



HISTORIC ZONING COMMISSION MEETING AGENDA

**Tuesday, October 20, 2026 at 1:30 PM
City Hall, 415 Broad Street, Boardroom**

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

IV. OLD BUSINESS

V. NEW BUSINESS

- 1.** 2016 Netherland Inn Road (HISTR26-0270).

VI. OTHER BUSINESS

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

Property Information	2016 Netherland Inn Road Fencing		
Address	2016 Netherland Inn Road Kingsport TN		
Tax Map, Group, Parcel	Tax Map 045K Group C Parcel 030.00		
Civil District	12 th Civil District		
Overlay District	Boatyard Historic District		
Place Type Designation	Urban Living		
Acres	+/- 0.78		
Existing Use	Residential	Existing Zoning	PVD – Planned Village District
Proposed Use	Residential	Proposed Zoning	PVD – Planned Village District
Owner/ Applicant Information		Intent	
Name: Address: City: State: Zip Code: Email: Phone Number:		Intent: <i>To receive historic approval for the installation of new fencing for the Netherland Inn Road project.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends approval for the following reasons: - Applicant has proposed changes that will be non-intrusive to the surrounding area and will greatly improve the view from the main thoroughfare on Netherland Inn Rd. - Proposed changes are in-line with the historic district's guidelines for new structures/fences. - These additions will improve the aesthetic value of this area and compliment the new residential structures located on the same parcel.			
Staff Field Notes and General Comments: Based upon the site analysis, staff recommends granting historic approval for the installation of new fencing at 2016 Netherland Inn Road.			
Planner: Samuel Cooper		Date: 10/20/2026	
Planning Commission Action		Meeting Date	10/20/2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

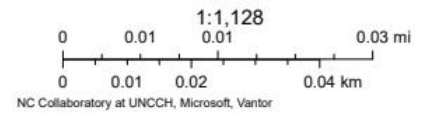
2016 Netherland Inn Road Site Map



8/10/2026, 11:46:17 AM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Minor Arterial
- Collector Street
- Local Street
- Kpt 911 Address



Web AppBuilder for ArcGIS

2016 Netherland Inn Road Zoning PVD - Planned Village District

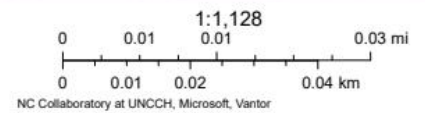


8/10/2026, 11:47:23 AM

Sullivan County Parcels Jan 2023 Streets

City Zoning
PVD

Local Street
Minor Arterial
Collector Street
Kpt 911 Address



Web AppBuilder for ArcGIS

2016 Netherland Inn Road Future Land Use - Urban Living



8/10/2026, 11:48:47 AM

Sullivan County Parcels Jan 2023 Streets

2025 Placetypes

Urban Living

Local Street
Minor Arterial
Collector Street
Kpt 911 Address

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km
NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Historic Guidelines

Rehabilitation Guidelines for Residential Historic Properties

13.0 SITE FEATURES

Policy:

Preserve and retain historic site features of residential buildings, including metal and wood fences, walls and landscaping. Install new fences, walls, and site and landscape features that blend with the historic setting of the building and area.

DESIGN GUIDELINES FOR SITE FEATURES

13.1 Retain and maintain historic fences and walls.

Preserve original metal fences, and do not cover, remove, or obscure them. Clean metals with the gentlest means possible to remove paint buildup and corrosion. If hand-scraping and wire brushing have proven ineffective, low-pressure, dry-grit blasting (less than 100 pounds per square inch) may be appropriate as long as it does not damage the surface. Wood fences can be maintained with regular painting. Repair, or if necessary, replace individual pickets rather than replacing the entire fence. Repair masonry retaining walls using proper mortar mixes and compatible materials. Follow the guidelines for masonry.

13.2 New fences and walls should blend with the historic character of their surroundings.

New fences and walls should be constructed of traditional or similar materials that visually match authentic examples. New wood fences located in a front yard should not exceed 48" in height and be supported by wood posts (4" by 4" recommended) with no more than 2" of spacing between the pickets. Fences may have flat, spear, gothic, or pointed tops.



Preserve and maintain historic fences and walls such as the brick retaining walls in the 1100 block of Watauga Street(left) and the stone retaining wall at 814-820 Yadkin Street (right).

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.

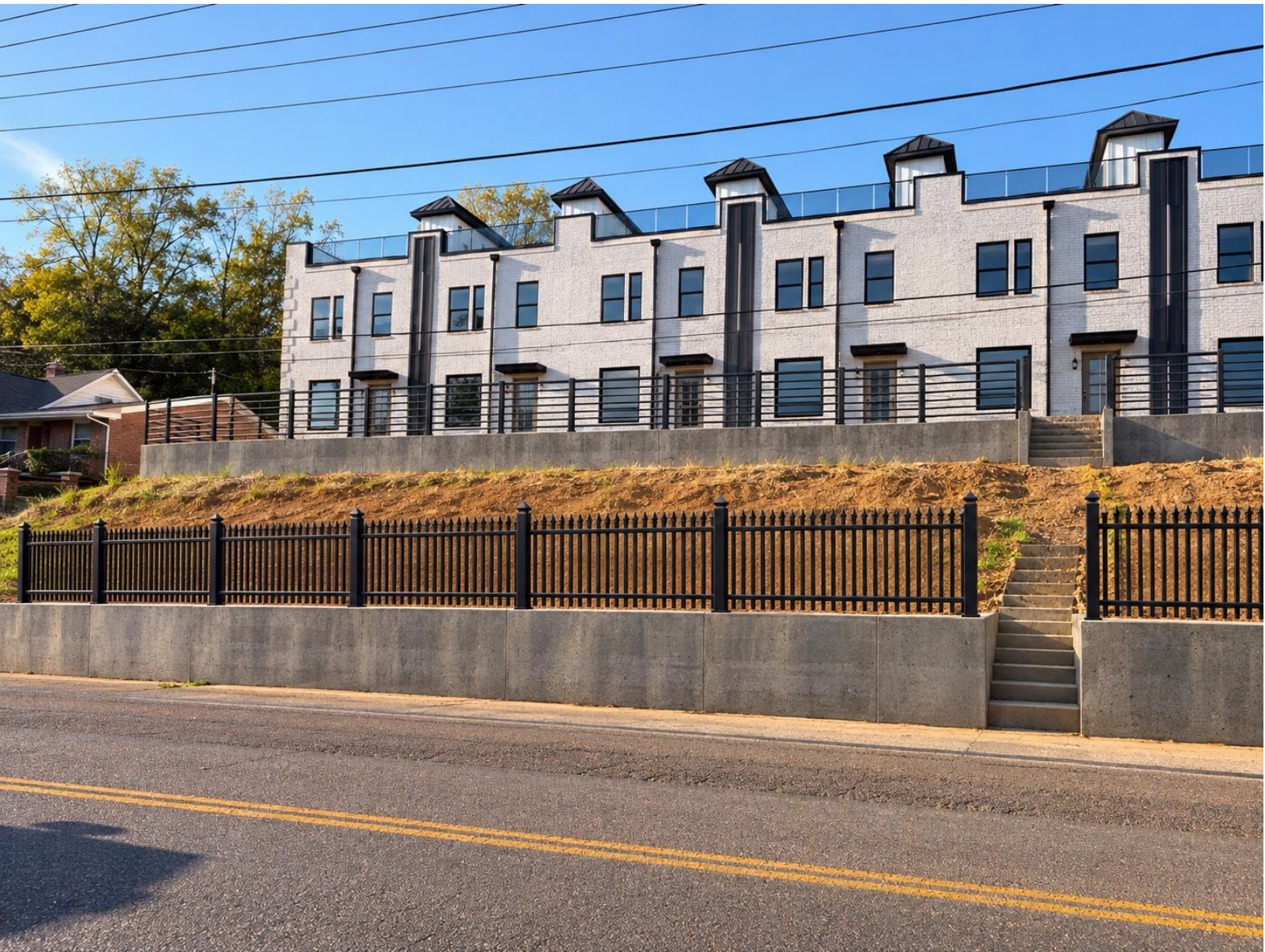


Appropriate height and design picket fence at 709 Yadkin Street.

This appropriate privacy fence at 1154 Watauga Street surrounds the rear yard and is set back from the front of the house.



Proposed fencing for Netherland Inn Project



* Hand rail not pictured but will be for the stairs and will be mild steel and black and will match the upper guard rail style per the applicant.

Site Analysis

- The upper fence will be mild steel 42” in height using horizontal 3/4" square tubing space 3-5/8” apart with a flat top design and painted black.
- The lower fence will be an aluminum 5’ tall vertical spear top fencing with 5” spacing and painted black.
- Based upon the proposed concept photo, the building department has made it known that a handrail will be required on the stairs.
 - In response, the applicant has stated there will be a handrail for the stairs and it will be mild steel and black and will match the upper fences guardrail style.
- These additions will improve the aesthetic value of this area and compliment the new residential structures located on the same parcel as well as the recently repaired and approved retaining wall.

Recommendation

Based upon the site analysis, staff recommends granting in-house historic approval for the installation of new fencing at 2016 Netherland Inn Road.