

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

August 6, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Hoyt Denton

Josh Taylor

Wes Combs

Joe White

Members Absent:

Lora Barnett

Bill Sumner

Calvin Clifton

Staff Present:

Angie Marshall

Ken Weems

Jessica McMurray

JoAnn Williams

Steven Bower

Visitors:

Michael Walker

David Spangler

Clinton Roberts

Planning Manager Ken Weems called the meeting to order at 12:00pm.

Planning Manager Ken Weems 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 BZA26-0183 – The owner of property located at 435 Press Street, Control Map 046I, Group A, Parcel 024.00 requests to reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). The property is zoned B-2, Central Business District.

Mr. Clinton Roberts, civil engineer for the project, presented the request to reinstate front-yard parking as a nonconforming use. He noted the request is for development of a 60-unit boutique hotel with a restaurant and event space.

Mr. Roberts referenced an aerial view showing that parking had previously been located in the front yard of the property for a prior business. The proposed site plan provides 134 parking spaces, including 35 spaces located within the front yard.

Mr. Roberts noted that the front of the building is oriented toward Clinchfield Street and that three ADA-accessible parking spaces are proposed within the front yard. He explained that the ADA spaces are important due to the two primary entrances being located along the Clinchfield Street side of the building and that relocating the ADA spaces away from the main entrances could create conflicts with ADA accessibility requirements.

Staff confirmed that the B-2, Downtown Business District, supports the proposed use and noted that historic aerials show the front yard was previously used for parking and loading.

Planning Manager Ken Weems, seeing no one wishing to speak further on the item, closed the public hearing.

Case BZA26-0185 – The owner of property located at 5601 Orebank Road, Control Map 048H, Group A, Parcel 002.00 requests a 52-square-foot variance and a 6-foot 11-inch height variance from Section 114-133(2) to exceed the maximum permitted size and height of an accessory structure for the construction of a new detached garage. The property is zoned R-1B, Residential District.

Mr. Michael Walker presented the case to the Board and stated that he is the contractor for the property owner. He explained that the owner proposes to construct a two-story detached garage for climate-controlled storage. He further stated the request includes a variance to exceed the permitted square footage for an accessory structure and a height variance to allow the detached garage to exceed the height of the existing home. Mr. Walker explained that the additional height is needed to provide sufficient headroom for the finished second floor. He noted that the garage will have electrical service but no plumbing.

The Board asked whether all required setbacks would be met. Staff confirmed that the proposed structure meets all required setbacks.

Planning Manager Ken Weems, seeing no one wishing to speak further on the item, closed the public hearing.

BUSINESS:

Staff stated for record, the next application deadline is August 15, 2026 at noon, and meeting date Thursday, September 3, 2026 at noon.

Staff noted an in-person BZA/PC Training opportunity will be available on September 24, 2026 at the Food City Press Room from 12p-4p.

The board reviewed the July 3, 2026 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for July 3, 2026.

VOTE: 4-0 to approve the minutes.

Adjudication of Cases:

Case BZA26-0183 – The owner of property located at 435 Press Street, Control Map 046I, Group A, Parcel 024.00 requests to reinstate the nonconforming use of front yard on-site parking under Section 114-8(4). The property is zoned B-2, Central Business District.

The Board found that reinstating the front yard on-site parking was appropriate, as it was consistent with the property's historic use.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Hoyt Denton to approve the request as presented.

VOTE: 4-0 to approve the request.

Case BZA26-0185 – The owner of property located at 5601 Orebank Road, Control Map 048H, Group A, Parcel 002.00 requests a 52-square-foot variance and a 6-foot 11-inch height variance from Section 114-133(2) to exceed the maximum permitted size and height of an accessory structure for the construction of a new detached garage. The property is zoned R-1B, Residential District.

The Planning Manager asked if there were any further comments or discussion. There were none.

MOTION: Made by Mr. Hoyt Denton and seconded by Mr. Joe White to approve the request as presented.

VOTE: 4-0 to approve the request.

Public Comment:

With no further business, the meeting was adjourned at 12:16pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator