

**Minutes of the Regular, Monthly Meeting of
the Newport Board of Zoning Appeals
September 23, 2025**

Call to Order

The Board of Zoning Appeals met Tuesday, September 23, 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: Roland Dykes, Randall Freeman, and Jim McSween.

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 August 26, 2025, meeting was approved as submitted, after motion by Roland Dykes and seconded by Randall Freeman. The minutes were approved unanimously.

Variance 576 Woodlawn

Consideration of variance request for 576 Woodlawn. The lot would be split into three legal sized lots with intent of placing two structures on the two new lots. The placement of the structure on lot three will require a variance of ten feet for the rear setback.

Motion was made by Cecil Gilland and second by Randall Freeman to approve the ten foot rear setback variance 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
September 23, 2025**

Chairman Gilland reconvened the meeting as Newport Regional Planning Commission.

Minutes

Minutes of August 26, 2025, meeting was approved as submitted, after motion by Roland Dykes and seconded by Randall Freeman. The minutes were approved unanimously.

Replat and Subdivision of 141 Riverview Street

Consideration of replat and subdivision of 141 Riverview Street. Owner has requested a multi-lot subdivision. It was discussed the alley on Lakeway side would like to send to City Council to abandon and close. Randall Freeman abstained from voting because he did the survey.

Motion was made by Cecil Gilland and second by Randall Freeman to approve the request of replat and subdivision of 141 Riverview Street. Approval of request was unanimous.

Subdivision of Amanda Circle

Consideration of subdivision on Amanda Circle. Owner has submitted a multi-lot subdivision for housing development. Staff recommendation to approve as submitted.

Motion was made by Roland Dykes and second by Randall Freeman to approve the multi-lot subdivision as submitted. Approval of request was unanimous.

Annexation of West Highway 25/70 Lot 046 098.00

Consideration Plan of Services for West Highway 25/70 lot 046 098.00, the old Woodzo Drive In. The owner is requesting annexation into the City of Newport. Staff recommendation to approve as submitted and send to City Council.

Motion was made by Cecil Gilland and second by Randall Freeman to approve the Plan of Services for West Highway 25/70 lot 046 098.00 and send to City Council. Approval of request was unanimous.

Proof of Concept West Highway 25/70 Lot 046 142.04

Consideration of approval of proof of concept for development at West Highway 25/70 lot 046 142.04. Owners have submitted proof of concept for retail space on the front part of the lot and apartments on the back side.

Motion was made by Cecil Gilland and second by Roland Dykes to approve the proof of concept at West Highway 25/70 lot 046 142.04 as submitted. Approval of request was unanimous.

Plan of Service for West Highway 25/70 Lot 045 024.00

Plan of Services was submitted to the Board for review before sending back to City Council. This resolution has been to public hearing for annexation with no changes. No action is

needed since there are no changes to the Plan of Service.

Alley Closure Lakeway Street

Motion was made by Roland Dykes and second by Cecil Gilland to suspend the rules and add to the agenda the abandonment and closure of alley at Lakeview Street. Approval of request was unanimous.

Consideration of abandonment and closure of alley at Lakeview Street and send it to City Council.

Motion was made by Roland Dykes and second by Randall Freeman to approve the abandonment and closure of alley at Lakeview Street and send to City Council. Approval of request was unanimous.

Minutes prepared by Executive Assistant Regina Thornton

Approved _____

Secretary, NRPC

Date _____