dealers did not want very many interior trees to the actually dealership lots. The remaining Commissioners were ok with this ideas well.

On a motion by Commissioner Wright and seconded by Commissioner Bridwell, conceptual approval

Under other business, Staff brought up for discussion the proposed text amendment to the regulations pertaining to height requirements for Monument Signs. Staff had put together a memo based upon discussion from the previous meeting. After discussion, it was determined that there needs to be regulations that differ for each area of town, those along the interstate and those that are not. Staff was directed to come up with a regulation that makes sense for each area of town.

Also under other Business, staff reminded everyone of the in-house approval that was granted to 1037 Tidewater Court for the replacement of a monument sign with a smaller wall sign.

There being no further business, the Commission adjourned at 10:53 a.m.

Respectfully Submitted,

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Vivian Crymble Co-Chairman, or Jim Wright Co-Chairman

<b>Property Information</b>		Homeland Baptist Church	
<b>Address</b>		2517 Sullivan Gardens Parkway	
<b>Tax Map, Group, Parcel</b>		TM 29A, Group E, Parcel 49	
<b>Civil District</b>		13th Civil District	
<b>Overlay District</b>		Gateway	
<b>Land Use Designation</b>		Retail/Commercial	
<b>Acres</b>		0.49	
<b>Existing Use</b>	Vacant	<b>Existing Zoning</b>	R-1B
<b>Proposed Use</b>	Sign/Future church expansion.	<b>Proposed Zoning</b>	No Change
<b>Owner /Applicant Information</b>			
<b>Name:</b> Homeland Baptist Church <b>Address:</b> 2504 Hawaii Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37664 <b>Email:</b> <a href="mailto:homelandchurch@homelandchurch.org">homelandchurch@homelandchurch.org</a> <b>Phone Number:</b> (423) 349+7667		<b>Request a Certificate of Appropriateness for:</b>  <b>Building Permit for:</b> <u>Monument Sign &amp; Landscaping</u> <b>New Construction for</b> _____ <b>Real Estate Improvement for</b> _____ <b>Expansion or Renovation for</b> _____	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> <li>• The sign request is in keeping with the surrounding area and the property as a whole.</li> <li>• The landscaping meets the square footage requirements of the Gateway Regulations.</li> <li>• The sign meets the minimum requirements of the Gateway Regulations</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The church property spans across five parcels fronting on both Sullivan Gardens Parkway and Hawaii Street. Future plans for the church include a potential expansion or rebuild of the main structure.</p> <p>The City Code allows for electronic message boards in residential districts for public schools and churches. The message board must be a part of a primary freestanding sign with a maximum size of 50 square feet per side. The Gateway Regulations reduce the amount of signage allowed by 50% leaving 25 square feet of signage per side to be permitted. The electronic message board portion of the sign must not exceed 50% of the total allowable square footage. The church sign is a total of approximately 21 square feet, including the cross, electronic message board and wording for the church.</p> <p>An extensive amount of landscaping has been planned and shown on the landscaping plan that has been submitted. Various shrubs, bushes ornamental grasses, perennial flowers and flag poles have been shown.</p>			
<b>Planner:</b>	Harmon	<b>Date:</b> 9/6/16	
<b>Gateway Review Commission Action</b>		<b>Meeting Date:</b>	<b>September 16, 2016</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	<b>2517 Sullivan Gardens Parkway</b>
<b>DISTRICT, LAND LOT</b>	<b>13<sup>th</sup> Civil District, Tax Map 91A, Group E, Parcel 49</b>
<b>OVERLAY DISTRICT</b>	<b>Gateway District</b>
<b>EXISTING ZONING</b>	<b>R-1B</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>

**ACRES 0.49**

**EXISTING USE Vacant**

**PROPOSED USE Monument Sign / Future Church Expansion**

**PETITIONER: Homeland Baptist Church**  
**ADDRESS: 2504 Hawaii Street**

**REPRESENTATIVE: Terry Browder**  
**PHONE: (423) 349-7667**

**INTENT**

REQUEST A CERTIFICATE OF APPROPRIATNESS FOR:

Building Permit for: Monument Sign and Supporting Landscaping

New Construction for: \_\_\_\_\_

Real Estate Improvement for: \_\_\_\_\_

Expansion or Renovation for: \_\_\_\_\_

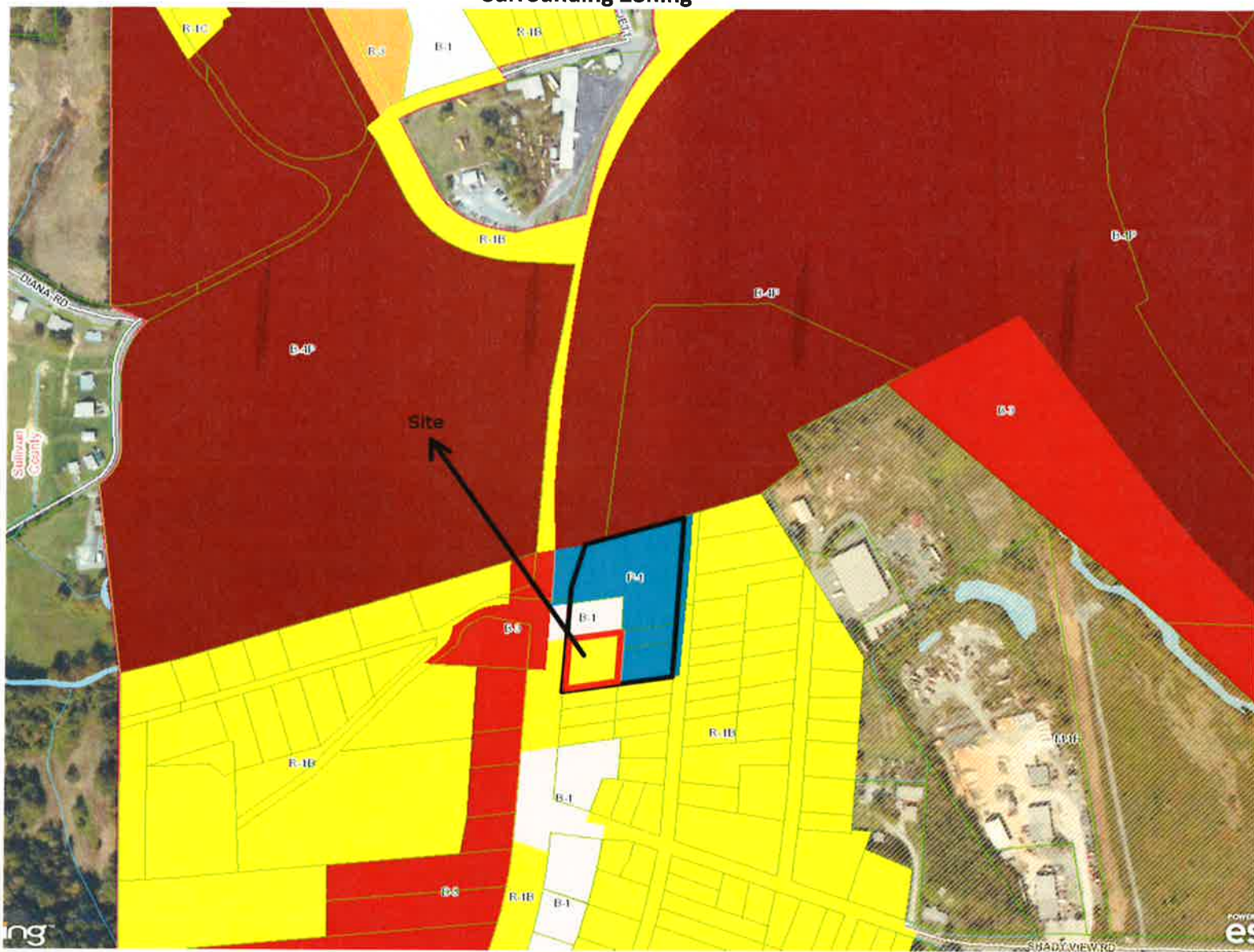
The City Code allows for electronic message boards in residential districts for public schools and churches. The message board must be a part of a primary freestanding sign with a maximum size of 50 square feet per side. The Gateway Regulations reduce the amount of signage allowed by 50% leaving 25 square feet of signage per side to be permitted. The electronic message board portion of the sign must not exceed 50% of the total allowable square footage. The church sign is a total of approximately 21 square feet, including the cross, electronic message board and wording for the church.

An extensive amount of landscaping is proposed for the base of the sign totaling 140 square feet. The regulations require that the amount of landscaping installed must equal the square footage of the proposed sign or greater. Various shrubs, bushes ornamental grasses, perennial flowers and flag poles have been shown.

Area Map



Surrounding Zoning

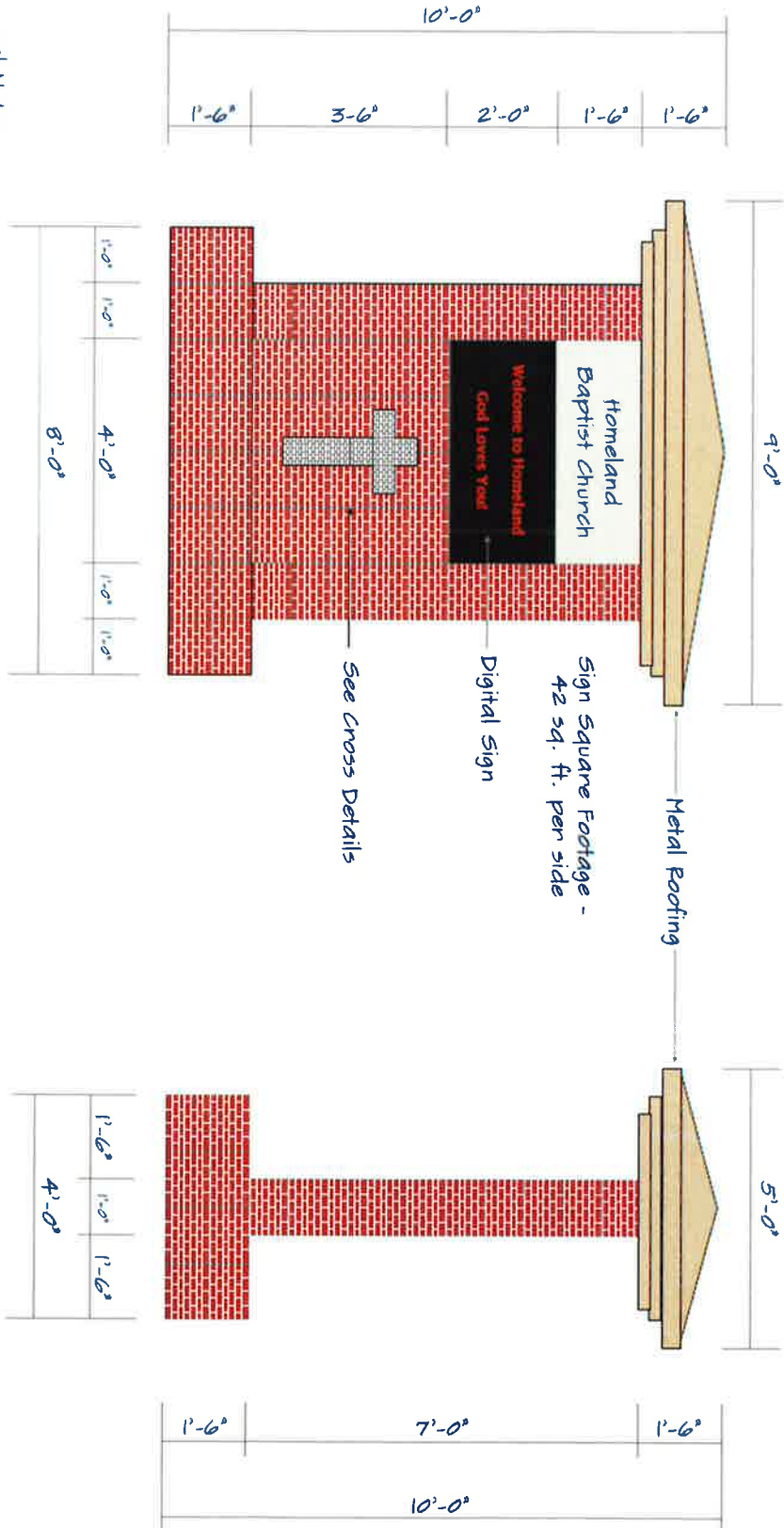


Future Land Use Map





Homeland Baptist Church - Sign Proposal



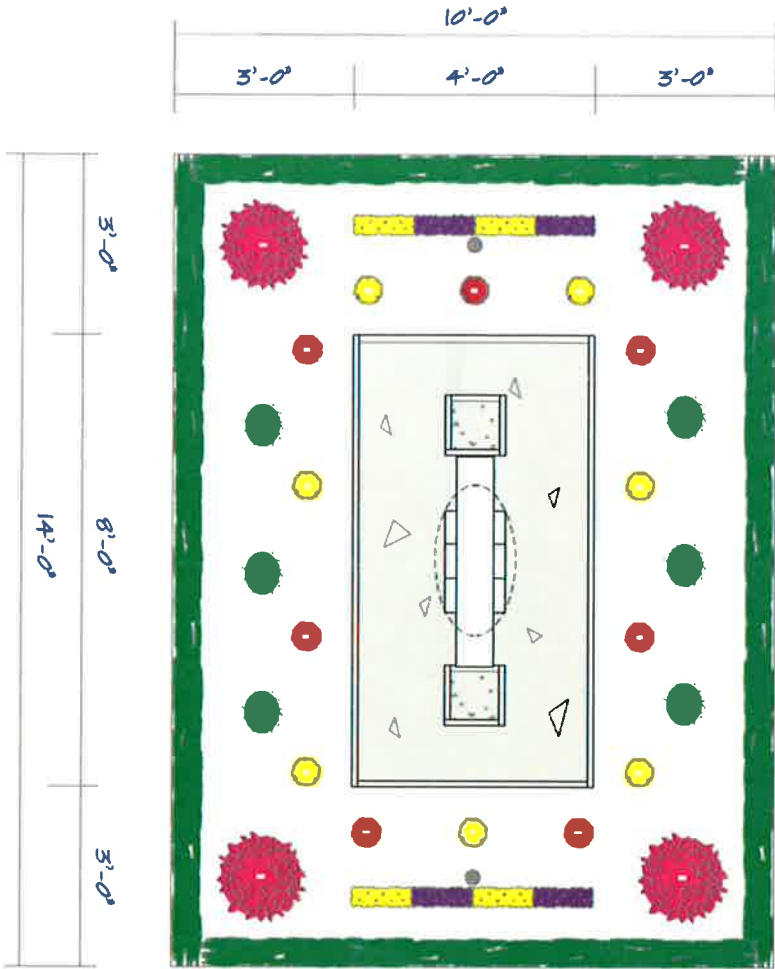
General Notes

- Lighting will highlight church name, cross and flags.

Modified

Homeland Baptist Church – Sign Proposal

Landscaping

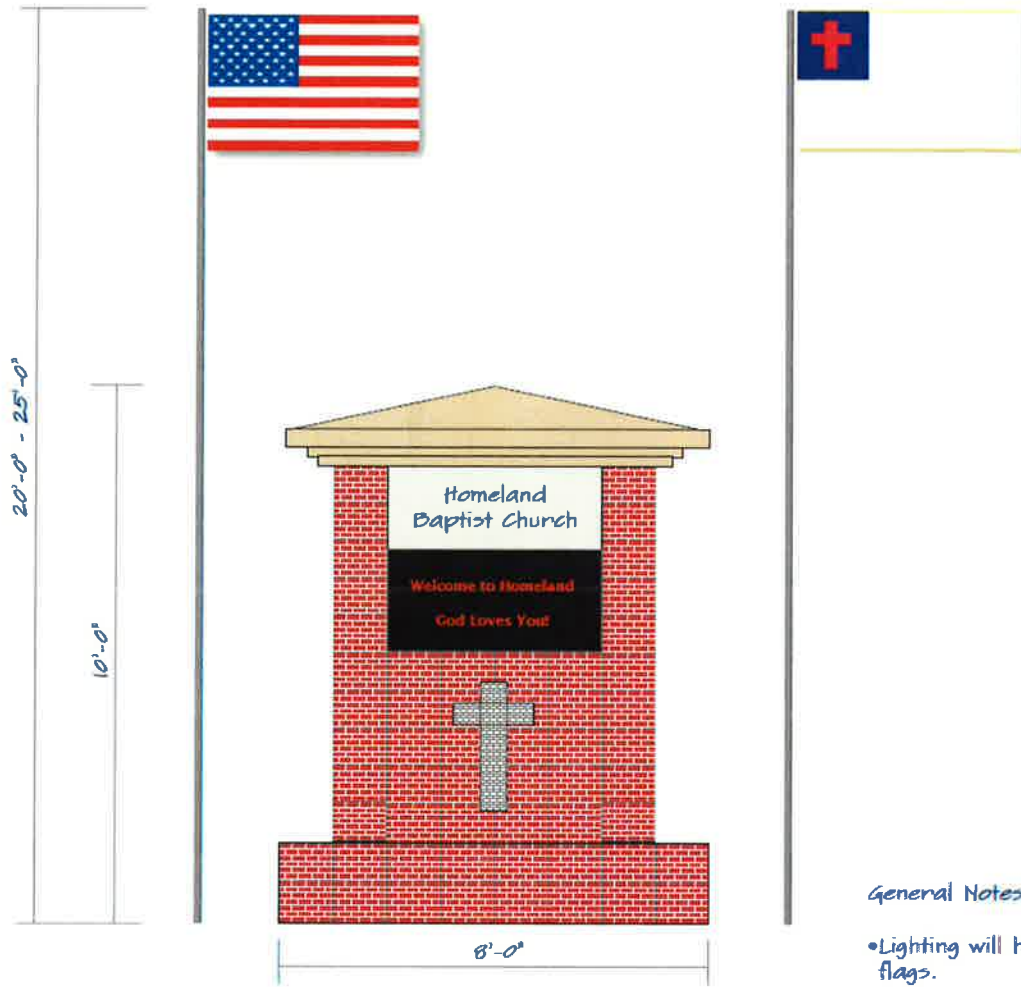


Planting Legend

-  Perennial Border – Daylilies & Daffodils – approximately 48 reqd.
-  Healed Bushes – approximately 14 reqd.
-  Ornamental grass – approximately 6 reqd.
-  Miscellaneous Annuals for color – Petunias, Zinnias, Conflowers, Begonias and Marigolds – As needed to fill bed.
-  Flowering shrubs – approximately 4 reqd.
-  20'-25' Flag Poles for American and Christian flags – see Landscaping\_2.

Mulch: Colored – Red to match existing landscaping.  
 Note: all landscaping will be maintained to ensure vision of sign is not impeded.

Flag Poles



General Notes

- Lighting will highlight church name, cross and flags.

Subject Property



South



East



West



Location	Parcel / Zoning Petition	Zoning / Name
West	1	B-3 / Exxon Gas Station
North	2	B-4P / Vacant
East	3	M-1R / Industrial multi-tenant building
Southeast	4	R-1B / Single Family Home
South	5	B-1/Vacant Commercial Structure & Single Family House
Southwest	6	B-3/Gods Dwelling Place

**EXISTING USES AND LOCATION**

**A WIDE VARIETY OF ZONING DISTRICTS SURROUND HOMELAND BAPTIST CHURCH INCLUDING: P-1 FOR PROFESSIONAL OFFICE USES, B-1 FOR NEIGHBORHOOD BUSIENSS USES, B-3 FOR GENERAL COMMERCIAL USES, B-4P FOR PLANNED COMMERCIAL USES AND R-1B FOR SINGLE FAMILY RESIDNETIAL USES.**



**CONCLUSION**

Staff recommends approval of the Certificate of Appropriateness for the installation of a monument sign and supporting landscaping for Homeland Baptist Church at 2517 Sullivan Gardens Parkway.