



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, January 08, 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: 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.

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

Owner:

Ronald Westmoreland  
942 Packinghouse Road  
Kingsport, TN 37660

Representative: Rick Reed

### IV. BUSINESS

- 1.** Approval of the December 4, 2025 regular meeting minutes.

Stating for public record, the next application deadline is January 15, 2026 at noon, and meeting date (Thursday, February 5, 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**

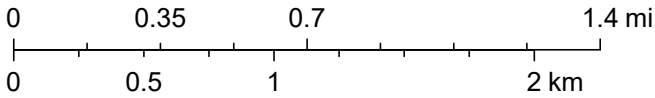




12/19/2025, 2:15:55 PM

 Urban Growth Boundary

1:36,112



Tennessee STS GIS, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



REGULAR MEETING & PUBLIC HEARING  
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, January 8, 2026 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

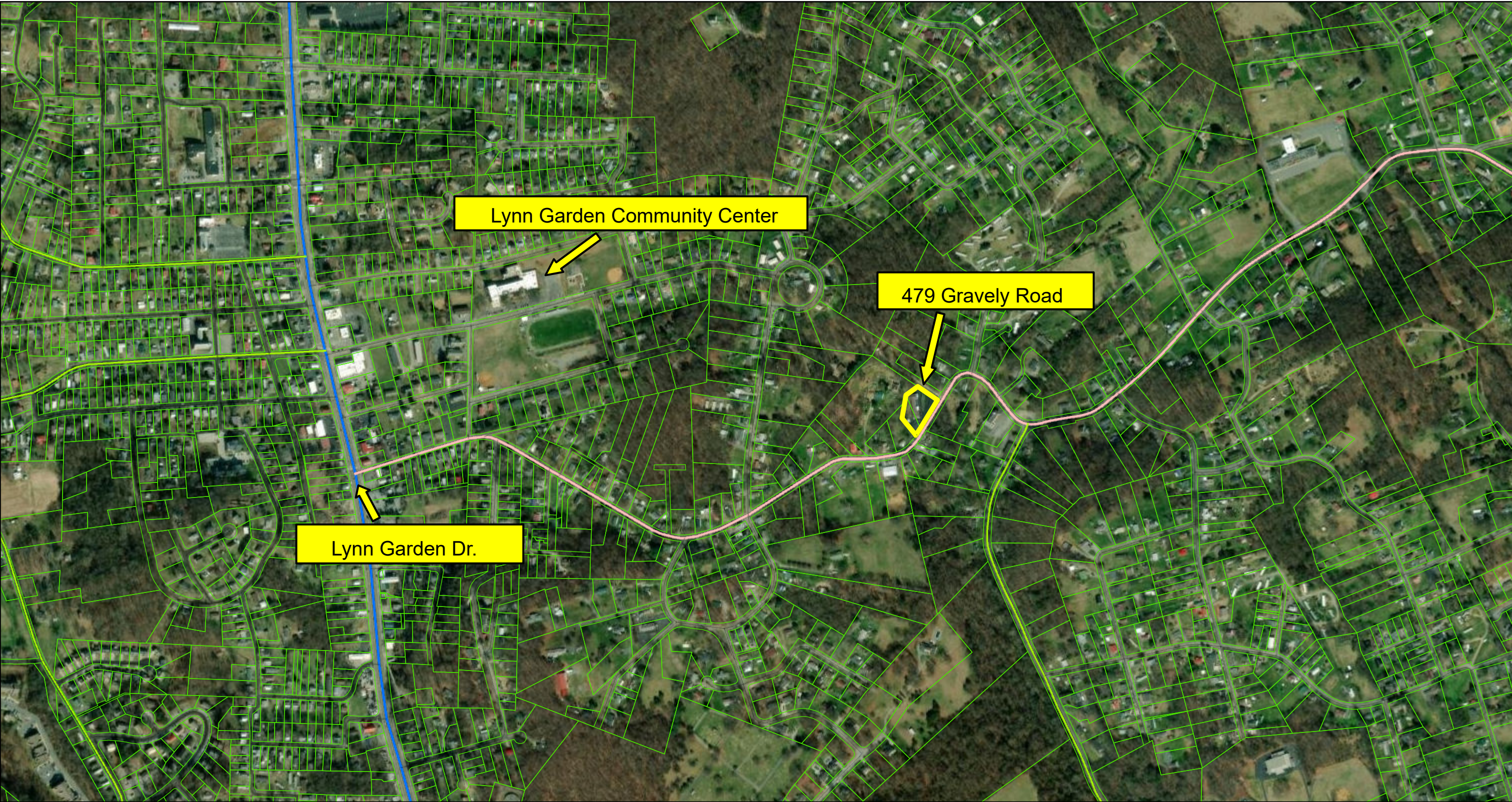
**Case: BZA25-0297– The owner of property located at 479 Gravelly Road, Control Map 030H, Group G, Parcel 031.00** requests a 48.5-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating a carport in the side yard. In addition, the applicant requests a 5-foot separation variance to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

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing [ADAContact@KingsportTN.gov](mailto:ADAContact@KingsportTN.gov) at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT  
Angie Marshall, City Clerk  
PIT: 12/29/2025





12/9/2025, 10:29:05 AM

Sullivan County Parcels Jan 2023 Streets

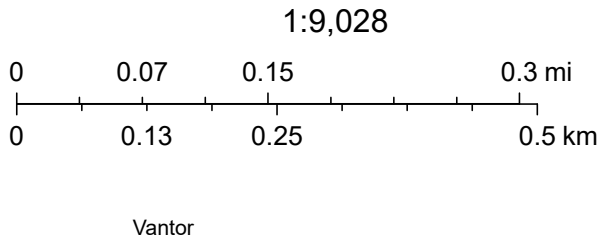
- Parcels

Urban Growth Boundary
- Collector Street

Local Street

Private Street
- Major Arterial

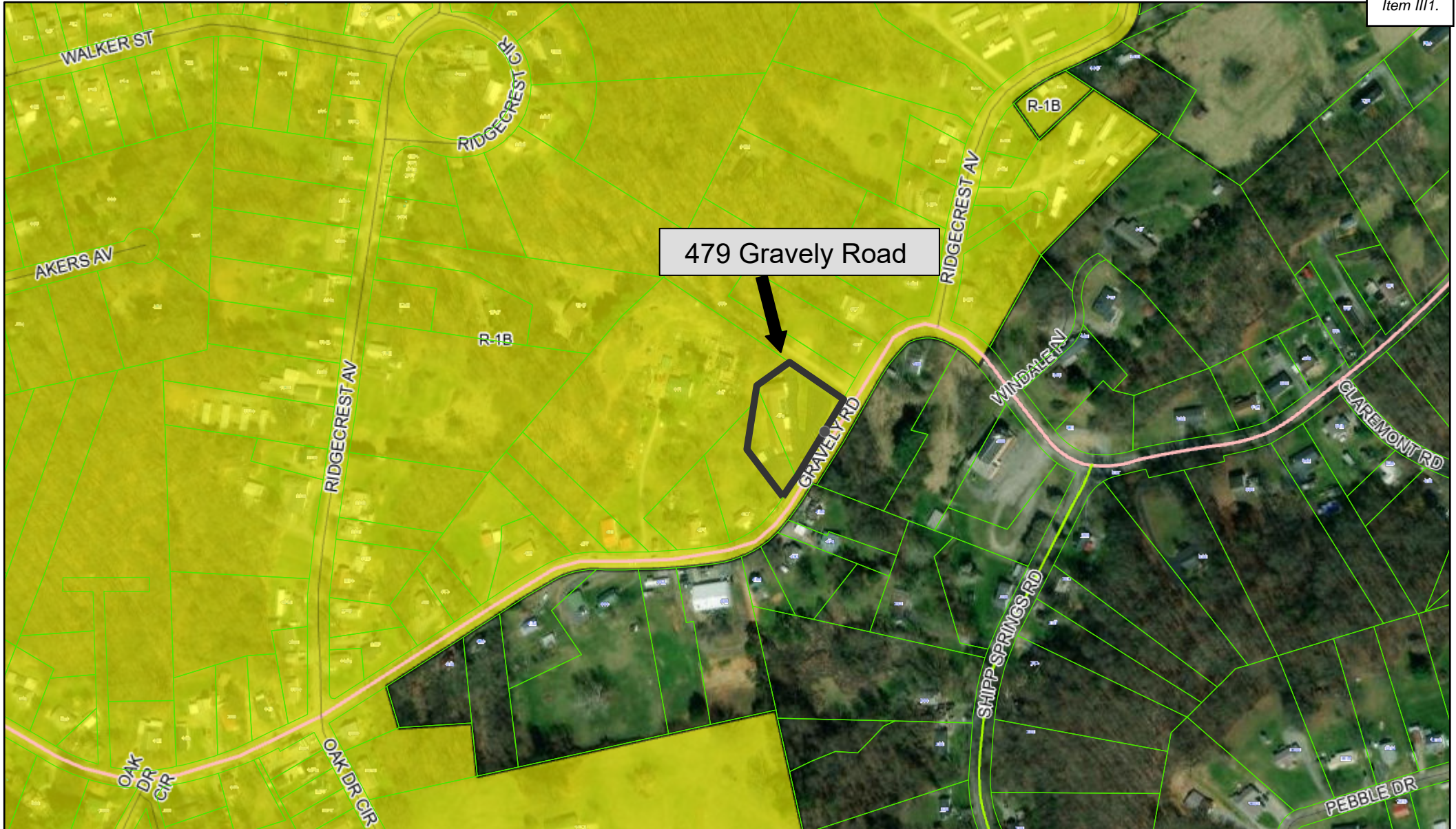
Minor Arterial





# ArcGIS Web Map

Item III.1.



12/9/2025, 10:18:54 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

R-1B

Urban Growth Boundary

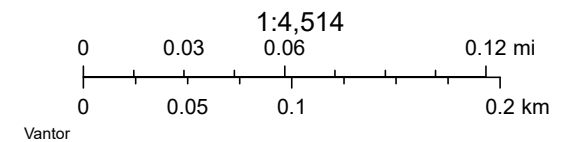
Streets

Minor Arterial

Collector Street

Local Street

Kpt 911 Address



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: December 15, 2025

RE: 479 Gravelly Road

The Board is asked to consider the following request:

**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.

*Code reference:*

***Sec. 114-133. - Accessory building location and height.***

***(1) Yards. No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.***

*(2) Location. Except as provided in subsection (3) of this section, no accessory building shall be erected in any required front or side yard. Accessory residential structures shall be on the same lot as the principal residential structure. The floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet. Accessory structures shall not exceed the height of the principal structure or 35 feet, whichever is less. Accessory structures shall be at least three feet from all lot lines and five feet from any other building on the same lot; provided, however, that where two adjoining property owners desire to build a double garage on the property line, one-half of which would be located on each property, they may secure a building permit to construct such garage by submitting written agreements signed by both parties concerned to the zoning administrator. The height of both the accessory structure and the principal structure shall be measured according to the provisions outlined in the current building code, as set forth in article III of chapter 22. Swimming pools not covered by a permanent roof, tennis courts, pet enclosures not exceeding 100 square feet floor area, and satellite dish antennas shall not be subject to size or height restrictions in this section or included in calculating floor area.*





# APPLICATION

Board of Zoning Appeals

## APPLICANT INFORMATION:

Last Name Westmoreland First Ronald M.I. NMN Date 12/5/25  
 Street Address 942 Packinghouse Apartment/Unit #  
 City Kingsport State TN ZIP 37660  
 Phone [REDACTED] E-mail Address [REDACTED]

## PROPERTY INFORMATION:

Tax Map Information Tax map: 30H Group: 6 Parcel: 31 Lot: P 39  
 Street Address 479 Gravelly Rd Apartment/Unit #  
 Current Zone R-1B Proposed Zone no change  
 Current Use Church Proposed Use no change

## REPRESENTATIVE INFORMATION:

Last Name Reed First Rick M.I. Date 12/5/25  
 Street Address 417 New Summerville Rd. Apartment/Unit #  
 City Kingsport State TN ZIP 37663  
 Phone 423-306-0373 E-mail Address

## REQUESTED ACTION:

48.5 foot departure from rear yard variance for the purpose of locating a carport in the side yard. Additionally, a 5' separation from the church variance for the carport.

## DISCLAIMER AND SIGNATURE

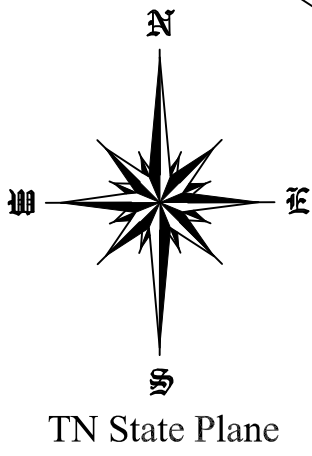
By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Ronald Westmoreland J. Date: 12/5/25  
 Signed before me on this 5th day of December, 2025  
 a notary public for the State of Tennessee  
 County of Sullivan

Notary Lori L. Pyatte  
 My Commission Expires 11-21-2026







ANDY JOSEPH GAMBLE JR  
DB 3592 - PG 231

KEVIN BENNETT  
DB 1376C - PG 1

CAREENA LEE SURRETT  
DB 3491 - PG 1622

CHURCH OF JESUS CHRIST  
+/-0.92 Acres

GRAVELY ROAD

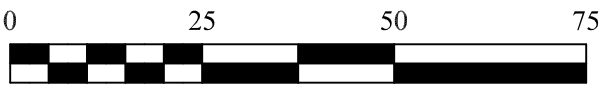
Arc 167.40'  
Rad 1629.55'  
Chrd Brg S 30°48'10" W  
Chrd Dist 167.32'

PK Nail Set

- GNSS NOTE:
- a. GNSS Survey: RTK
  - b. GNSS Base/Rover: Carlson BRX7
  - c. RTK Correction Used: Carlson Skynet
  - d. Date of Survey: 10-03-2025
  - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
  - f. Geoid Model: Continental US NGS 2018
  - g. Fixed Control Stations: Carlson Skynet Base 1938
  - h. Combined Grid Factor: 1.000000 TN State Plane

- Legend
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - △ denotes Railroad Spike
  - ⊗ denotes Water Meter

- Notes
- 1. Deed Reference: DB 2724C - PG 106
  - 2. TAX MAP: 030H G 031.00 & 032.00

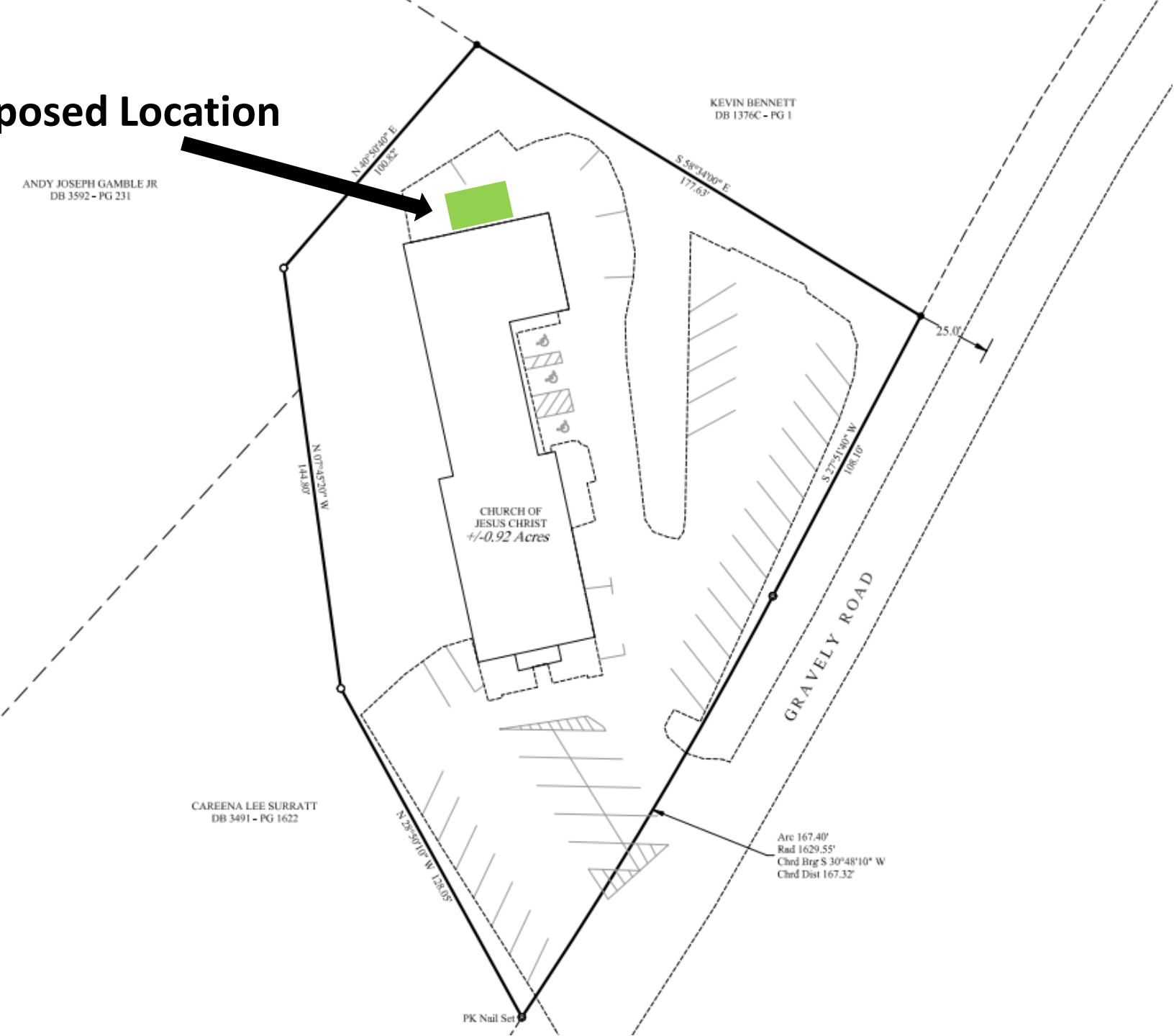


BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR:		
CHURCH OF JESUS CHRIST		
Date 10-15-2025	File:cojc gravely.dwg Drawn By: NLC	Scale: 1" = 25'
11th (Eleventh) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8961



# Proposed Location









## MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

### December 4, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton  
Bill Sumner  
Joe White  
Wes Combs  
Josh Taylor

Members Absent:

Hoyt Denton

Staff Present:

Lori Pyatte  
Ken Weems  
Jessica McMurray

Visitors:

Chris Alley  
Michael Bare

Chairman Bill Sumner called the meeting to order at 12:03pm.

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: BZA25-0286– The owner of property located at 226 Bancroft Chapel, Control Map 032, Parcel 149.00** requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, Residential District.

Mr. Chris Alley presented the case to the Board, identifying himself as the owner's representative. He explained that the parcel has unique constraints due to deep stormwater pipes installed by a previous owner, which run diagonally across the property and create several unbuildable areas. Because the applicant inherited these conditions, applying the standard Side Yard requirement would significantly reduce the number of developable lots and require smaller homes than originally intended. Mr. Alley stated that reducing the Side Yard to 5 feet would allow the project to maintain the planned home sizes, meet the minimum lot count required under the City's developer agreement, and avoid the need to relocate the storm pipes.

The Board asked about the implications for future homeowners whose lots may contain these storm pipes. Mr. Alley explained that maintenance or repair of the pipes would be the responsibility of the individual property owner and noted that the pipes are approximately 25 feet deep. Board members also expressed concern about homes being as close as 10 feet apart. Staff clarified that other zoning districts permit even smaller setbacks, and that the builder would be required to meet all applicable

building codes for structure separation. The Board agreed that the central issue before them was the request for the 3-foot side yard variance and that the hardship in this case is created by the stormwater pipes crossing the property.

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 December 15, 2025 at noon, and meeting date Thursday, January 8, 2025 at noon.

The board reviewed the November 4, 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 November 4, 2025.

**VOTE:** 5-0 to approve the minutes.

**Adjudication of Cases:**

**Case: BZA25-0286– The owner of property located at 226 Bancroft Chapel, Control Map 032, Parcel 149.00** requests a 3-foot side yard setback variance from Section 114-184(e)(1)d for each lot within the proposed Bare Bancroft Chapel Subdivision. The property is zoned R-1C, Residential District.

The Board agreed that the hardship stemmed from the stormwater pipes crossing the property, which limit the owner's full use of the site. They also noted that the current owner did not create this condition but inherited it from the previous owner.

**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.

**Public Comment:**

With no further business the meeting was adjourned at 12:56pm.

Respectfully Submitted,

*Jessica McMurray*

Jessica McMurray  
Development Coordinator