



# SULLIVAN COUNTY, TN BOARD OF ZONING APPEALS

## Agenda May 20, 2026

*"While every request shall be studied on its own merits, the decision to grant an individual variance, special exception, or appeal shall not undermine the purposes and intent of the Zoning Plan per Article 1-103 of the Sullivan County Zoning Resolution."*

- I. **Call to Order:** The regular meeting of the Sullivan County Board of Zoning Appeals was called to order at 5:00PM within the Historic County Courthouse in Blountville, Tennessee followed by an introduction of the members.

**Members Present**

Rick Hicks  
Jay Baldauf  
Robert Earhart  
Marvin Egan  
Ty LaRue

**Members Absent**

**Staff Representatives**

Luke Meade, Director of Planning  
Jeanessa Hayes, Planning Technician  
Nathan Walch, Building Official

**Other Staff Present**

SCSO, Tracey Haraz

- II. **Approval of Minutes:** April 15, 2026, meeting MINUTES.

III. **Declaration of Conflicts of Interest:**

- The chair shall ask if any member of the board had been contacted prior to the meeting by any applicant or citizen regarding a scheduled case.
- The chair shall ask if any member of the board had a personal interest that would affect their vote on any case scheduled to come before the board during the meeting.

- IV. **Swearing in of Witnesses:** Anyone wishing to address the board on any matter shall be sworn in under oath.

- V. **Public Comment:** Anyone wishing to speak to the Board of Zoning Appeals on any matter not otherwise on the published agenda, shall be allowed to come forward after being sworn in. All other comments shall be heard during the agenda item.

VI. **New Business – Scheduled Case:**

- A. Request from **Amanda Childers** for a special exception, side yard setback variance down from 12' to 10', and a front yard setback variance down from 30' to 25' in order to place a pool in the front yard located at 413 Light Street, Kingsport, TN 37663.
- B. Request from **Frank Crawford (MGP Properties)** for a front yard setback variance down from 30' to 20'4" to allow for an existing detached garage located at 380 Beulah Church Drive, Kingsport, TN 37660.
- C. Request from **Christian Kang** for a special exception to allow for the storage of fireworks located at 107 Vanderpool Private Drive, Kingsport, TN 37660.
- D. Request from **Nathaniel, Kevin, and Dona Tomlin** for a Special exception and side yard setback variance to allow for a garage in the front yard located at 204 Alisha Street, Bristol, TN 37620.
- E. Request from **Thomas Snapp** for a special exception and front yard setback variance down from 30' to 15' to allow for a 30x50 building in the front yard located at 4230 Highway 421, Bristol, TN 37620.
- F. Request from **Kenneth and Samantha Horn** for a side yard setback variance down from 8' to 5' in order to construct a 24x40 garage located at 4895 Eagle Point Drive, Kingsport, TN 37664.
- G. Request from **Richard Phillips** for a special exception and side yard setback variance down from 12' to 6' to allow for a garage in the front yard located at 1286 Derick Private Drive, Blountville, TN 37617.

VII. **Unfinished or Other Business: None**

- VIII. **Adjournment:** \_\_\_\_\_ Next Scheduled Meeting will be held on June 17th at 5:00.