

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

May 7, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett
Bill Sumner
Calvin Clifton
Josh Taylor
Wes Combs

Members Absent:

Hoyt Denton
Joe White

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

Stephen Ellis
Rick Millsap

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: BZA26-0081–The owner of property located at 2721 John B. Dennis Highway, Control Map 031J, Group A, Parcel 01.00 requests a 7.8-foot front yard variance from Sec. 114-195(f)(1)c, along with a 7.5-foot reduction to the required landscape buffer from Sec. 114-600(d)2. These requests are to facilitate the construction of a new convenience store and gas station. The property is zoned B-3, Highway-Oriented Business District.

Mr. Stephen Ellis, representing the property owner, presented the case to the Board. He explained that the applicant proposes to construct a new convenience store and gas station on the site. Due to the property's topography and the stream located at the rear of the parcel, the applicant is requesting a reduction to the required landscape buffer and a variance to allow the fuel canopy within the required front yard setback. He further noted that the proposed canopy location would better align with the existing gas station canopy on the adjacent property.

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

Case: BZA26-0084–The owner of property located at 1905 Brookside Lane, Control Map 047A, Group A, Parcel 09.30 requests a variance from Section 114-535(1) to reduce the minimum required lot

frontage by 27.12 feet in order to install a freestanding sign with an electronic message board. The property is zoned M-1, Light Manufacturing District.

Mr. Rick Millsap, the property owner, presented the case to the Board. Mr. Millsap explained that the sign he proposes to install was previously located at another business he is in the process of closing, and he would like to reuse the existing sign. He stated the sign would be installed approximately 15 feet from the property line. He further noted that he is requesting a reduction to the required 150 feet of lot frontage in order to install the sign with an electronic message board on the parcel.

The Board confirmed that the issue was not related to the sign's height, size, or location. Staff clarified that the request is solely due to the parcel not meeting the minimum required lot frontage of 150 feet.

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 May 15, 2026 at noon, and meeting date Thursday, June 4, 2026 at noon.

The board reviewed the April 2, 2026 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Ms. Lora Barnett to approve the Kingsport Board of Zoning Appeals minutes for April 2, 2026.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case: BZA26-0081–The owner of property located at 2721 John B. Dennis Highway, Control Map 031J, Group A, Parcel 01.00 requests a 7.8-foot front yard variance from Sec. 114-195(f)(1)c, along with a 7.5-foot reduction to the required landscape buffer from Sec. 114-600(d)2. These requests are to facilitate the construction of a new convenience store and gas station. The property is zoned B-3, Highway-Oriented Business District.

The Board found that the hardship is caused by the property's topography and the presence of Leslie Branch, a stream at the rear of the property.

MOTION: Made by Vice Chairman Calvin Clifton and seconded by Mr. Wes Combs to approve the request as presented on the site plan provided in the May 7, 2026 Board of Zoning Appeals meeting packet.

VOTE: 5-0 to approve the request.

Case: BZA26-0084–The owner of property located at 1905 Brookside Lane, Control Map 047A, Group A, Parcel 09.30 requests a variance from Section 114-535(1) to reduce the minimum required lot frontage by 27.12 feet in order to install a freestanding sign with an electronic message board. The property is zoned M-1, Light Manufacturing District.

The Board noted that the reduction in the lot frontage requirement would not create any adverse impacts, and that the proposed sign and its location along Brookside Lane would not create traffic or visibility issues.

MOTION: Made by Mr. Wes Combs and seconded by Ms. Lora Barnett to approve the request as presented.

VOTE: 5-0 to approve the request.

Public Comment:

With no further business, the meeting was adjourned at 12:17pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator