

## MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

### October 12, 2023, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

#### Members Present:

Bill Sumner  
Tracey Cleek  
Calvin Clifton

#### Members Absent:

Joe White  
Wes Combs

#### Staff Present:

Lori Lane  
Ken Weems

#### Visitors:

Travis Featherstone  
Minnie McGriffin  
Michael McGriffin  
Cynthia Struck  
Jason Pratt

Chairman Sumner called the meeting to order at 12:01p.

Chairman Sumner explained the meeting procedures.

Ms. Lori Lane conducted the swearing in ceremony for those wishing to speak during the regular meeting. Travis Featherstone, Cynthia Struck, and Jason Pratt were sworn in.

#### **Public Hearing:**

**Case 23-0303 – The owner of property located at 4232 Rustic Way, Control Map 062F, Group E, Parcel 06.66** requests a 900 square foot variance to Sec. 114-133(2) for the purpose of constructing an accessory structure to store recreational vehicles. The request is to exceed the maximum square footage allowance for an accessory structure. The property is zoned R-1B, Residential District.

Mr. Jason Pratt presented the case to the Board. Mr. Pratt stated that he needed extra enclosed space to store his boat and RV camper. Mr. Pratt stated that he had a larger lot than most in the neighborhood due to combining lots several months ago. Staff stated that two complaints and one message of support had been received. The two complaints were centered around the owner potentially running a business out of the proposed structure and the commercial appearance of the structure.

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

**Case: BZA23-0305 – The owner of property located at 134 Cherokee Street, Control Map 046P, Group C, Parcel 036.00**, requests a zoning interpretation/ administrative review of Sec 114-194(e)2(a). The property is zoned B-2, Central Business District.

Mr. Featherstone introduced himself to the Board and presented the case. Mr. Featherstone stated that he is seeking an accessory structure designation from the Board concerning a proposed building on his lot that will house a bathroom, supply closet, and picnic benches for people to use at his proposed food truck lot. Staff similarly stated that the proposed building can be seen both ways and that the most defensible way to judge the project is to obtain an either principal or accessory designation from a Board of Zoning Appeals zoning interpretation. Staff's main concern was the size of the proposed structure, and that it could possibly be used as a principal structure once the property is no longer used as a food truck lot.

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

**Adjudication of Cases:**

**Case 23-0303 – The owner of property located at 4232 Rustic Way, Control Map 062F, Group E, Parcel 06.66**

The Board acknowledged the larger size of the parcel compared to those surrounding it.

MOTION: made by Ms. Cleek, seconded by Mr. Clifton, to grant the 900 square foot variance for the proposed detached garage, with the condition that the building match the colors of the house it serves.

VOTE: 3-0 to approve the request.

**Case: BZA23-0305 – The owner of property located at 134 Cherokee Street, Control Map 046P, Group C, Parcel 036.00,**

The Board completed a zoning interpretation/administrative review of Sec 114-194(e)2(a) for the subject parcel to determine whether the proposed structure for the site is a principal or accessory structure.

MOTION: made by Mr. Clifton, seconded by Ms. Cleek, to recognize the proposed structure as accessory to the function of the property.

VOTE: 3-0 to approve the request.

With no further business the meeting was adjourned at 12:45 p.m.

Respectfully Submitted,

*Jessica McMurray*

Jessica McMurray  
Development Coordinator