



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, November 06, 2025 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: BZA25-0261– The owner of property located at 4512 Preston Drive, Control Map 047N, Group D, Parcel 03.00** requests a 114-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a storage building in the side yard. The property is zoned R-1A, Residential District.

#### ***INTERESTED PARTIES:***

Owner:

Tom Parker

4512 Preston Drive

Kingsport, TN 37664

(423)418-4795

Representative: Tom Parker

2. **Case: BZA25-0265– The owner of property located at 435 E. Main Street, Control Map 046P, Group F, Parcel 03.01** requests a 5-foot setback variance from the maximum yard requirements in Section 114-194(e)(2)a to allow for the construction of a 32-unit apartment building and two one-story commercial spaces. The property is zoned B-2, Central Business District.

***INTERESTED PARTIES:***

Owner:

Seth Kincaid

904 N. State of Franklin Road

Johnson City, TN 37604

(423)767-5005

Representative: Clinton Roberts

3. **Case BZA25-0266– The owner of property located at 381 Snapps Ferry Road, Control Map 119, Parcel 114.10** requests a 381-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the expansion of a detached garage and a new storage building. The property is zoned A-1, Agricultural District.

***INTERESTED PARTIES:***

Owner:

Donnie Horne

381 Snapps Ferry Road

Kingsport, TN 37663

(423)620-3998

Representative: Donnie Horne

**IV. BUSINESS**

1. Reschedule the January 2026 BZA meeting to the second Thursday, January 8, 2026, the scheduled first Thursday falls on New Year's Day.
2. **Approval of the October 2, 2025 regular meeting minutes.**

**Stating for public record, the next application deadline is November 15, 2025 at noon, and meeting date (Thursday, December 4, 2025).**

**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**