

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

July 3, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Bill Sumner
Hoyt Denton
Wes Combs
Joe White
Josh Taylor

Members Absent:

Calvin Clifton
Tracey Cleek

Staff Present:

Liz Chicco
Ken Weems
Jessica McMurray

Visitors:

Kathleen McCann	Andrew McCann
Jennifer Sandvos	Jerrod Herron
Zach Sandvos	Daniel Cheevers

Chairman Bill Sumner called the meeting to order at 12:01pm.

Chairman Sumner explained the meeting procedures.

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

Public Hearing:

Case: BZA25-0139 – The owner of the property located at 100 Breckenridge Trace, Control Map 106, Parcel 026.51 request a 17.6 square foot variance to Sec. 114-533(14)c to exceed the permitted wall sign allowance for Premier Transport. The property is zoned MX, Mixed Use District.

Mr. Jerrod Herron, representing Premier Transport, presented the request to the board. He explained that the proposal was for an additional 17.6 square feet of wall-mounted signage. Mr. Herron noted that the company does not plan to install a freestanding or monument sign, and that the proposed signage will be non-illuminated and mounted on the southeast and southwest ends of the building.

Ms. Jennifer Sandvos, representing the Miller Parke Homeowners Association, asked whether the signage would face the adjacent neighborhood. Mr. Herron confirmed that the signs would not be oriented in that direction. The board clarified that the signage would not be illuminated. Ms. Sandvos also asked about the nature of the business and whether passengers would be boarding on-site. Mr. Herron responded that the only traffic to the site would be employees, and that no passenger boarding would occur at the location.

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

Case: BZA25-0156– The owner of property located at 154 Commerce Street, Control Map 046P, Group B, Parcel 038.00 request a 50square foot variance to Sec. 114-194(g)2 to exceed the permitted wall sign allowance for Bays Mountain Brewing Company. The property is zoned B-2, Central Business District.

Mr. Daniel Cheevers, representing Bays Mountain Brewing, presented the request to the board. He explained that the proposal was for an additional 50 square feet of wall signage to allow for a 100-square-foot painted mural-style sign. Mr. Cheevers noted that the business currently relies solely on window signage, which is often obscured by parked vehicles or food trucks in front of the building. The board agreed that the business is difficult to locate due to the limited visibility of the existing signage and the narrowness of the street.

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

Case: BZA25-0157 – The owner of the property located at 2217 Silverdale Road, Control Map 045P, Group A, Parcel 025.00 requests a 3.9-foot side yard variance from Section 114-201(1)e to allow for the construction of a home addition. The property is zoned GC, Golf Course District.

Ms. Kathleen McCann, the homeowner, presented the request to the board. She explained that she and her husband purchased the home two years ago and are seeking to construct an addition. Ms. McCann noted that the existing home already encroaches into the 30-foot rear yard setback, and the proposed addition would continue this encroachment, as it is aligned with the existing structure.

The board requested clarification on the location of the addition as shown on the site plan. Staff clarified that the addition would extend into the side yard and noted that the current rear setback is 26.10 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 July 15, 2024 at noon, and meeting date Thursday, August 7, 2025 at noon.

The board reviewed the June 5, 2025 regular meeting minutes.

MOTION: made by Mr. Hoyt Denton, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for June 5, 2025.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case: BZA25-0139 – The owner of the property located at 100 Breckenridge Trace, Control Map 106, Parcel 026.51 request a 17.6 square foot variance to Sec. 114-533(14)c to exceed the permitted wall sign allowance for Premier Transport. The property is zoned MX, Mixed Use District.

The board acknowledged that the hardship arises from the site's limited visibility.

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

VOTE: 5-0 to approve the request.

Case: BZA25-0156– The owner of property located at 154 Commerce Street, Control Map 046P, Group B, Parcel 038.00 request a 50 square foot variance to Sec. 114-194(g)2 to exceed the permitted wall sign allowance for Bays Mountain Brewing Company. The property is zoned B-2, Central Business District.

The board noted that the hardship stems from the narrowness the street and presence of public on street parking located in front of the building and that additional signage would help improve visibility and identify the business.

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

VOTE: 5-0 to approve the request.

Case: BZA25-0157 – The owner of the property located at 2217 Silverdale Road, Control Map 045P, Group A, Parcel 025.00 requests a 3.9-foot side yard variance from Section 114-201(1)e to allow for the construction of a home addition. The property is zoned GC, Golf Course District.

The board noted that the hardship in this case arises from the fact that the existing home is already located within the established rear setback.

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

VOTE: 5-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:21pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator