



HISTORIC ZONING COMMISSION MEETING AGENDA

**Monday, June 10, 2024 at 1:30 PM
City Hall, 415 Broad Street, Room 226**

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. INTRODUCTION AND MEETING PROCEDURES

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- 1.** Minutes from March 11th, 2024 Historic Meeting

IV. OLD BUSINESS

V. NEW BUSINESS

- 1.** 1215 Watauga Street (HISTR24-0113)

VI. OTHER BUSINESS

- 1.** 1215 Watauga Street- wrought iron fence
- 2.** 434 Shelby Street- Sign Replacement

VII. 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.

VIII. ADJOURN

**MINUTES OF THE CALLED SCHEDULED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

March 11th, 2024

1:30 p.m.

Members Present

Jewell McKinney
Dineen West
Jack Edwards
Chip Millican
Joe Cross
Scott Schriefer

Members Absent

Dr. Erin Reed

Staff Present

Savannah Garland
Ken Weems

Visitors Present

Historic Zoning Commission (HZC) Chairman Jewell McKinney, opened the meeting at 1:30 p.m. McKinney thanked the commissioners for attending the called meeting. McKinney then asked for an approval of the Agenda which Commissioner Schriefer made a motion to approve and Commissioner Edwards seconded. Next Commissioner Schriefer made a motion to approve the Feb. 12th, 2024 called meeting minutes and Vice Chair West seconded.

Under “New Business” Planner Garland introduced Planner Weems to do the presentation on the item, Demolition by Neglect Zoning Text Amendment. Weems gave the background on Demolition by Neglect and why it was being brought to the Commissioners for a text change. Weems goes into detail about the main changes in the text amendment. Commissioner Cross asked who all the Demolition by Neglect applies to and Weems clarified that it only applies to Historic Zones. Commissioner Millican clarified that this is just about changing the text amendment. After further discussion Commissioner Millican makes a motion to send a positive recommendation of the Demolition by Neglect text Amendment to the Board Mayor and Alderman. Commissioner Edwards seconded. The motion carries 6-0.

There is no public for public comment.

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There is no “Other Business”

There is no “Old Business”.

McKinney made a motion to adjourn since there were no more comments.
There being no further business the meeting adjourned at 1:57 pm.

Respectfully Submitted,

Jewell McKinney, Chairman

Property Information			
Address	1215 Watauga Street		
Tax Map, Group, Parcel	046N A 018.00		
Civil District	11 th		
Overlay District	Watauga Historic District		
Land Use Plan Designation	Single Family Residential		
Acres			
Existing Use	Single Family Residential	Existing Zoning	R-1A
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: Martha Emery Address: 1215 Watauga Street City: Kingsport State: TN Zip Code: 37660 Email: maria.emery3@gmail.com Phone Number: 1-859-592-1581		New Construction for <u>Privacy Fence</u>	
Points for Consideration			
<p>Request: Install a privacy fence in portions of the front, side and rear yard on the west side of the lot only. Requesting also to have horizontal slats, 6’ in height, and dark stain color by Ready Seal color dark walnut.</p> <p>When considering this request: The guidelines match the proposed up to 1/3 of the house metric, but the request continues an extra 25’ forward of the 1/3 point of the house. Additionally, the applicant desires to install a 6’ tall by 4’ wide connector of the same privacy fence to the wrought iron portion installed.</p>			
Planning Tech:	Lori Pyatte	Date:	06/07/2024
Historic Zoning Commission Action		Meeting Date:	06/10/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Historic Guidelines: Privacy Fences

Rehabilitation Guidelines for Residential Historic Properties

DESIGN GUIDELINES FOR SITE FEATURES, continued...

13.3 Traditional fence materials are recommended.

For front yards wood fences are recommended, but these may also be of wrought iron, metal garden (scallop or square grid) or metal picket. Vinyl and chain link fences are discouraged for front and side yards but may be added along rear lot lines.

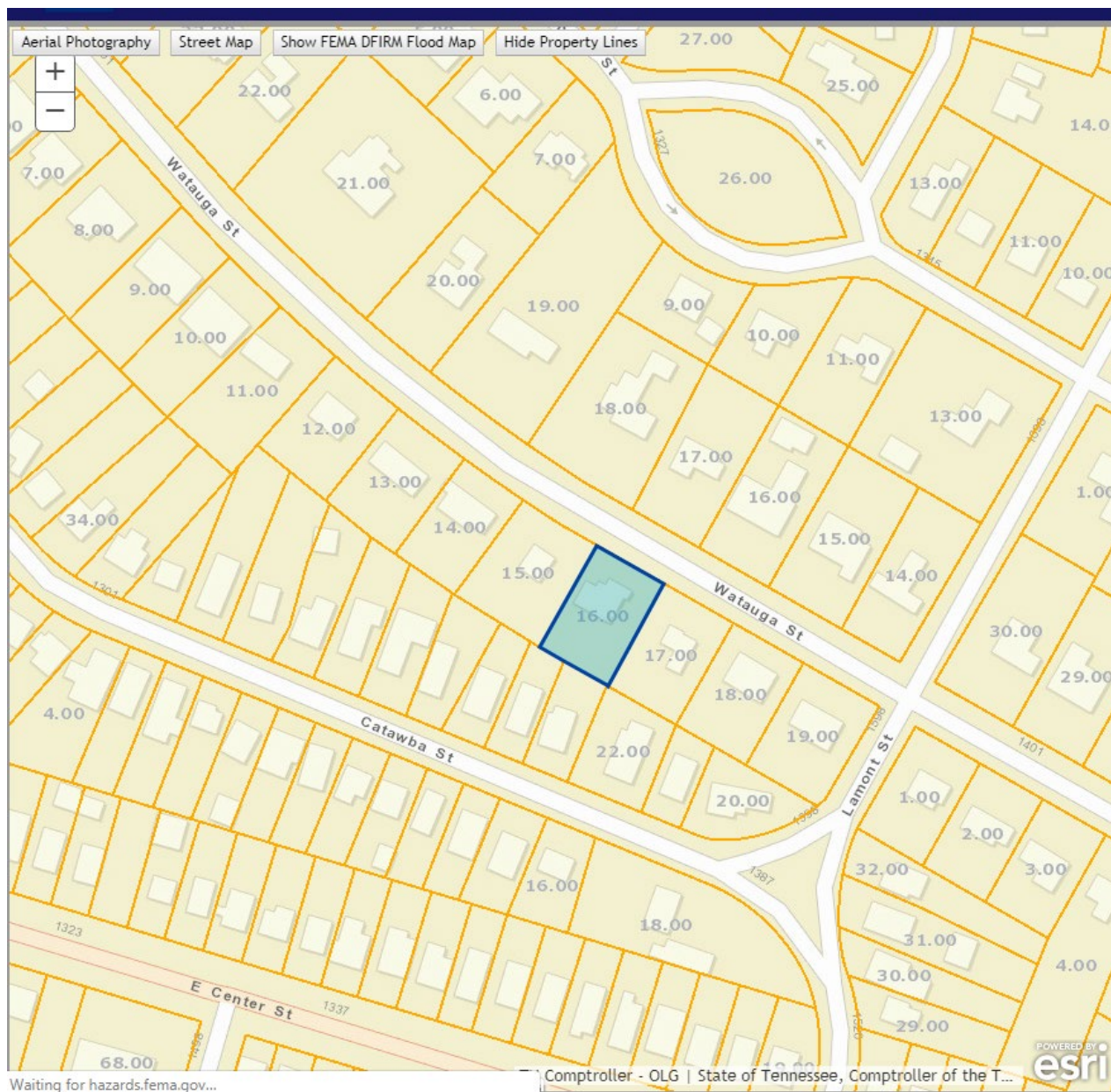
13.4 Privacy fences and hedges may be appropriate.

For privacy in back yards, wood fences may be installed up to 7' in height or 6' with 2' with a framed lattice top. Wood supports measuring 4" by 4" or metal pipe are recommended. Privacy fences should be set back from the main façade by at least one-third of the total depth of the house. Maintain the fence with regular painting. Living fences, such as hedges or other landscaping, are attractive alternatives to chain-link or privacy fences.

Aerial View



Location Map



Current Use



Kingsport Historic Zoning Commission

Project Number: HISTRC24-0113

Application:

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name Emery First Martha M.I. M Date 6/6/24
Street Address 1215 Watauga St Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone (859) 592 1581 E-mail Address maria.emery3@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 046N Group: A Parcel: 18 Lot: PT4
Street Address 1215 Watauga St Apartment/Unit #
Name of Historic Zone Watauga
Current Use Single family residential

REPRESENTATIVE INFORMATION:

Last Name Emery First Martha M.I. M Date 6/6/24
Street Address 1215 Watauga St Apartment/Unit #
City Kingsport TN ZIP 37660
Phone (859) 592 1581 E-mail Address maria.emery3@gmail.com

REQUESTED ACTION:

Install a privacy fence in portions of the front, side, and rear yard, west side of the lot only, with horizontal slats, 6 feet in height, in a dark stain. Will use cedar plank

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

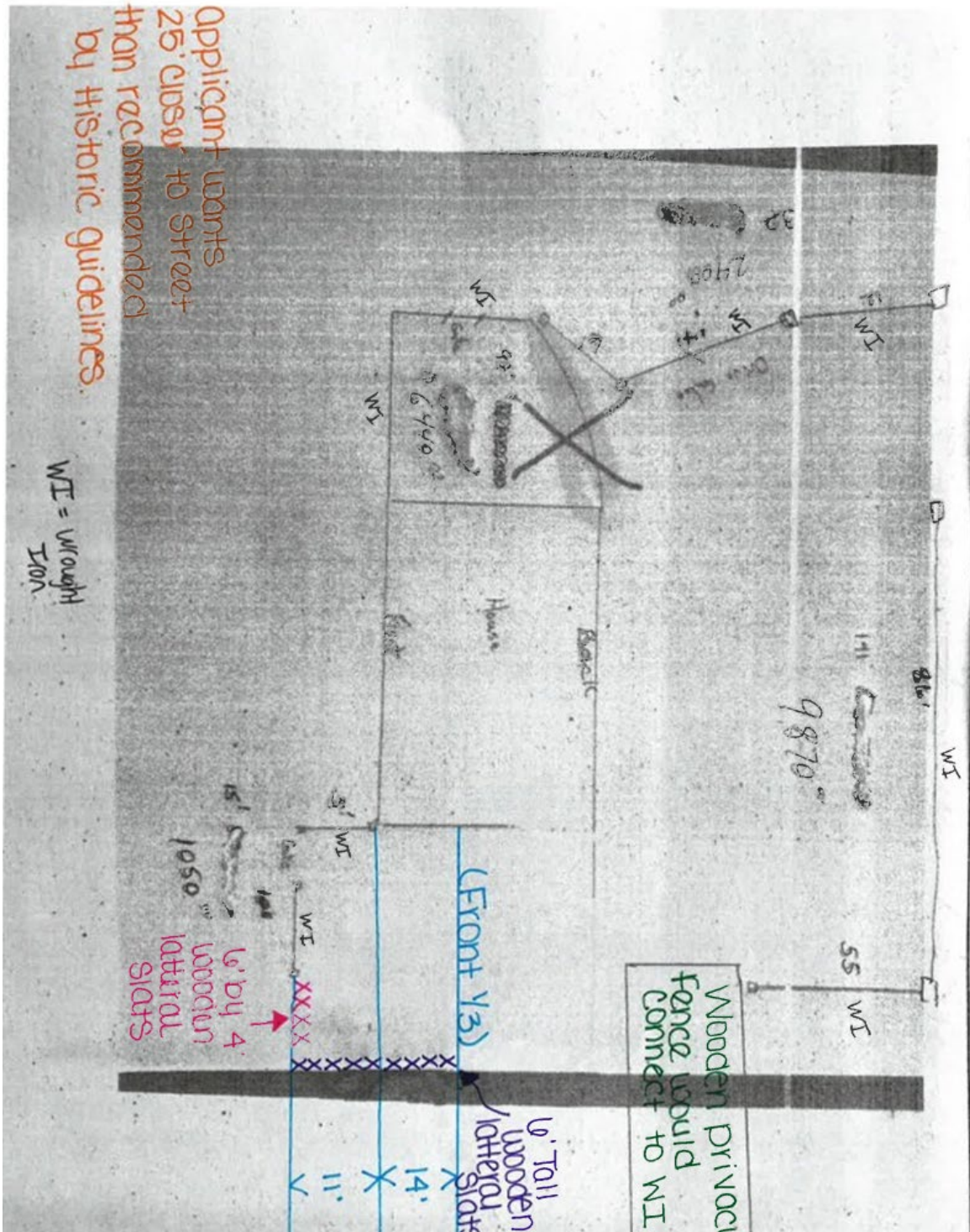
Signature: Martha Maria Emery Date: 6/06/24

Signed before me on this 6th day of June, 2024, a notary public for the State of Tennessee, County of Sullivan

Notary Lori L. Pyatte My Commission Expires Nov 21, 2026



Design Layout:



Design Request: This is an example of the fence at another location they lived and the requested design to place at residence at 1215 Watauga Street.



Stain: Ready Seal Pre-tinted Dark Walnut Semi-transparent Exterior Wood Stain and Sealer



On Site Visit Photos: Photo view from driveway



On Site Visit Photos: Photo view from sidewalk



On Site Visit Photos: Applicant showing the 6' with the neighbor's house in the background



On Site Visit Photos: Photo view from driveway showing the tree and the bush that would cover some of the fence when looking from road view to the house.

