

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

September 4, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton
Hoyt Denton
Wes Combs
Joe White
Josh Taylor

Members Absent:

Bill Sumner

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

Jennifer Helton Penny Salyer
Travis Helton
David Salyer

Vice-Chairman Calvin Clifton called the meeting to order at 12:00pm.

Vice-Chairman Clifton explained the meeting procedures.

Ms. Lori Pyatte conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20 requests a special exception to Sec. 114-181(c)(5) to allow the development of a new private recreation area. The property is zoned R-1B, Residential District (pending rezoning to A-1, Agricultural District).

Mrs. Jennifer Helton presented the case, requesting a special exception to allow a private recreation area within the A-1 zone. The proposal includes the development of three to four luxury cabins and/or recreational vehicle sites, each designed to accommodate one to two guests, with the potential for a future event venue. She also noted that she currently operates a short-term rental on an adjacent property. The board inquired about the proposed location of the units, and Ms. Helton pointed the board to the site plan provided in the packet.

Vice-Chairman Clifton, seeing no one wishing to speak further on the item, closed the public hearing.

Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20 requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

Mr. David Salyer presented the case, requesting additional accessory space to construct an RV carport. He explained that the carport would be located in the rear yard and not visible from the road. Mr. Salyer further noted that he also owns the adjoining vacant property at 410 W. Carters Valley.

Vice-Chairman Clifton, seeing no one wishing to speak further on the item, closed the public hearing.

BUSINESS:

Staff stated for record, the next application deadline is September 15, 2025 at noon, and meeting date Thursday, October 2, 2025 at noon.

The board reviewed the August 4, 2025 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for August 4, 2025.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20 requests a special exception to Sec. 114-181(c)(5) to allow the development of a new private recreation area. The property is zoned R-1B, Residential District (pending rezoning to A-1, Agricultural District).

Vice-Chairman Clifton asked if there were any further comments or discussion. There were none.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented for the current property owner, contingent upon rezoning approval by the Board of Mayor and Aldermen.

VOTE: 5-0 to approve the request.

Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20 requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

Vice-Chairman Clifton asked if there were any further comments or discussion. There were none.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented.

VOTE: 5-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:24pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator