

**Minutes of the Regular, Monthly Meeting of  
the Newport Board of Zoning Appeals  
August 26, 2025**

**Call to Order**

The Board of Zoning Appeals met Tuesday, August 26, 2025 at 3:30 p.m. in the City Council room at Newport City Hall, 300 East Main Street, Newport, Tennessee. Chairman Cecil Gilland called the meeting to order and welcomed those Planners present: Rick Carr, Roland Dykes, Randall Freeman, Jim McSween, Steve Smith, and Terry White.

Also present was Gary Carver, Community Development Director, Caroline Brawley, Community Development Coordinator; Grant Webb, Buildings & Codes; Kathryn Baldwin, East Tennessee Development District Advisor; and other interested citizens.

**Minutes**

Minutes of the June 24, 2025 meeting was approved as submitted, after motion by Roland Dykes and seconded by Terry White. The minutes were approved unanimously.

**Variance 543 Jones Circle**

Consideration of variance request Sammy Crum o 543 Jones Circle Mr. Crum stated this was for a wheelchair ramp for his grandmother. Staff stated this would be for a 0-foot rear setback variance if approved.

Motion was made by Steve Smith and second by Roland Dykes to approve the 0-foot rear setback variance on the western side of the property for Sammy Crum at 543 Jones Circle. Approval of request was unanimous.

**Variance 576 Woodlawn**

Consideration of a variance request for Courtney Rathbone on 576 Woodlawn. The lot would be split into three lots of legal size with the intent to place two structures on the two new lots. The placement of the structures will require a variance and would need a subdivision from Planning Commission. There were a lot of questions concerning the requested variance. After much discussion, the board considered table or denying the request after realizing thew two new lots would need 20 foot setback on front and 10 foot setback in the back of the lot.

Motion was made by Jim McSween and second by Steve Smith to deny the variance request from Courtney Rathbone on 576 Woodlawn. Approval of request was unanimous.

With no further business to come before the meeting, it was adjourned.

Minutes prepared by Executive Assistant Regina Thornton

Approved \_\_\_\_\_

Secretary, BZA

Date \_\_\_\_\_

**Minutes of the Regular, Monthly Meeting of  
the Newport Regional Planning Commission  
August 26, 2025**

Chairman Gilland reconvened the meeting as Newport Regional Planning Commission.

**Minutes**

Minutes of the June 24, 2025 meeting was approved as submitted, after motion by Roland Dykes and seconded by Steve Smith. The minutes were approved unanimously.

**Plan of Service for West Highway 25/70**

Consideration of Plan of Service for Kenny Patel at West Highway 25/70. Mr. Patel, owner of West Highway 25/70, has requested to be annexed into the city limits of Newport, TN.

Motion was made by Cecil Gilland and second by Randall Freeman to approve the request for Plan of Services for Kenny Patel at West Highway 25/70 and to send to City Council for approval. Approval of request was unanimous.

**Replat 1018 Cosby Highway**

Consideration of a replat of 1018, 1020, and 1022 Cosby Highway. Property owners have asked for a final replat for development. Kathryn Baldwin stated she had a list of items that need to be fixed for this request. Staff recommendation to approve with corrections.

Motion was made by Roland Dykes and second by Steve Smith to approve the request for a final replat of 1018, 1020, and 1022 Cosby Highway with correction as submitted. Approval of request was unanimous.

**Subdivision at 500 Buckingham Drive**

Consideration of subdivision at 500 Buckingham Drive for CJ Ball. Randall Freeman abstained from voting because he did the survey. Randall Freeman stated this was for three lots to be two lots.

Motion was made by Cecil Gilland and second by Steve Smith to approve the request for a subdivision at 500 Buckingham Drive for CJ Ball for three lots to be two lots. Approval of request was unanimous.

**Subdivision at 576 Woodlawn**

Consideration of subdivision at 576 Woodlawn for Courtney Rathbone. This is the same property that was denied on the BZA agenda. This property has a structure on one lot. The request is to subdivide this lot into three lots. After much discussion, staff recommendation to ask for the plat to be rework the plat and bring back to the Board.

Motion was made by Cecil Gilland and second by Steve Smith to deny the subdivision request for 576 Woodlawn for Courtney Rathbone. Approval of request was unanimous.

### **Ordinance to Zone 1220 Golf Course Road**

Consideration of Ordinance to Zone 1220 Golf Course Road. This is the newly annexed property into the city limits. The golf course is recommended to be zoned as A-1 agricultural. There is a possibility this property will be rezoned in the future to recreational zone. The city currently does not have a recreational zone but is looking into adding to the zoning. Cecil Gilliland, Roland Dykes and Steve Smith abstained from voting because of a current lawsuit.

Motion was made by Randall Freeman and second by Terry White to approve the request Ordinance to Zone 1220 Golf Course Road as A-1 Agricultural and send to City Council with recommendation. Approval of request was unanimous.

### **Ordinance to Zone Tucson Road**

Consideration of Ordinance to Zone Tucson Road. This is a newly annexed property into the city limits. This is the lot that the rock quarry will operate on. This lot is recommended to be zoned as M-2 Heavy Industrial. Cecil Gilliland, Roland Dykes and Steve Smith abstained from voting because of a current lawsuit.

Motion was made by Randall Freeman and second by Terry White to approve the request Ordinance to Zone Tucson Road as M-2 Heavy Industrial and send to City Council with recommendation.

#### **Roll Call**

Jim McSween	Naye
Rick Carr	Aye
Randall Freeman	Aye
Terry White	Aye

Approval of request 3-1.

### **Mural at 119 McSween Avenue**

Consideration of approval of a mural at 119 McSween Avenue. A new mural has been proposed that corresponds to an event to be held downtown Newport on September 26<sup>th</sup>. The concept of the mural is a mason jar with fireflies to be located on the side on the building at 119 McSween Avenue.

Motion was made by Steve Smith and second by Roland Dykes to approve the mural request at 119 McSween and to City Council with recommendation. Approval of request was unanimous.

### **Rezone Off Cosby Highway**

Consideration of rezone Off Cosby Highway. A previously rezoned request, from property owner asking for wholesale business and warehouse to be rezoned from R-1 residential to C-2 commercial. Kathryn Baldwin stated she does not recommend this rezone of property. Staff suggesting is ask for a site plan or PUD plan.

Motion was made by Cecil Gilliland and second by Roland Dykes to deny the request for rezone Off Cosby Highway asking for more information on use of land. Approval of request was unanimous.

Minutes prepared by Executive Assistant Regina Thornton

Approved \_\_\_\_\_

Secretary, NRPC

Date \_\_\_\_\_