

MINUTES OF THE CALLED MEETING OF THE  
KINGSPORT HISTORIC ZONING COMMISSION

August 21<sup>st</sup>, 2025

1:30 p.m.

**Members Present:**

Chip Millican	Dineen West
Lindsey Nieuwland	Jack Edwards
Bob Grygotis	Joe Cross

**Members Absent:**

Jewell McKinney

**Staff Present:**

Lori Pyatte  
Ken Weems

**Visitors Present:**

Christy Kibelbek  
Carolyn Nakhla  
William Conerly

Staff called the meeting to order at 1:30 p.m. and invited the staff and Historic Commission members to introduce themselves. Vice-Chairman West then asked the visitors to introduce themselves.

Vice-Chairman West thanked all the Historic Commission members for taking time out of their busy schedules to attend the called meeting.

Vice-Chairman West explained that, since this is a called meeting, the format would be slightly different from a regular meeting. There would be no approval of the agenda or minutes, as those items, along with old business, will be addressed during the regular meetings

**New Business:**

**1204 Watauga Street- Installation of an in-ground pool (HISTR25-0212)**

Vice-Chairman West opened the floor for the homeowners or the pool company to explain the project or provide any comments regarding the proposed in-ground pool. Ms. Nakhla stated that she had no additional comments and understood that the Commission would raise any questions or concerns. She confirmed that she and the pool company were present to respond to any inquiries from the Commission. Ms. Nakhla later clarified that the only additional work planned beyond the pool itself would be landscaping on the outside of the existing brick wall and fencing.

Commissioner Millican thanked the homeowners for the information provided in the packet. He asked if a new fence would be installed. Ms. Nakhla explained that a new fence was not needed, as there is already a brick wall with a gate in the middle and wrought iron fencing along the sides. Ms. Kibelbek, representing the

pool company, added that the company would not be altering the existing structures. Commissioner Millican then asked staff if the project had been properly posted and whether any public feedback had been received. Staff confirmed that the project had been posted and that no comments were received from neighbors.

Ms. Nakhla said that she really didn't understand to why they were there at the meeting anyways. Vice-Chairman West explained to Ms. Nakhla that the project required review because it is located within the historic district. He stated that the Commission's role is to ensure that projects do not negatively impact the historic character of the district. He also noted that other homes on Watauga Street have pools, but the Commission's review ensures consistency with historic preservation standards.

Ms. Nakhla said that she was just waiting on the commission to approve the pool.

Vice-Chairman West asked about the location and screening of pool equipment, and Ms. Nakhla confirmed that the equipment would be located behind the brick wall, which has no openings. Vice-Chairman West also inquired about the landscaping. Ms. Nakhla stated that trees would be installed, and Ms. Kibelbek specified that Emerald Green trees would be used for privacy. After confirming there were no further questions,

Commissioner Millican made a motion to approve the project as presented. Vice-Chairman West confirmed that the approval included the landscaping requirement, and staff also confirmed that landscaping around the house would be required. The motion was seconded and passed unanimously with a vote of 6-0.

With no further business, the Chairman adjourned the meeting at 1:40 p.m.

Respectfully Submitted,

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Jewell McKinney, Chairman