



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, October 02, 2025 at 12:00 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. CALL TO ORDER - 12:00 P.M. NOON

II. INTRODUCTION AND MEETING PROCEDURES

III. PUBLIC HEARING

1. Case: BZA25-0246– The owner of property located at 1501 E. Stone Drive, Control Map 046L, Group L, Parcel 13.00 request a 99.98 square foot variance to Sec. 114-533(8)b to exceed the permitted wall sign allowance for Dutch Bros Coffee Shop. The property is zoned B-3, Highway-Oriented Business District.

INTERESTED PARTIES:

Owner:

Bristol Sign Company Walden, LLC

6870 Gate City Highway

Bristol, VA 24202

(276)669-0811

Representative: Lisa Walden

IV. BUSINESS

1. Approval of the September 4, 2025 regular meeting minutes.

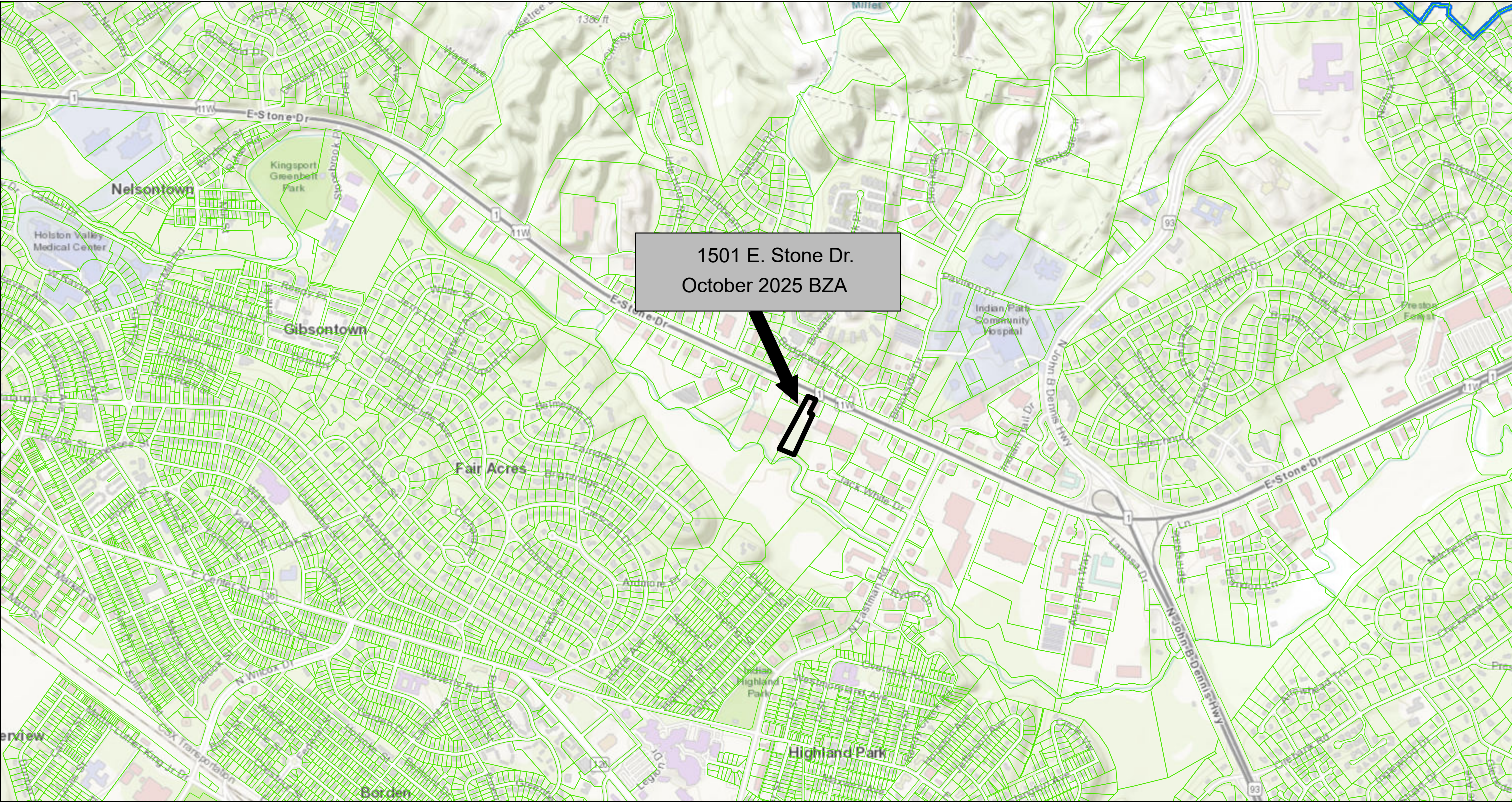
Stating for public record, the next application deadline is October 15, 2025 at noon, and meeting date (Thursday, November 6, 2025).

V. ADJUDICATION OF CASES

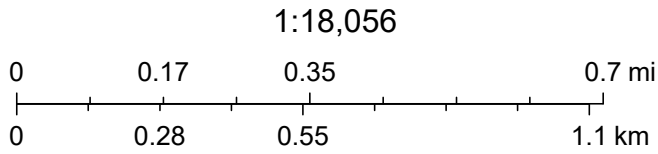
VI. PUBLIC COMMENT

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



9/24/2025, 2:39:03 PM
Sullivan County Parcels Jan 2023
Parcels
Urban Growth Boundary



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, October 2, 2025 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: BZA25-0246– The owner of property located at 1501 E. Stone Drive, Control Map 046L, Group L, Parcel 13.00 request a 99.98 square foot variance to Sec. 114-533(8)b to exceed the permitted wall sign allowance for Dutch Bros Coffee Shop. The property is zoned B-3, Highway-Oriented Business District.

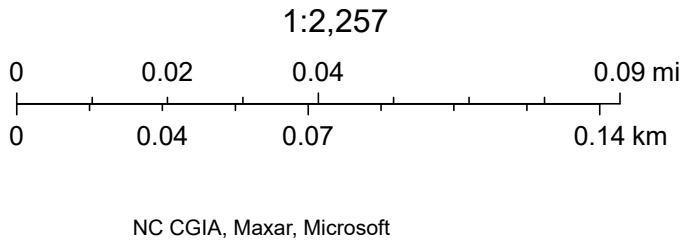
All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

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 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: 9/24/2025



9/24/2025, 1:57:42 PM
Sullivan County Parcels Jan 2023
Parcels
Urban Growth Boundary
Kpt 911 Address





9/24/2025, 2:04:02 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

<Null>

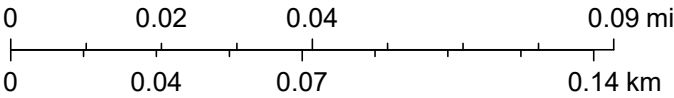
TA/C

R-5

GC

B-2E	B-3	M-1R	PD	R-1B	Split
A-1	B-4	M-2	PMD-1	R-1C	TA
A-2	B-4P	MX	PMD-2	R-2	TA-C
AR	B-4P	P-1	PUD	R-3	UAE
B-1	BC	P-D	PVD	R-3A	Urban Growth Boundary
B-2	GC	PBD-3	R-1	R-3B	Kpt 911 Address
B-3	M-1	PBD/*	R-1A	R-4	

1:2,257



NC CGIA, Maxar, Microsoft

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: September 24, 2025

RE: 1501 E. Stone Drive

The Board is asked to consider the following request:

Case: BZA25-0246– The owner of property located at 1501 E. Stone Drive, Control Map 046L, Group L, Parcel 13.00 request a 99.98 square foot variance to Sec. 114-533(8)b to exceed the permitted wall sign allowance for Dutch Bros Coffee Shop. The property is zoned B-3, Highway-Oriented Business District.

Code reference:

Sec. 114-533. - On-premises signs.

(8) Highway Oriented Business District (B-3).

- a. Single-tenant business and multitenant centers are permitted one freestanding sign, provided:*
- 1. The sign surface area shall not exceed one square foot per lineal foot of frontage for the first 100 feet of frontage;*
 - 2. The maximum sign surface area shall be 100 square feet per side or 200 square feet total of all sides;*
 - 3. A lot with a multiple-street frontage, including a corner lot, uses only one street frontage for computing the sign surface area; and*
 - 4. The height of the sign shall not exceed 30 feet above the ground.*
- b. Single-tenant businesses and multitenant centers are permitted wall signs equivalent to one percent of the business's building ground coverage area up to 300 square feet of total signage. Businesses having less than 8,000 square feet of area may utilize up to 80 square feet of signage.*



APPLICATION

Board of Zoning Appeals

APPLICANT INFORMATION:

Last Name Bristol Sign Company Walden, LLC (Walden) First Lisa
 Street Address 6870 Gate City Highway
 City Bristol State VA
 Phone 276-669-0811 E-mail Address [REDACTED]

M.I. 9/18-25
 Date
 Apartment/Unit #
 ZIP 24202

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
 Street Address 1501 E Stone Drive (Dutch Bros)
 Current Zone Proposed Zone
 Current Use Proposed Use

Apartment/Unit #

REPRESENTATIVE INFORMATION:

Last Name Walden First Lisa
 Street Address 6870 Gate City Highway
 City Bristol State VA
 Phone 276-669-0811 E-mail Address [REDACTED]

M.I. 9/18-25
 Date
 Apartment/Unit #
 ZIP 24202

REQUESTED ACTION:

Dutch Bros would like to request additional signage for their building that would provide effective business identification similar to other businesses in the area, allow drivers to easily distinguish this particular business preventing them from slowing down or making any unsafe maneuvers to enter/exit the business.

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: Lisa R Walden

Date: 9-18-25

Signed before me on this 18 day of September, 2025,

a notary public for the State of Virginia

County of Washington

Notary Madeline Holloway

My Commission Expires January 31, 2029

MADELINE GENE HOLLOWAY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 00366030

Board of Zoning Appeals Criteria and Application Requirements

The BZA utilizes the following Criteria in their decisions:

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. 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.
- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.
- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.
- d. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Application Requirements of Petitioner for a Variance:

1. Completed Application form.
2. List any "hardship" that pertains to the property in question.
3. Provide staff with a survey of the property containing the existing buildings with dimensions in relation to all property lines.
4. Provide staff with a drawing/plan of the proposed building with dimensions and a list of materials used for building. Pictures of examples are encouraged.

Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. 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 building's placement on the property is at a disadvantage due to the setback being further back than the Goodyear building making it difficult to see when traveling.

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

- d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

**** All requested material must accompany a completed application form before it will be accepted by staff and placed on the Board of Zoning Appeals agenda. All application packets along with a \$100.00 processing fee must be turned into the Kingsport Planning Office before NOON on the 15th of the month prior to the month the item is to be heard by the Board of Zoning Appeals.**

The current building has very limited visibility due to the Goodyear building as it sits back further.





Dutch Bros Coffee
Building Signage

(Allowed 80 sq ft)

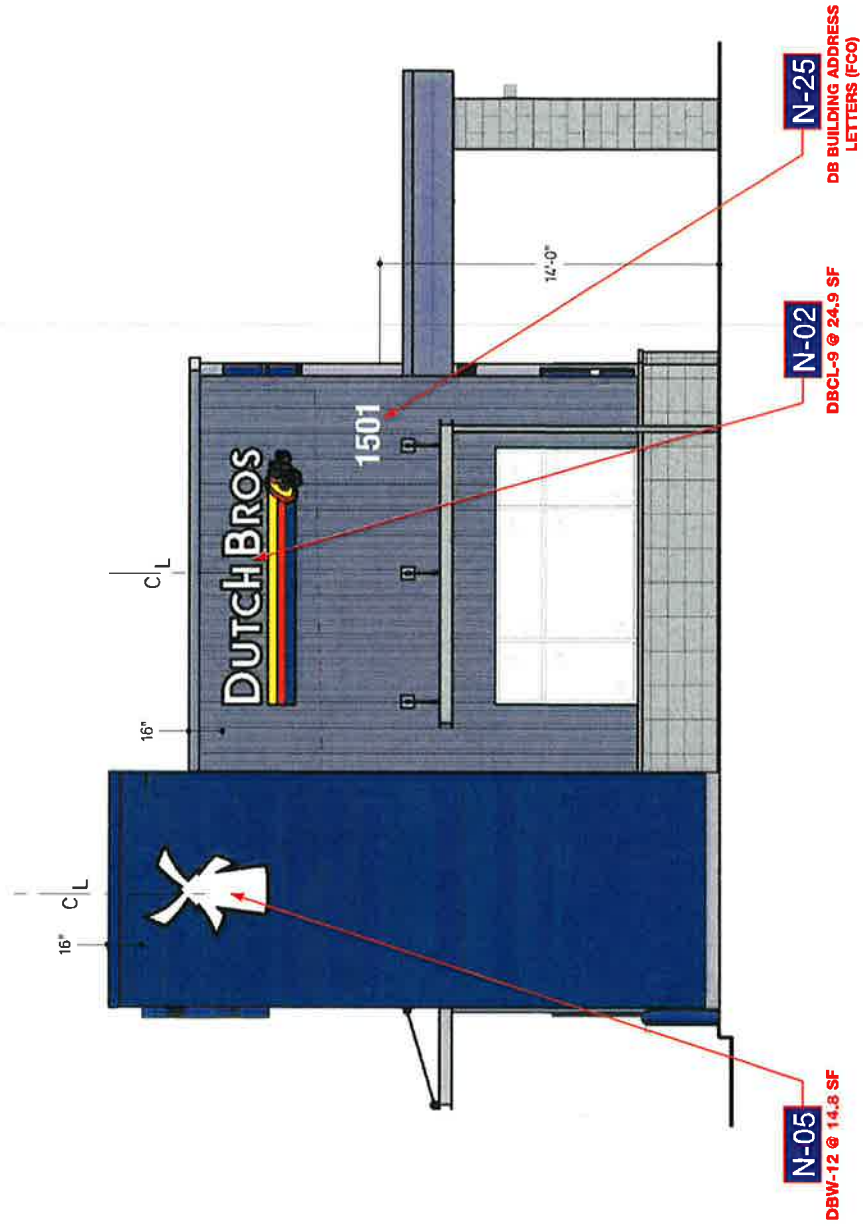
- N-02 Channel letter set 1'-4 1/2" x 8'-10 7/8" and 11 1/8" x 8'-10 7/8" (24.96 sq.ft.)
- N-03 Channel letter set 1'-4 1/2" x 8'-10 7/8" and 11 1/8" x 8'-10 7/8" (24.96 sq.ft.)
- N-04 Channel letter set 1'-4 1/2" x 8'-10 7/8" and 11 1/8" x 8'-10 7/8" (24.96 [sq.ft.](#))
- N-05 Windmill logo 4'-5 11/32" (14.8 sq.ft.)
- N-06 Windmill logo 4'-5 11/32" (14.8 sq.ft.)
- N-07 Windmill logo 4'-5 11/32" (14.8 [sq.ft.](#))
- N-08 Menu board 3'- 8 9/16" x 2'-10 9/16" (10.69 sq.ft.)
- N-09 Menu board 3'- 8 9/16" x 2'-10 9/16" (10.69 sq.ft.)
- N-14 Snap Frames 12" x 18" (1.5 sq.ft.)
- N-15 Snap Frames 12" x 18" (1.5 sq.ft.)
- N-16 Snap Frames 12" x 18" (1.5 sq.ft.)
- N-17 Snap Frames 12" x 18" (1.5 [sq.ft.](#))

N-18 Snap Frames 30" x 40" (8.33 sq.ft.)
N-19 Snap Frames 30" x 40" (8.33 sq.ft.)
N-20 Snap Frames 30" x 40" (8.33 sq.ft.)
N-21 Snap Frames 30" x 40" (8.33 sq.ft.)

Total wall signage - 179.98

NORTH ELEVATION

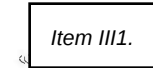
DUTCH BROS
Address



2160 LAKESIDE CENTRE WAY #105, KNOXVILLE, TN 37922 | 865.692.4058

principle

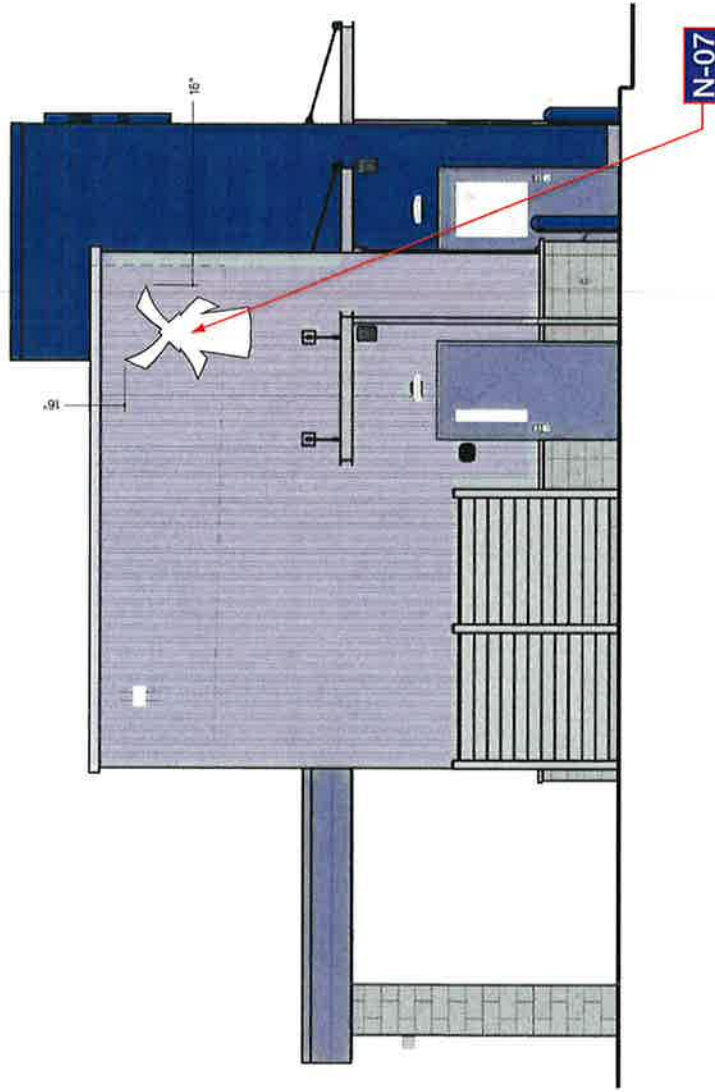
Item III1.

DUTCH BROS
Address

principle

SOUTH ELEVATION

DUTCH BROS
Address



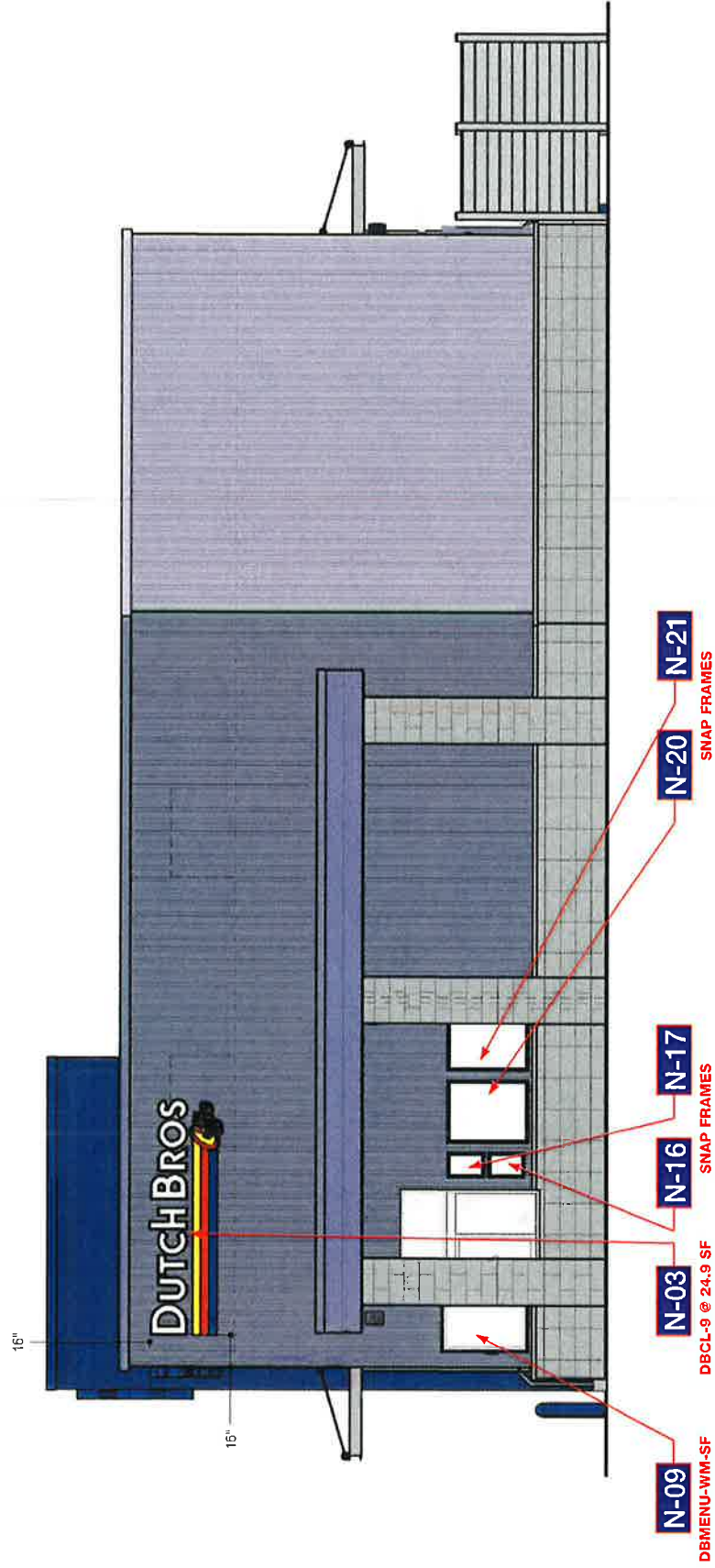
2160 LAKESIDE CENTRE WAY #105, KNOXVILLE, TN 37922 | 865.692.4058

principle

Item III1.

WEST ELEVATION

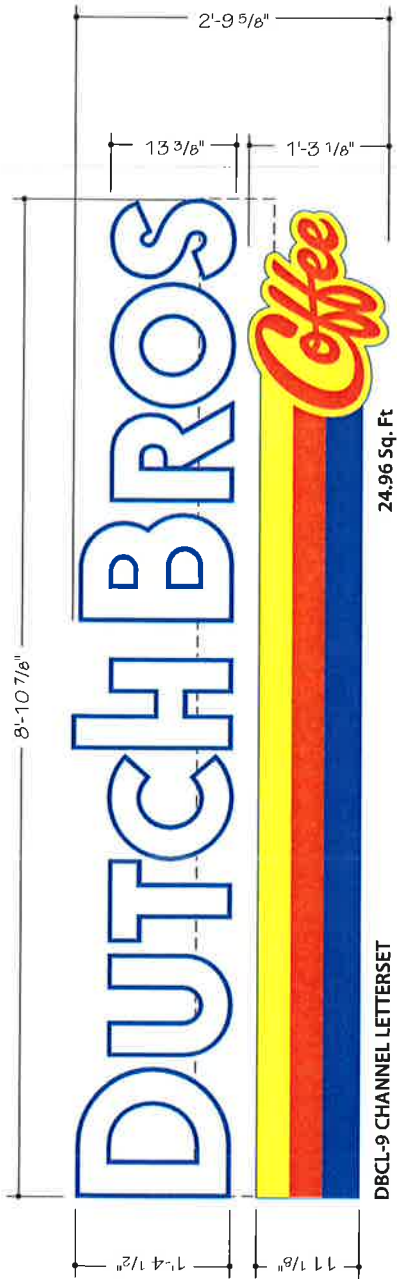
DUTCH BROS
Address



principle

2160 LAKESIDE CENTRE WAY #105, KNOXVILLE, TN 37922 | 865.692.4058

Item III1.



DBCL-9 CHANNEL LETTERSET

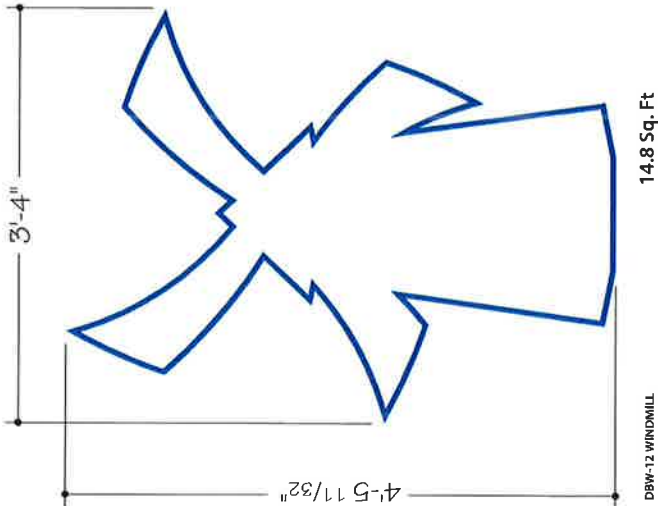
- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

COLOR CODE

	230-015 YELLOW PSV
	230-33 RED PSV
	230-127 INTENSE BLUE PSV
	WHITE

Side View

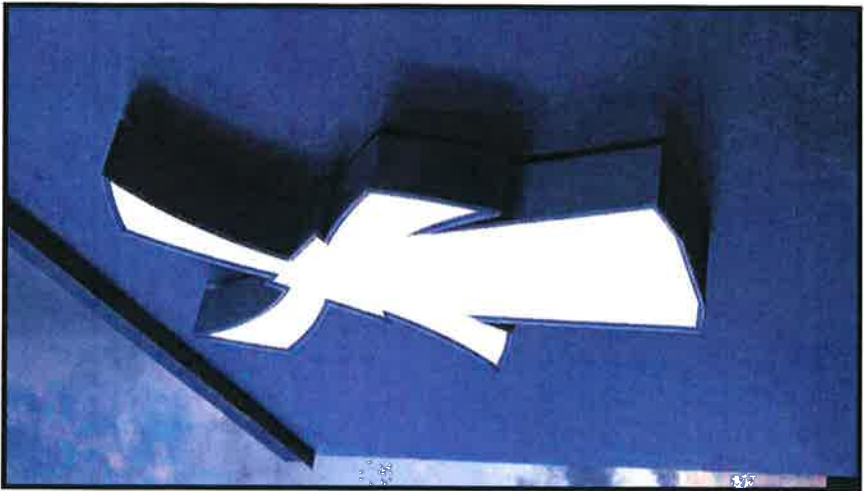




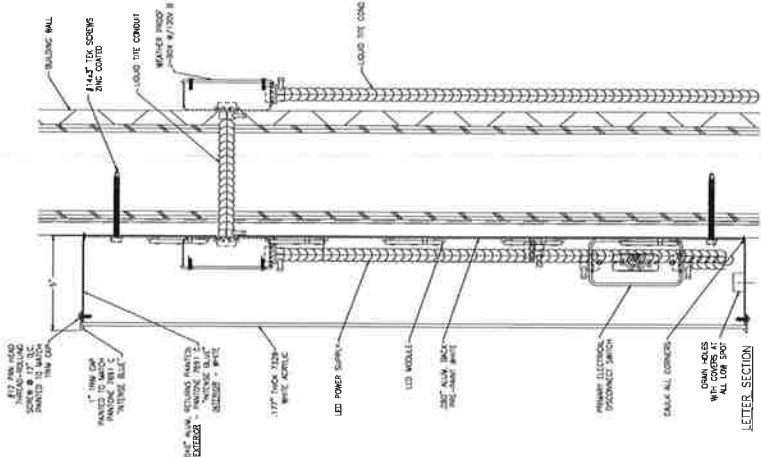
- Face Lit Flush Mount Channel Logo Returns & Trimcap painted to match pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

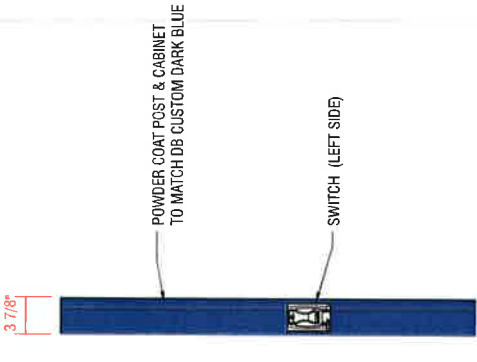
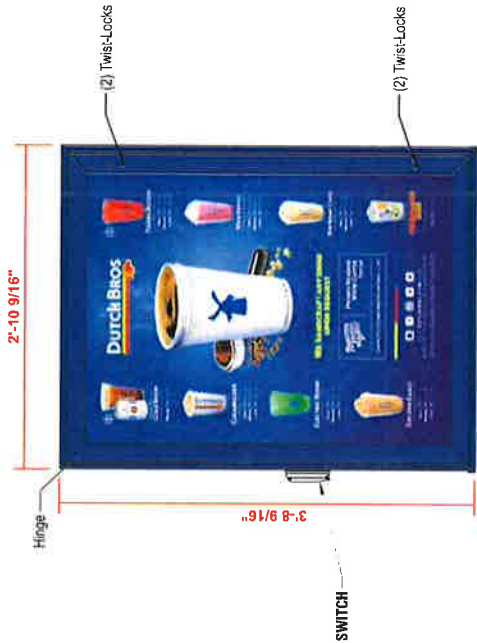
COLOR CODE

230-127 INTENSE BLUE PSV



Typical





SIDE VIEW

DBMENU-WM

- WALL-MOUNTED BACK-LIT MENU SIGN
- Printed menu panel not included
 - LED outdoor light box
 - Lockable hinged door
 - Aluminum construction

COLOR CODE

- DIGITAL PRINT
- POWDER COATED
DB CUSTOM DARK BLUE



Typical

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

September 4, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton
Hoyt Denton
Wes Combs
Joe White
Josh Taylor

Members Absent:

Bill Sumner

Staff Present:

Lori Pyatte
Ken Weems
Jessica McMurray

Visitors:

Jennifer Helton Penny Salyer
Travis Helton
David Salyer

Vice-Chairman Calvin Clifton called the meeting to order at 12:00pm.

Vice-Chairman Clifton 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: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20 requests a special exception to Sec. 114-181(c)(5) to allow the development of a new private recreation area. The property is zoned R-1B, Residential District (pending rezoning to A-1, Agricultural District).

Mrs. Jennifer Helton presented the case, requesting a special exception to allow a private recreation area within the A-1 zone. The proposal includes the development of three to four luxury cabins and/or recreational vehicle sites, each designed to accommodate one to two guests, with the potential for a future event venue. She also noted that she currently operates a short-term rental on an adjacent property. The board inquired about the proposed location of the units, and Ms. Helton pointed the board to the site plan provided in the packet.

Vice-Chairman Clifton, seeing no one wishing to speak further on the item, closed the public hearing.

Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20 requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

Mr. David Salyer presented the case, requesting additional accessory space to construct an RV carport. He explained that the carport would be located in the rear yard and not visible from the road. Mr. Salyer further noted that he also owns the adjoining vacant property at 410 W. Carters Valley.

Vice-Chairman Clifton, seeing no one wishing to speak further on the item, closed the public hearing.

BUSINESS:

Staff stated for record, the next application deadline is September 15, 2025 at noon, and meeting date Thursday, October 2, 2025 at noon.

The board reviewed the August 4, 2025 regular meeting minutes.

MOTION: made by Mr. Wes Combs, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for August 4, 2025.

VOTE: 5-0 to approve the minutes.

Adjudication of Cases:

Case: BZA25-0204– The owner of property located at 300 Blakley Drive, Control Map 105, Parcels 02.04 & 02.20 requests a special exception to Sec. 114-181(c)(5) to allow the development of a new private recreation area. The property is zoned R-1B, Residential District (pending rezoning to A-1, Agricultural District).

Vice-Chairman Clifton asked if there were any further comments or discussion. There were none.

MOTION: Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented for the current property owner, contingent upon rezoning approval by the Board of Mayor and Aldermen.

VOTE: 5-0 to approve the request.

Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20 requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

Vice-Chairman Clifton asked if there were any further comments or discussion. There were none.

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 12:24pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator