

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

January 8, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton
Bill Sumner
Joe White
Wes Combs
Josh Taylor
Hoyt Denton
Lora Barnett

Members Absent:

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

Ricky Reed

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: BZA25-0297– The owner of property located at 479 Gravelly Road, Control Map 030H, Group G, Parcel 031.00 requests a 48.5-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a carport in the side yard. In addition, the applicant requests a 5-foot separation variance to Sec 114-133(2) from the principal structure for the proposed carport. The property is zoned R-1B, Residential District.

Mr. Ricky Reed, representative for the applicant, presented the request to the Board. He explained that the church proposes to construct a new carport in the side yard and is seeking approval to deviate from the rear-yard location requirement. He noted that the carport would be located as close to the church building as possible, citing the need for a five-foot building separation variance, and that it would be used to shelter picnic tables and church vehicles.

The Board inquired why the carport could not be located in the rear yard. Mr. Reed explained that the rear of the property contains a steep bank, a retaining wall, and limited usable space due to the irregular shape of the lot, making rear-yard placement infeasible.

The Board also asked about the construction material of the carport, and Mr. Reed stated that it will be metal. Staff noted that this matter was discussed with the City Building Official, who indicated that the lack of building separation is acceptable due to the carport's metal construction.

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 January 15, 2026 at noon, and meeting date Thursday, February 5, 2026 at noon.

The board reviewed the December 2, 2025 regular meeting minutes.

MOTION: made by Vice-Chairman Clifton, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for December 2, 2025.

VOTE: 7-0 to approve the minutes.

Adjudication of Cases:

Case: BZA25-0297– The owner of property located at 479 Gravelly Road, Control Map 030H, Group G, Parcel 031.00 requests a 48.5-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a carport in the side yard. In addition, the applicant requests a 5-foot separation variance to Sec 114-133(2) from the principal structure for the proposed carport. The property is zoned R-1B, Residential District.

The Board noted that the primary hardship stems from the irregular lot shape and steep topography located in the rear yard of the property.

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

VOTE: 7-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:10pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator