

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

March 12, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett
Bill Sumner
Joe White
Hoyt Denton
Calvin Clifton
Josh Taylor

Members Absent:

Wes Combs

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

James Coyle
Steve Oliver

Chairman Bill Sumner called the meeting to order at 12:00pm.

Chairman Bill Sumner 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: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

Mr. James Coyle presented the case to the Board on behalf of the property owner. He explained that the owner intends to construct a new Murphy Oil fuel center and, due to the site's topography, is requesting several variances: a 66.1-foot deviation from the rear yard requirement to allow placement of a dumpster enclosure in the front yard, a 17.3-foot rear yard variance, and a 5-foot reduction to the required landscape buffer. He stated that these requests are necessary to accommodate construction of the proposed fuel center. Mr. Coyle also noted that an agreement has been reached with the Boys and Girls Club to utilize Positive Place Drive for access.

The Board asked questions regarding the site plan, including sidewalks, greenspace, landscaping, traffic pattern and other design elements. Ultimately, the Board agreed that the site's topography and irregular lot shape were key factors contributing to the need for the requested variances.

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

BUSINESS:

Staff stated for record, the next application deadline is March 15, 2026 at noon, and meeting date Thursday, April 2, 2026 at noon.

The board reviewed the February 5, 2026 regular meeting minutes.

MOTION: made by Mr. Joe White, seconded by Ms. Lora Barnett to approve the Kingsport Board of Zoning Appeals minutes for February 5, 2026.

VOTE: 6-0 to approve the minutes.

Adjudication of Cases:

Case: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

The Board found that the hardship is created by the property's topography and irregular lot shape.

MOTION: Made by Vice Chairman Clifton and seconded by Mr. Joe White to approve the request as presented.

VOTE: 6-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:25pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator