



SULLIVAN COUNTY, TN BOARD OF ZONING APPEALS

Agenda June 17, 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:** May 20, 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 has 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 **Outdoorsman Inc.** for a front yard setback variance down from 30' to 20'6" in order to expand on their existing building located at 4535 HWY 11W, Kingsport, TN 37660.
- B. Request from **Anthony Roberts** for a rear yard setback variance down from 30' to 10' in order to construct a 30x25 garage located at 3104 Fairbanks Street, Kingsport, TN 37660.
- C. Request from **David Pittman** for a front yard setback variance down from 30' to 3'5" to allow for the expansion of an existing underground structure located at 169 Church Circle, Bristol, TN 37620.
- D. Request from **Ashlynn Oaks LLC** for a side yard setback variance down from the required 20' to 10' (20' total separation between homes) to allow for single-family homes to be constructed to the same density as townhome style units within a Planned Unit Development located at HWY 75 and Centenary Road, Blountville, TN 37617.

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

VIII. **Adjournment:** _____ **Next Scheduled Meeting will be held on July 15th at 5:00.**