

ArcGIS Web Map

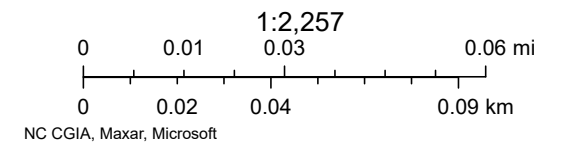


5/22/2024, 4:05:11 PM

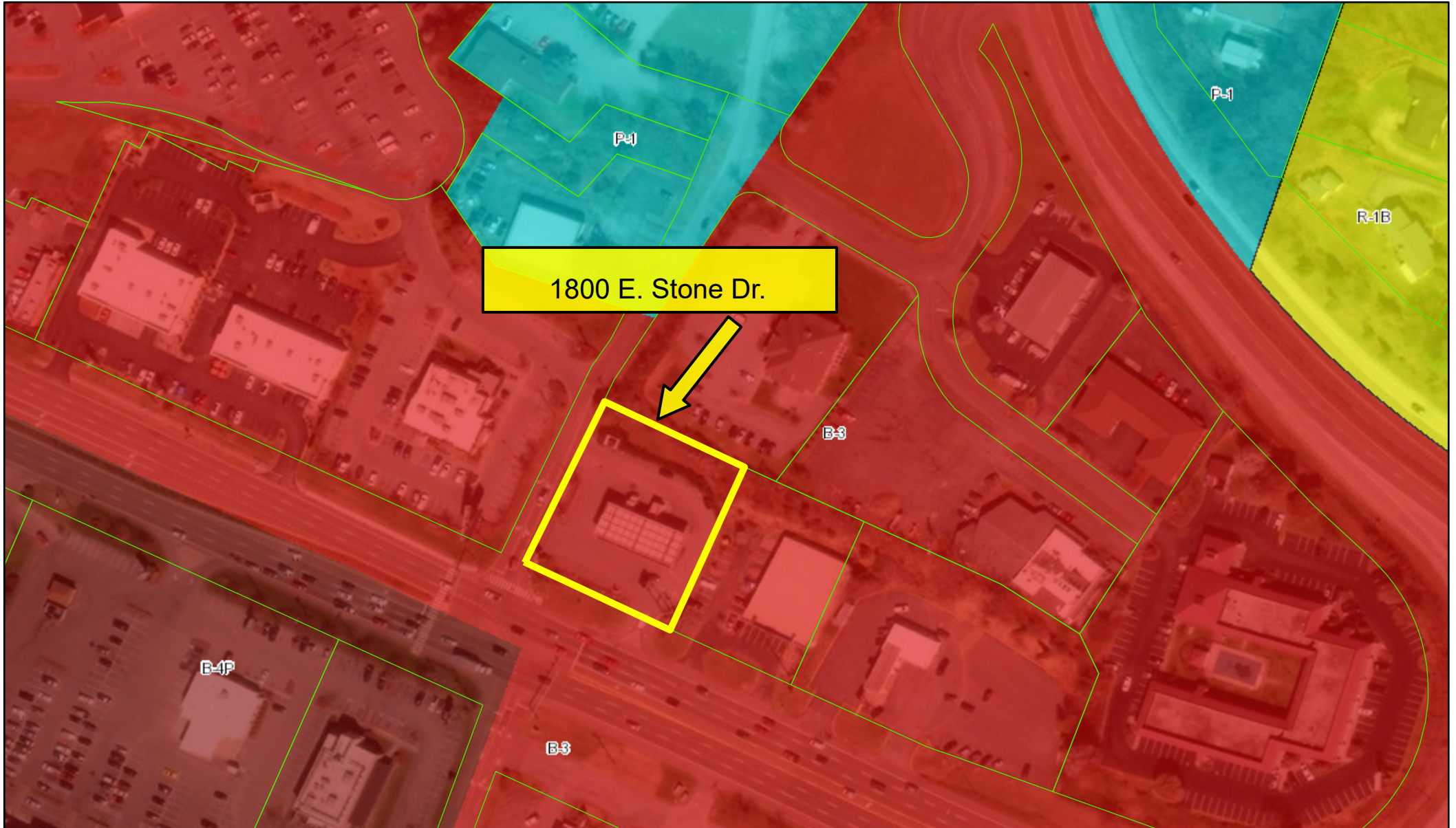
Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary



ArcGIS Web Map



1800 E. Stone Dr.

5/22/2024, 4:01:07 PM

Sullivan County Parcels Jan 2023

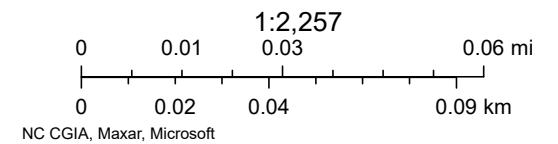
Parcels

City Zoning

<Null>

T/A/C

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 22, 2024

RE: 1800 East Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0102 – The owner of property located at 1800 East Stone Drive, Control Map 0471, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign and a 20 foot variance to Sec 114-533(8)(a)4 to exceed maximum freestanding sign height requirements. The purpose of the request is to replace an existing, non-conforming freestanding sign. 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.*

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Montgomery	First	Sara	M.I.	Date	05/22/2024
Street Address	1990 Rockford St.			Apartment/Unit #		
City	Mount Airy	State	NC	ZIP	27030	
Phone	(336)789-3069		E-mail Address	sara@interstatesign.com		

PROPERTY INFORMATION:

Tax Map Information	Tax map: 0471	Group: A	Parcel: 018.00	Lot:	
Street Address	1800 East Stone Dr. Kingsport, TN 37660			Apartment/Unit #	
Current Zone	Commerical	Proposed Zone			
Current Use	Gas station	Proposed Use			

REPRESENTATIVE INFORMATION:

Last Name	Slate	First	David	M.I.	Date	05/22/2024
Street Address	1990 Rockford St.			Apartment/Unit #		
City	Mount Airy	State	NC	ZIP	27030	
Phone	(336)789-3069		E-mail Address	david@interstatesign.com		

REQUESTED ACTION:
We request approval to install face replacements in the existing Kroger high rise sign and to paint the sign poles. We will not increase the sign area and will not change the overall height or structure of the sign.

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: Sara E. Montgomery Date: 05/22/2024

Signed before me on this 22nd day of May, 2024,
a notary public for the State of North Carolina
County of Surry

Notary Glenda W. Sumner / Glenda W. Sumner
My Commission Expires May, 20~~25~~ 2026

GLEND A. W. SUMNER
NOTARY PUBLIC
SURRY County
North Carolina
My Commission Expires 5/20/26



Dumpster

32.3' from back property line / 21.9' from left side property line

66.2' from front property line / 19.1' from right side property line / 79' from back property line / 66.7' from left side property line

Fuel canopy / kiosk

Gas price sign

8.2' from front property line / 20.8 ft. from left side property line

4.04' from front property line / 13.4' from right side property line

High rise sign (to be refaced)

INT



After

Sign is 50' tall

12.67' W X 5.83' T
73.87 sq. ft. of signage

FACE REPLACEMENTS
ONLY & PAINTING POLES
ONLY - NO CHANGES TO
HEIGHT OR STRUCTURE
OF SIGN

Before

