



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, May 07, 2026 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom: Room 307

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This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

### I. CALL TO ORDER - 12:00 P.M. NOON

### II. INTRODUCTION AND MEETING PROCEDURES

### III. PUBLIC HEARING

1. **Case: BZA26-0081–The owner of property located at 2721 John B. Dennis Highway, Control Map 031J, Group A, Parcel 01.00** requests a 7.8-foot front yard variance from Sec. 114-195(f)(1)c, along with a 7.5-foot reduction to the required landscape buffer from Sec. 114-600(d)2. These requests are to facilitate the construction of a new convenience store and gas station. The property is zoned B-3, Highway-Oriented Business District.

***INTERESTED PARTIES:***

Owner:

Arnie Riggs

P.O. Box AA

Big Stone Gap, VA 24219

Representative: Stephen Ellis

2. **Case: BZA26-0084–The owner of property located at 1905 Brookside Lane, Control Map 047A, Group A, Parcel 09.30** requests a variance from Section 114-535(1) to reduce the minimum required lot frontage by 27.12 feet in order to install a freestanding sign with an electronic message board. The property is zoned M-1, Light Manufacturing District.

***INTERESTED PARTIES:***

Owner:

Rick Millsap

1905 Brookside Lane

Kingsport, TN 37660

Representative: Rick Millsap

#### **IV. BUSINESS**

1. Approval of the April 2, 2026 regular meeting minutes.

Stating for public record, the next application deadline is May 15, 2026 at noon, and meeting date (Thursday, June 4, 2026).

#### **V. ADJUDICATION OF CASES**

#### **VI. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

#### **VII. ADJOURN**