

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

October 2, 2025 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Calvin Clifton

Bill Sumner

Joe White

Josh Taylor

Members Absent:

Hoyt Denton

Wes Combs

Staff Present:

Lori Pyatte

Ken Weems

Jessica McMurray

Visitors:

Lisa Walden

Chairman Bill Sumner called the meeting to order at 12:01pm.

Chairman Bill Sumner 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: BZA25-0246– 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.

Ms. Lisa Walden, representing Walden Signs, presented the request to the Board for additional wall signage for the Dutch Bros Coffee Shop. She explained the nature of the request, and the Board inquired whether the existing building on site would be demolished. Staff confirmed that, according to the development plans, the current structure would be removed and a new building constructed. The Board also asked if the establishment would operate solely as a drive-thru or include indoor seating. Staff noted that it would be drive-thru only.

Further discussion addressed whether the illuminated freestanding menu board should be included in the wall signage calculation. Staff clarified that freestanding menu boards should not be included; however, any menu board attached to the building wall should be counted toward the total wall signage allowance. The Board agreed that, for future reference, wall-mounted menu boards should be included in wall signage calculations.

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

BUSINESS:

Staff stated for record, the next application deadline is October 15, 2025 at noon, and meeting date Thursday, November 6, 2025 at noon.

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

MOTION: made by Mr. Joe White, seconded by Vice-Chairman Clifton to approve the Kingsport Board of Zoning Appeals minutes for September 4, 2025.

VOTE: 4-0 to approve the minutes.

Adjudication of 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.

The Board noted that menu boards attached to the building wall are considered wall signage, as they are affixed to the structure and count toward the total wall sign allowance. The Board also acknowledged that the primary hardship in this case stems from the building's location along a heavily trafficked area and its significant distance from the roadway.

MOTION: Made by Mr. Joe White and seconded by Mr. Josh Taylor to approve the request as presented.

VOTE: 4-0 to approve the request.

Public Comment:

With no further business the meeting was adjourned at 12:21pm.

Respectfully Submitted,

Jessica McMurray

Jessica McMurray
Development Coordinator