

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

August 3, 2023, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner
Tracey Cleek
Joe White
Wes Combs
Calvin Clifton

Members Absent:

Staff Present:

Angie Marshall
Ken Weems
Jessica McMurray

Visitors:

Chandler Hunt

Chairman Sumner called the meeting to order at 12:05p.

Chairman Sumner explained the meeting procedures.

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

Public Hearing:

Case 23-0238 – The owner of property located at 630 W. Sullivan Street, Control Map 046H, Group B, Parcel 003.00 requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use for 20 mini storage units and requests special exception to Sec. 114-193(c)2 for the purpose of commercial office space. The property is zoned B-1, Neighborhood Business District.

Mr. Ken Weems presented the case. Mr. Weems stated the applicant requests to re-establish use for 20 Mini Storage units on an existing concrete pad. Mr. Weems explained in the past storage units existed on the site but had burned down. He further explained the applicant requests a special exception use for an office space the applicant intends to use for an apartment rental office.

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

Case: 23-0239– The owner of property located at 1221 Lynn Garden Drive, Control Map 030H, Group D, Parcel 040.00 requests a 10 foot planting strip boundary variance to Sec 114-600(4)a and a parking reduction variance to Sec 114-564(4)q from 63 parking spaces to 36 spaces for the purpose of constructing a new Dollar General. The property is zoned B-3, Highway Oriented Business District.

Mr. Hunt introduced himself to the Board. Mr. Hunt explained the irregular lot shape is the reason behind the request for a 10 foot planting strip boundary variance, a parking reduction variance of 27

spaces and a 1.49 foot rear yard variance. Mr. Hunt noted the irregular lot shape made it difficult to meet setbacks and parking requirements. He further explained other sites in the area were considered however due to harsh topography 1221 Lynn Garden Drive was the most viable.

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

Adjudication of Cases:

Case 23-0238 – The owner of property located at 630 W. Sullivan Street, Control Map 046H, Group B, Parcel 003.00

The Board acknowledged the hardship of the subject parcel due to its irregular lot shape and noted the redevelopment of the site will be a great improvement to the area.

MOTION: made by Mr. Clifton, seconded by Mr. Combs, to grant the request to re-establish a non-conforming use for 20 mini storage units and special exception for the purpose of commercial office space as requested.

VOTE: 5-0 to approve the request.

Case: 23-0239– The owner of property located at 1221 Lynn Garden Drive, Control Map 030H, Group D, Parcel 040.00

The Board acknowledged the hardship of the irregular lot shape of the subject parcel and noted the applicant had considered other sites in area.

MOTION: made by Mr. White, seconded by Ms. Cleek, to grant the 10 foot planting strip boundary variance, the 1.49 foot rear yard variance and a parking reduction variance as requested.

VOTE: 5-0 to approve the request.

With no further business the meeting was adjourned at 1:01 p.m.

Respectfully Submitted,

Jessica McMurray
Development Coordinator