

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: January 4, 2018
Development Services Building – Bob Clear Conference Room

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

BUSINESS:

Conduct 2018 officer elections

Approval of the December 7, 2017 driving tour and regular meeting minutes.

Stating for public record, the next application deadline is January 15, 2018 at noon, and meeting date (Thursday, February 1, 2018).

ADJUDICATION OF CASES:

ADJOURNMENT:

**MINUTES OF THE DRIVING TOUR OF THE
KINGSPORT BOARD OF ZONING APPEALS (BZA)**

December 7, 2017

10:30 a.m.

Members Present:

Leland Leonard
Frank Oglesby
Bill Sumner

Members Absent:

Anita Campbell
Ashok Gala

Staff Present:

Ken Weems, AICP

At 10:30 a.m., the BZA departed the Development Services Building, 201 W. Market St. to conduct a driving tour of the property located at 9960 Airport Parkway. No official action was taken.

The driving tour concluded at 11:20 a.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

December 7, 2017, Regular Meeting

Noon

Bob Clear Conference Room, 1st floor of the Development Services Building

Members Present:

Leland Leonard, Chairman
Frank Oglesby
Bill Sumner
Ashok Gala
Anita Campbell

Members Absent

none

Staff Present:

Ken Weems, AICP
Page Jeffers

Visitors:

Marcy Walker
Wes Acklin
Johnny Campbell

Chairman Leonard called the meeting to order.

Chairman Leonard explained the meeting procedures.

Ms. Page Jeffers conducted the swearing in ceremony for those wishing to speak during the regular meeting. Marcy Walker and Wes Acklin were sworn in.

Public Hearing:

Case: 17-701-00016 – Property located at 9960 Airport Parkway, Control Map 078, Parcel 095.50 requests a 35 foot height variance and a 253.5 square foot size variance for a new freestanding sign to Sec 114-533(8)a(2 ,4). The property is zoned B-3, Highway Oriented Business District.

Ms. Marcy Walker presented the case to the Board. Ms. Walker stated that the parcel currently has two freestanding signs and that both of the existing freestanding signs are planned to be completely removed. Ms. Walker identified the need of the proposed freestanding sign so that large trucks in need of service would be able to readily identify the property from the interstate.

Chairman Leonard, seeing no one wishing to speak, closed the public hearing.

Next, Chairman Leonard called for the approval of the October 5, 2017 driving tour and regular meeting minutes. On a motion by Mr. Gala, seconded by Mr. Sumner, the Board approved the October 5, 2017 driving tour minutes unanimously (4-0). On a motion by Mr. Gala, seconded by Mr. Sumner, the Board approved the October 5, 2017 regular meeting minutes unanimously (4-0).

The Board stated, for the record, that the next submittal deadline is December 15, 2017 at noon for the January 4, 2018 regular meeting.

Mr. Weems reported to the Board that the annual BZA holiday lunch had been scheduled by the Chairman for December 13, 2017. Additionally, Mr. Weems stated that he would organize online training for those members still in need of hours. Mr. Weems noted that the two newest members of the Board had a full year from their start date with the Board to accrue their 4 annual hours.

Adjudication of Cases:

Case: 17-701-00016 – Property located at 9960 Airport Parkway, Control Map 078, Parcel 095.50

Chairman Leonard acknowledged the hardship of the parcel is an elevation issue, where additional signage can be justified to properly serve customers of the business.

MOTION: made by Mr. Oglesby, seconded by Mr. Sumner, to grant the 35 foot height variance and 253.5 square foot freestanding sign size variance as requested.

VOTE: 4-0 to approve the request.

PROOF PRESENTED:

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. *This parcel's elevation is lower than the surrounding parcels, making appropriate signage challenging under current zoning requirements.*
2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *The strict application of this chapter would deny the owners of a reasonable use of their property.*
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter. *The existing property configuration is not a result of the applicant.*
4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood. *The variance will preserve the essential character of the neighborhood by allowing signage that will more closely resemble signage of adjacent properties of the similar use.*

With no further business the meeting was adjourned at 12:21 p.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator