

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

May 1, Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner
Tracey Cleek
Wes Combs
Joe White
Josh Taylor

Members Absent:

Calvin Clifton
Hoyt Denton

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

Mike Stone
Leland Leonard

Chairman Bill Sumner called the meeting to order at 12:03pm.

Chairman 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: BZA25-0100– The owner of property located at 1005 Yadkin Street, Control Map 046N, Group L, Parcel 023.00 requests approval for a variance to allow a 12-foot 4-inch front porch projection, exceeding the maximum permitted 8-foot projection as outlined in Sec. 114-140(1). The variance is sought to accommodate the extension of an existing front porch. The property is zoned R-1B, Residential District.

Architect Mike Stone represented the applicant and presented the case to the board. He explained that the applicant is remodeling an existing apartment building and seeks to enlarge the front porch. The current structure already encroaches into the required 30-foot front yard setback. Mr. Stone is requesting approval to extend the porch an additional 12 feet 4 inches beyond the permitted 8-foot porch projection.

Staff also confirmed that no public comments or calls had been received.

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

BUSINESS:

Staff presented recommended revisions to the Board of Zoning Appeals By-Laws. The board engaged in a brief discussion of the proposed changes.

MOTION: made by Mr. Joe White, seconded by Mr. Wes Combs, to approve the Kingsport Board of Zoning Appeals By-Law Revisions.

VOTE: 5-0 to approve the Board of Zoning Appeals By-Laws.

Staff stated for record, the next application deadline is May 15, 2024 at noon, and meeting date Thursday, June 5, 2025 at noon.

The board reviewed the April 3, 2025 regular meeting minutes.

MOTION: made by Mr. Joe White, seconded by Mr. Wes Combs, to approve the Kingsport Board of Zoning Appeals minutes for April 3, 2025.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case: BZA25-0100– The owner of property located at 1005 Yadkin Street, Control Map 046N, Group L, Parcel 023.00 requests approval for a variance to allow a 12-foot 4-inch front porch projection, exceeding the maximum permitted 8-foot projection as outlined in Sec. 114-140(1). The variance is sought to accommodate the extension of an existing front porch. The property is zoned R-1B, Residential District.

Chairman Sumner asked if there were any further comments or discussion. There were none.

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

VOTE: 5-0 to approve the request.

Public Comment:

Mr. Leland Leonard, a resident and the HOA President of the Arbor Terrace community, introduced himself to the board. He expressed concerns regarding the adjacent parcel located at 1128 Saratoga Road, where the board previously approved a Special Exception for an Electric Vehicle Supply Equipment (EVSE) training center.

Mr. Leonard reported receiving complaints from residents about 18-wheelers and box trucks traveling through the Arbor Terrace neighborhood to access the property. He referenced a prior Special Exception use for a spa, during which the board had required access from the Arbor Terrace side of the property to be gated and limited strictly to emergency vehicles. Mr. Leonard attended the meeting to confirm whether that restriction was still in effect.

Staff clarified that under the current zoning guidelines, a Special Exception is defined as an infrequent but potentially beneficial land use that requires individualized regulation based on location and operation. As such, with each new use granted under a Special Exception, prior conditions do not automatically carry over.

The board held a brief discussion and requested that staff further investigate the matter and provide an update at the next meeting.

With no further business the meeting was adjourned at 12:38pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator