



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, February 06, 2025 at 12:00 PM

City Hall, 415 Broad Street, Montgomery- Watterson Boardroom Room: 307

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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: BZA25-0017 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00 request a 278.43 square foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the new Rural King retail space. The property is zoned B-4P, Planned Business District.

#### ***INTERESTED PARTIES:***

Owner:

RK Holdings, LLP

4216 Dewitt Avenue

Matton, IL 61938

(217)234-5130

Representative: Denise Hensley

### IV. BUSINESS

### V. ADJUDICATION OF CASES

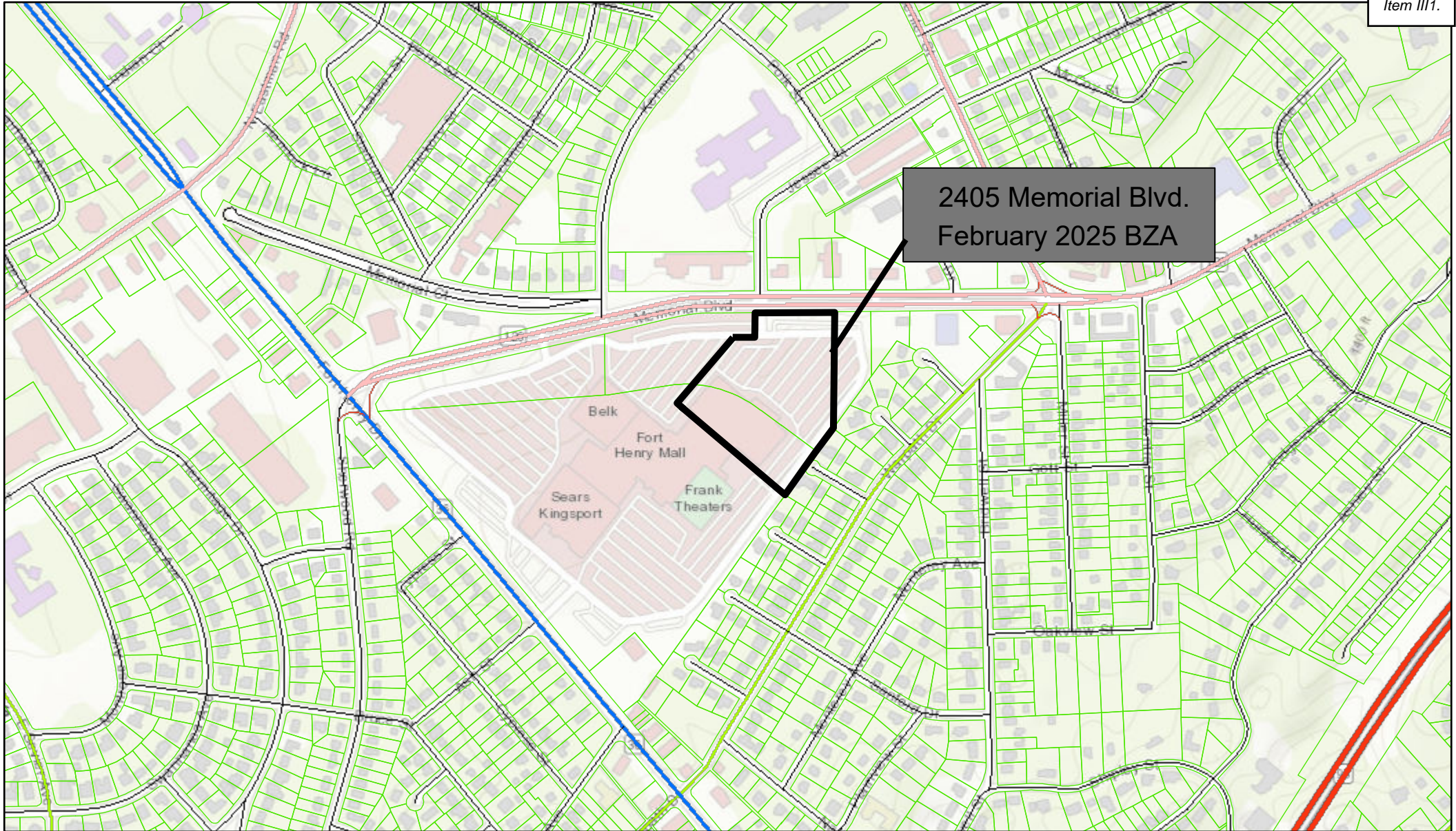
### VI. PUBLIC COMMENT

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**

# ArcGIS Web Map

Item III.1.



1/27/2025, 9:55:37 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, 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, February 6, 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: BZA25-0017 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00** request a 278.43 square foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the new Rural King retail space. The property is zoned B-4P, Planned 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](mailto: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: 1/27/2025

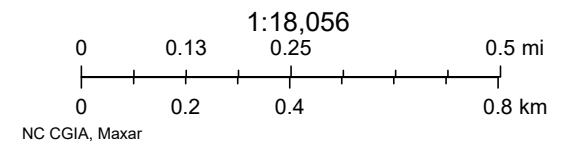
# ArcGIS Web Map

Item III.1.



10/17/2024, 9:31:32 AM

- Streets
- Minor Arterial
  - Collector Street
  - Local Street
  - Private Street
  - Ramp
  - Urban Growth Boundary
  - Interstate
  - Expressway
  - Major Arterial





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: January 23, 2025

RE: 2405 Memorial Blvd.

The Board is asked to consider the following request:

**Case: BZA25-0017 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00** request a 278.43 square foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the new Rural King retail space. The property is zoned B-4P, Planned Business District.

After consulting with the sign company representative, staff determined the total wall signage measures 1,763 square feet. This calculation is based on “*Sec. 114-534(4) – Computation of Sign Area, sign surface area of a sign consisting of connected letters or letters enclosed by a box or an outline shall be the total area of the sign, including the background, box, or outline.*” **The submitted request does not include the red background, which, per city code, must be included.** Using the sign computation method, staff determined that a 1,463-square-foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the new Rural King retail space would be required to install the sign as designed.

Computation method used:

- **Sheet No. 101:** 106 ft.(length) x 14 ft. 6in (width) = 1,537 sq. ft.

- **Sheet No. 102:** 41 ft.(length) x 5 ft. (width) = 205 sq. ft.

- **Sheet No. 103:** 7 ft.(length) x 3 ft. (width) = 21 sq. ft.

**Total:** 1,763 sq. ft.

**Allowed:** 300 sq. ft.

**Variance Need:** 1,463 sq. ft.

*Code reference:*

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

*(9) Planned Shopping Center District (B-4P).*

*c. If the building ground coverage of a business is 30,000 square feet or more, the maximum wall sign area permitted is 300 square feet. If the building ground coverage of a business is 8,000 square feet or less, the maximum wall sign area permitted is 80 square feet. In all other situations, the area of wall signs shall not exceed one percent of the building ground coverage of a business.*



# APPLICATION

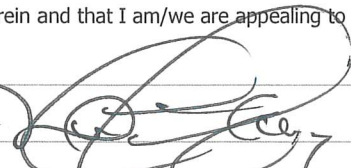
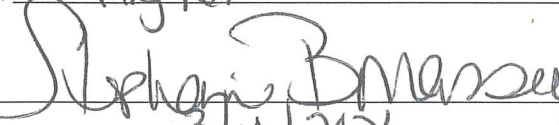
Board of Zoning Appeals

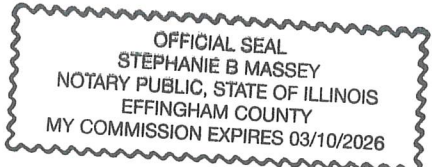
APPLICANT INFORMATION:			
Last Name	RK HOLDINGS, LLP	First	
M.I.		Date	
Street Address	4216 DEWITT AVENUE		Apartment/Unit #
City	MATTOON	State	IL
ZIP	61938		
Phone	217-234-5130		E-mail Address
bgregory@ruralking.com			

PROPERTY INFORMATION:			
Tax Map Information	Tax map:	Group:	Parcel: Lot: 061E H 012.00, 061E H 010.00 & 061E H 010.01
Street Address	2101 FORT HENRY DRIVE, KINGSFORT		Apartment/Unit #
Current Zone	B-4P	Proposed Zone	B-4P
Current Use	VACANT	Proposed Use	RURAL KING RETAIL STORE

REPRESENTATIVE INFORMATION:			
Last Name	GREGORY	First	WILLIAM
M.I.	L	Date	10-3-2024
Street Address	4216 DEWITT AVENUE		Apartment/Unit #
City	MATTOON	State	IL
ZIP	61938		
Phone	217-469-7224		E-mail Address
bgregory@ruralking.com			

REQUESTED ACTION:
Requesting additional square feet to be allowed in order to have identification on 2 elevations due to the size of the retail space and viewing distance

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: 	Date: 1-22-25
Signed before me on this 20th day of January, 2025,	
a notary public for the State of Illinois	
County of Effingham	
Notary 	
My Commission Expires 3/10/2026	





## 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.

***The retail space has 2 large elevations which identify the retail space from 2 separate viewing areas. Signage on both elevations will identify the space for not only customers but also emergency responders/vehicles. The space is 485' from the NE Elevation and 600' from the NW Elevation.***

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

***Without signage on both elevations, this would restrict not only direction to the entrances but also possible emergency assistance, if needed. The viewing area from both elevations is necessary in order to identify the retailer on approach from 2 different angles/elevations.***

- 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.

***The previous retail space here had signage on both elevations for identification. The existing space has not been altered since the previous retailer was occupying the space. This will not be a detriment to the public good but, in fact, an assistance for identification.***

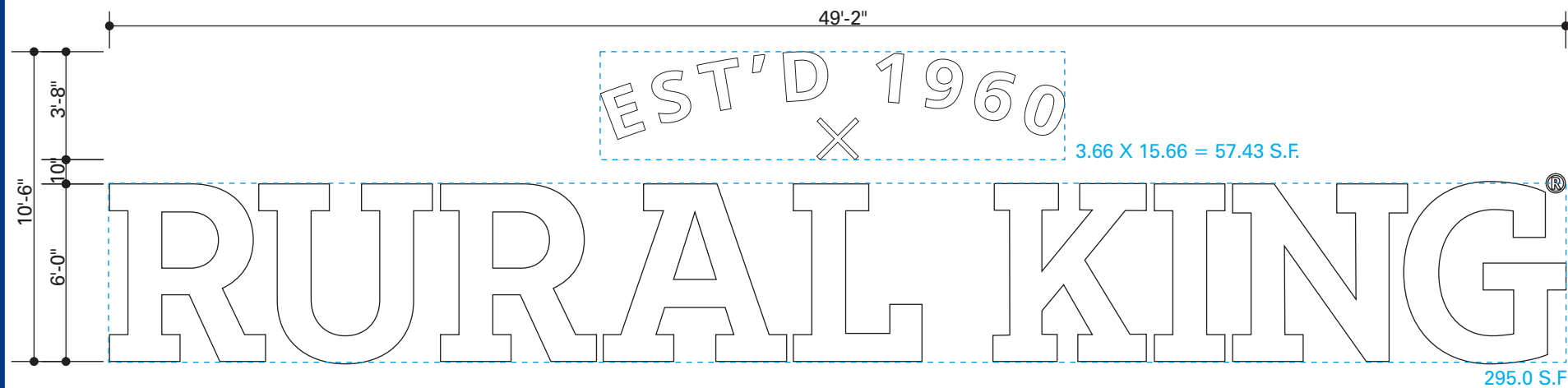
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

***A variance will assist the retailer customers in identifying the store entrances. This will also direct any emergency personnel or assistance, if needed.***

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.

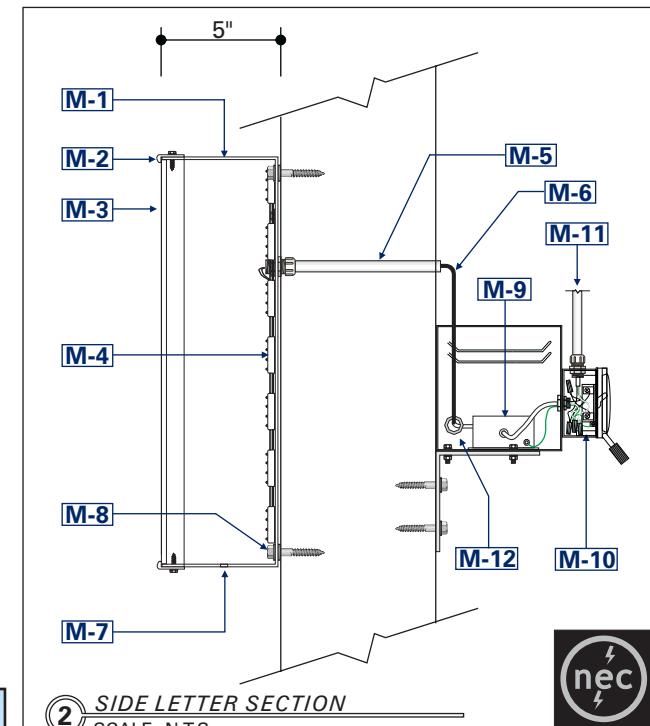
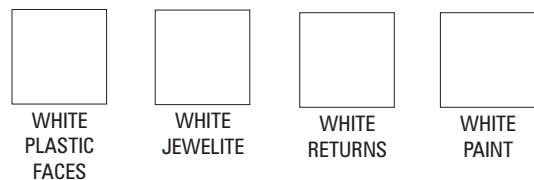
Hardship - There is no definition of a “hardship”. Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

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.



**1 LETTER DETAIL**  
SCALE: 3/16" = 1'-0"

RURAL KING LETTERS TO BE 5" DEEP, FRONT LIT, PLEX FACE CHANNEL LETTERS WITH REMOTE POWER SUPPLIES.  
ALL SUB COPY TO BE 1/2" THICK TYPE 1 PVC (NON-ILLUMINATED) FLAT CUT OUT LETTERS STUD MOUNTED FLUSH TO FASCIA.  
TOTAL SQUARE FEET: 352.43

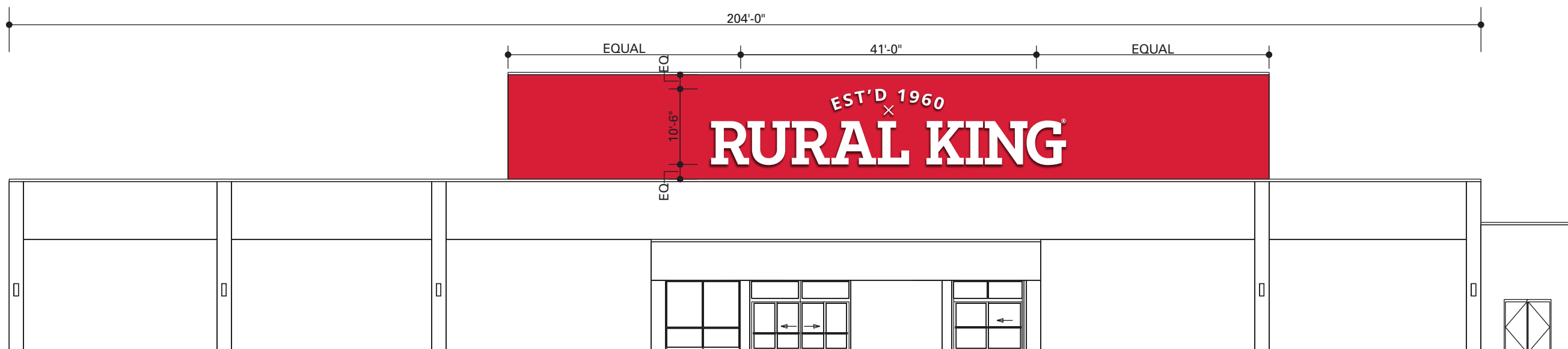


**2 SIDE LETTER SECTION**  
SCALE: N.T.S.

MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE WHITE. INSIDE OF LETTERS TO BE WHITE.
M2	1" WHITE JEWELITE TRIM-CAPS.
M3	WHITE PLASTIC FACES.
M4	WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS WITH VHB DOUBLE SIDED TAPE AND SILICONE.
M5	PASS THRU SYSTEM.
M6	LOW VOLTAGE U.L. LISTED, WET/DRY LOCATIONS WIRING TO POWER SUPPLIES IN METAL BOX.
M7	1/4" WEEP HOLES AS REQUIRED.
M8	MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).
M9	(120 VOLT) L.E.D. POWER SUPPLIES IN METAL BOX.
M10	DISCONNECT SWITCH ON BOX WITH LOCK.
M11	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.
M12	WEATHERPROOF METAL BOX BEHIND WALL.



EXISTING ELEVATION



**3 NORTH WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

INTERNATIONAL C & DBA: SIGN X Item III 1.

**INTERNATIONAL Sign**  
\*\*\* FLORIDA \*\*\*

10831 Canal Street  
Seminole, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
www.IntlSign.com

Client:  
RURAL KING  
2101 FORT HENRY  
KINGSPORT, TN.

Date:  
NOVEMBER 5, 2024

Drawing Number:  
K24102-50-KINGSPORT TN

Revisions:

DATE	DESCRIPTION
1 00-00	NR
2 00-00	NR
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR

Sales Person:  
BETH RENFRO

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

CLIENT/LANDLORD APPROVAL

- APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION) PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.**

LISTED ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020

**MET** **us** **nec**

E 212429

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

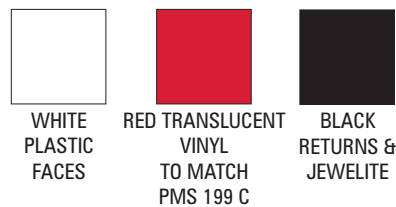
# RURAL KING<sup>®</sup>

41'-0"

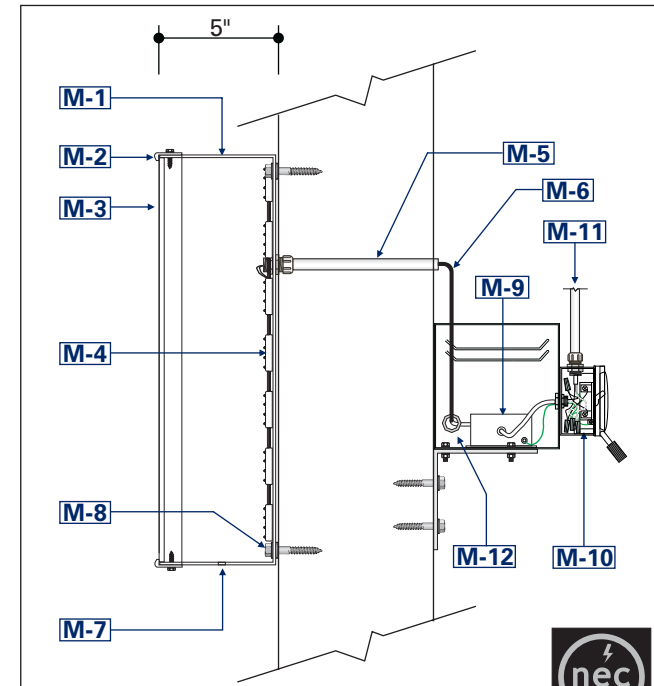
5'-0"

**1 LETTER DETAIL**  
SCALE: 1/4" = 1'-0"

RURAL KING LETTERS TO BE 5" DEEP, FRONT LIT, PLEX FACE CHANNEL LETTERS WITH REMOTE POWER SUPPLIES.  
SQUARE FEET: 205.0



EXISTING ELEVATION



**2 SIDE LETTER SECTION**  
SCALE: N.T.S.

MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE BLACK. INSIDE OF LETTERS TO BE WHITE.
M2	1" BLACK JEWELITE.
M3	WHITE PLASTIC FACES WITH RED TRANSLUCENT VINYL.
M4	WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS.
M5	PASS THRU SYSTEM.
M6	LOW VOLTAGE U.L. LISTED, WET/DRY LOCATIONS WIRING TO POWER SUPPLIES IN METAL BOX.
M7	1/4" WEEP HOLES AS REQUIRED.
M8	MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).
M9	(120 VOLT) L.E.D. POWER SUPPLIES IN METAL BOX(ES).
M10	DISCONNECT SWITCH ON BOX WITH LOCK.
M11	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.
M12	WEATHERPROOF METAL BOX(ES) BEHIND WALL.

INTERNATIONAL C & DBA: SIGN X-Item III 1.

10831 Canal Street  
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8 00-00	NR

Sales Person:  
BETH RENFRO

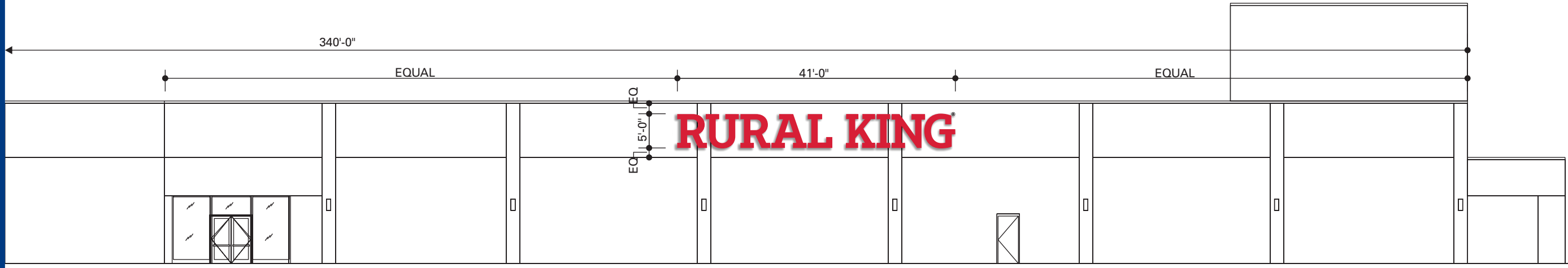
Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

CLIENT/LANDLORD APPROVAL  
 APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION)**  
 PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.  
 LISTED MET U.S. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020  
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

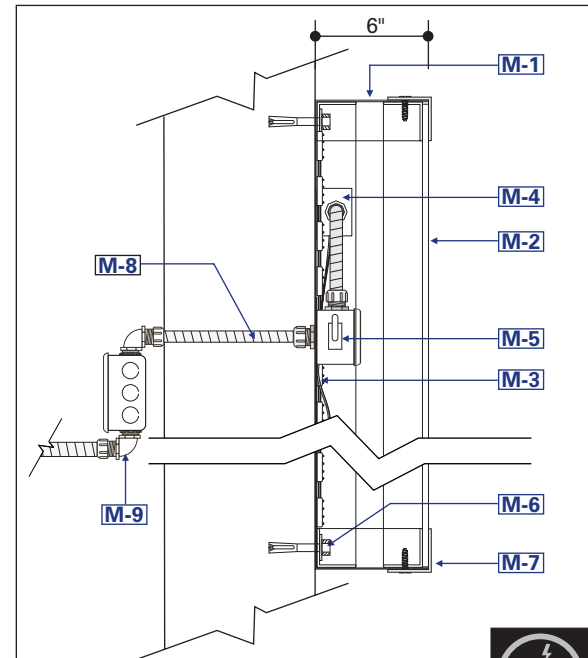


**3 NORTH EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**1** CABINET DETAIL  
SCALE: 3/4" = 1'-0"

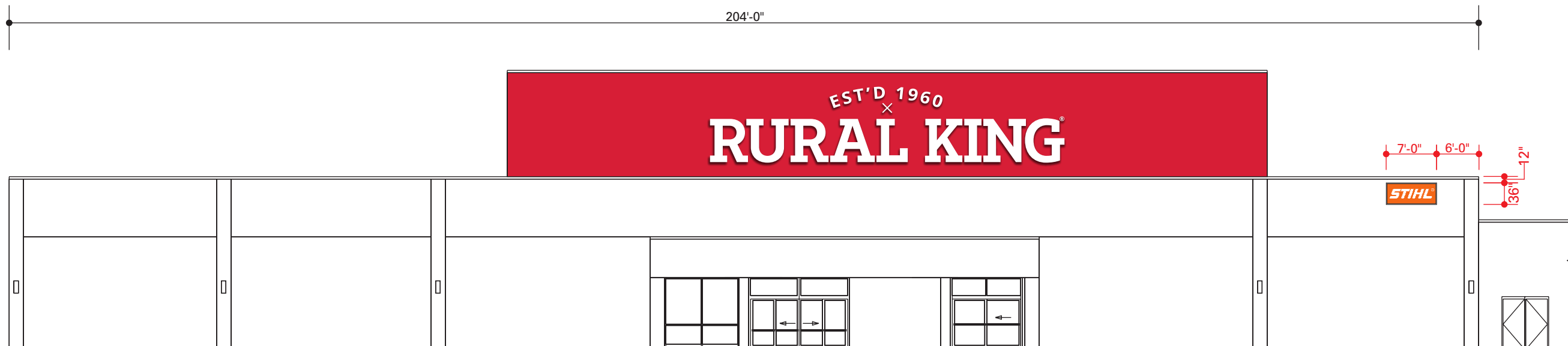
RECEIVE AND INSTALL ONE (1) NEW SINGLE FACE, INTERNALLY ILLUMINATED WALL CABINET. 21.0 SQUARE FEET.



**2** CABINET SECTION  
SCALE: N.T.S.



MATERIAL	DESCRIPTION
M1	CABINET TO HAVE ALUMINUM SIDES & BACK OVER INTERNAL ANGLE, ALL WELDED FRAME. FINISH TO BE DETERMINED. INSIDE OF CABINET TO BE WHITE.
M2	WHITE PLASTIC FACE WITH VINYL APPLIED TO FIRST SURFACE.
M3	INDIVIDUAL L.E.D. MODULARS MOUNTED ON INSIDE OF CABINET. COLOR TO BE WHITE.
M4	120 VOLT L.E.D. POWER SUPPLIES.
M5	DISCONNECT SWITCH ON SIDE OF CABINET.
M6	MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).
M7	2" ALUMINUM ANGLE FACE RETAINERS. FINISH TO BE DETERMINED.
M8	1/2" CONDUIT.
M9	J-BOX AND PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.



**3** NORTH WEST ELEVATION  
SCALE: 1/16" = 1'-0"

INTERNATIONAL C & DBA: SIGN X-Item III 1.



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<b>5</b> 00-00	NR
<b>6</b> 00-00	NR
<b>7</b> 00-00	NR
<b>8</b> 00-00	NR

Sales Person:  
BETH RENFRO

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

CLIENT/LANDLORD APPROVAL

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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LISTED MET E212429 U.S. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE



**1 CABINET DETAIL**  
SCALE: NOT TO SCALE

TWO (2) SETS OF RED VINYL FOR EXISTING FLAT WHITE PLASTIC FACES.

\*FIELD VERIFY VISIBLE OPENING.



TRANSLUCENT VINYL TO MATCH PMS 199C RED



EXISTING



PROPOSED

INTERNATIONAL C & DBA: SIGN X- Item III 1.



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Seminole, FL 33777  
1-727-541-5573  
Fax: 1-727-544-7745  
LIC. #ES 12000419  
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Sales Person:  
BETH RENFRO

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Drawn by:  
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**CLIENT/LANDLORD APPROVAL**

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

Signature: \_\_\_\_\_

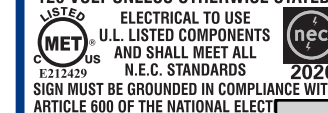
Title: \_\_\_\_\_

Date: \_\_\_\_\_

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