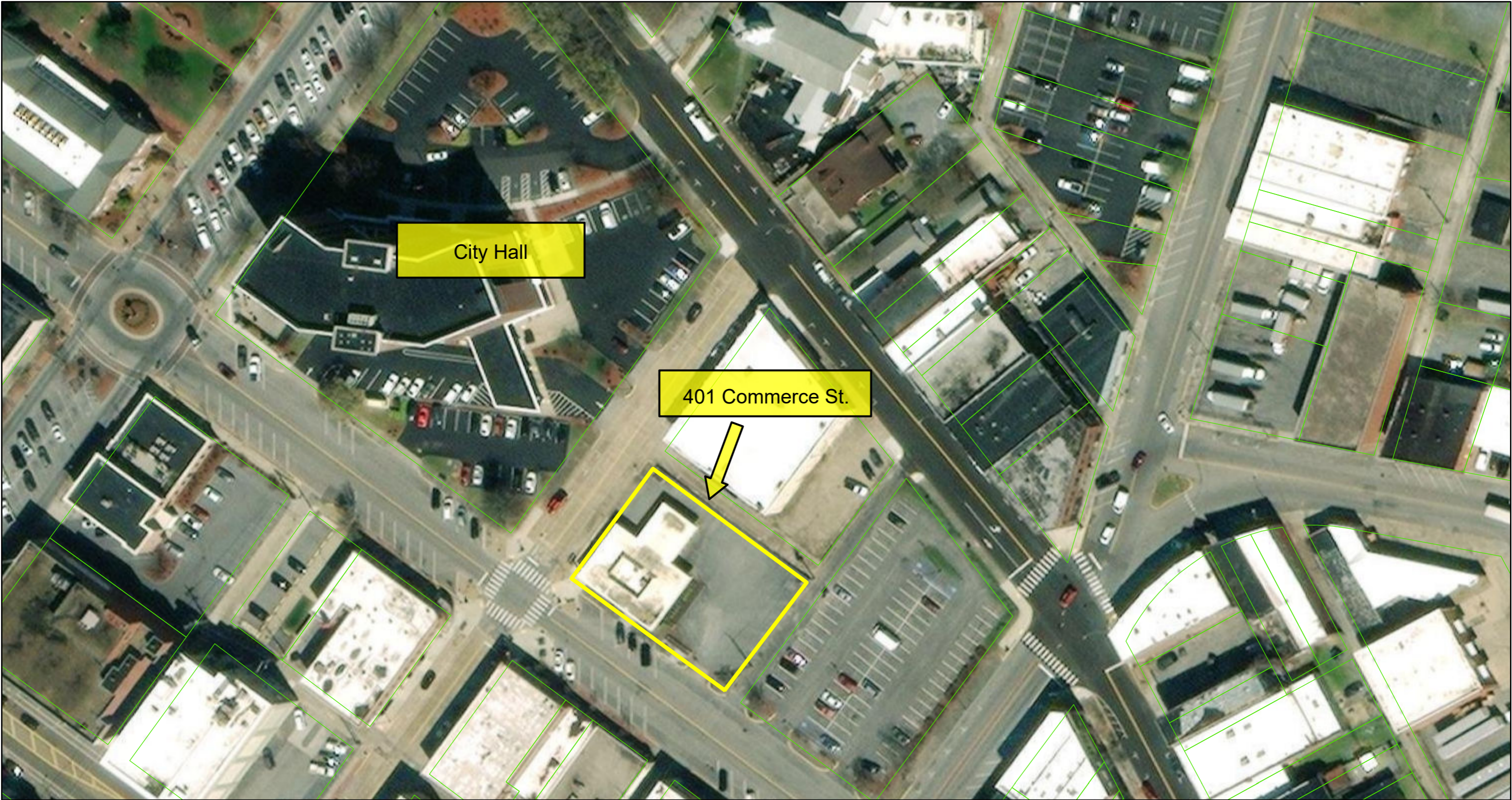
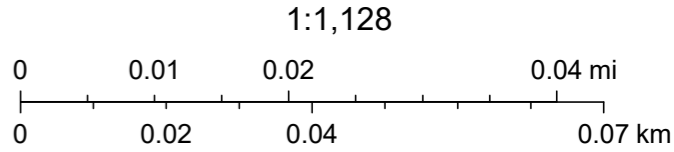


ArcGIS Web Map

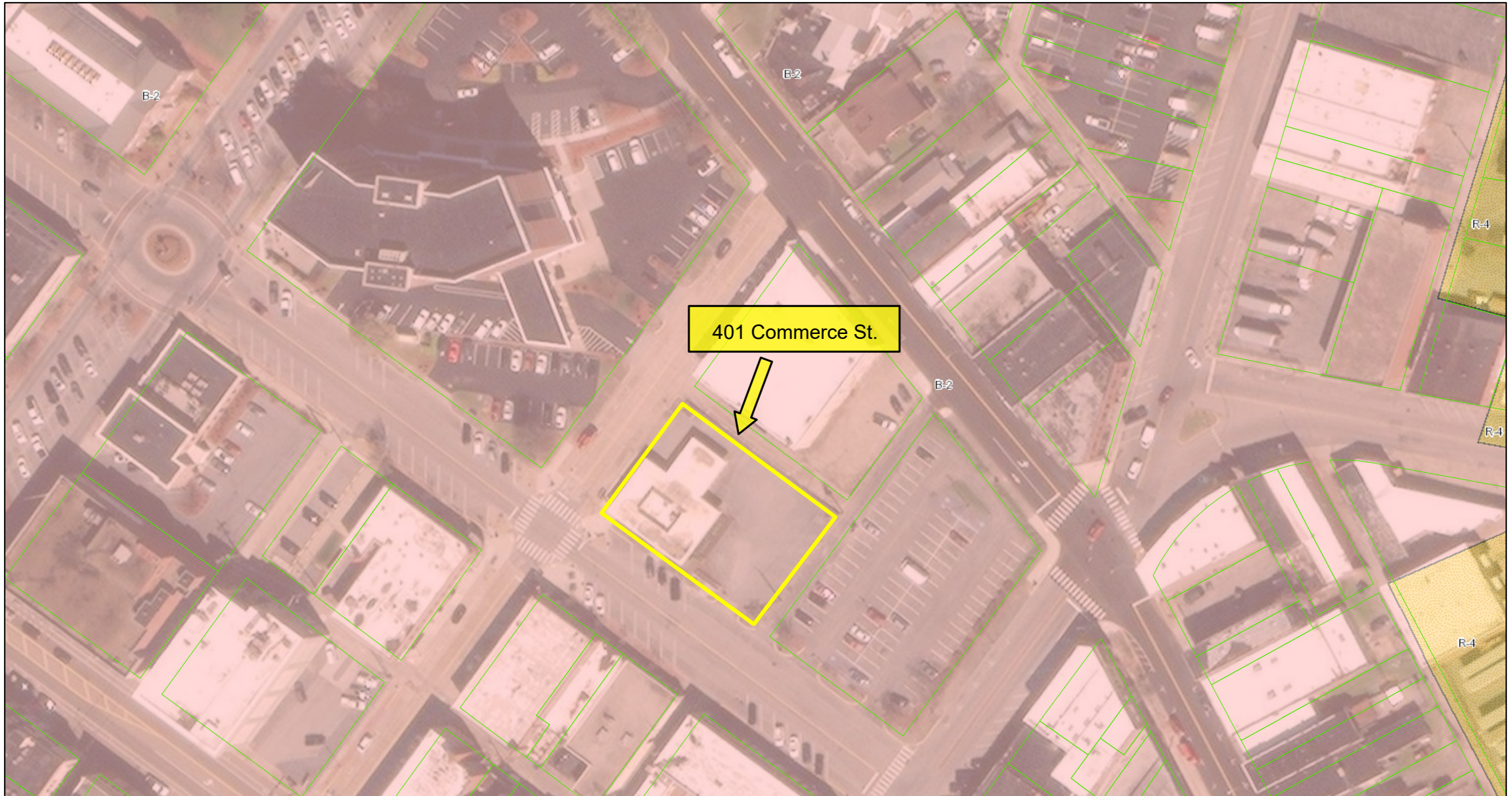


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Sullivan County Parcels Jan 2023
Parcels
Urban Growth Boundary
Demolition Liens



1:1,128
NC CGIA, Maxar, Microsoft

ArcGIS Web Map



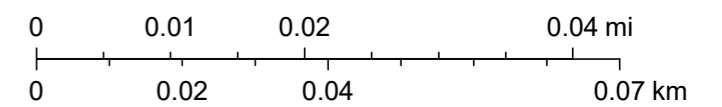
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Sullivan County Parcels Jan 2023

- 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	• Demolition Liens
 B-3	 M-1	 PBD/*	 R-1A	 R-4	

1:1,128



NC CGIA, Maxar, Microsoft



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 17, 2025

RE: B-2, Central Business District

The Board is asked to consider the following request:

BZA25-0058 - The owner of property located at 401 Commerce Street, Control Map 046I, Group E, Parcel 033.00 requests a zoning interpretation of Sections 114-194(a)(1) and 114-194(d)(3) for the B-2 Central Business District. Specifically, the applicant seeks clarification on whether golf cart sales are considered an approved principal use within the B-2 zone or if they fall under the prohibited category of car dealerships.

Code reference:

Sec. 114-194. - B-2, Central Business District.

(a) ***Principal uses.*** Principal uses permitted in the B-2, Central Business District are as follows:

(1) Establishments retailing goods and merchandise such as food, groceries, clothing, hardware, toiletries, furniture and furnishings, gasoline, meals, vehicles, boats, trailers, jewelry, appliances and similar items.

(d) ***Prohibited uses.*** Uses prohibited in the B-2 district are as follows:

(1) Land intensive uses, as opposed to people intensive uses, such as industry and manufacturing.

(2) Truck terminals and freight yards.

(3) Outdoor and land intensive recreation such as drive-in theaters, car dealerships, racetracks, scrap yards or junkyards, lumberyards, animal hospitals and boarding facilities, stockyards and flour mills, and ministorage facilities.

(4) Single-family detached dwellings.

The applicant, Mr. Andrew Carrier has submitted a request for a zoning interpretation and administrative review concerning principal and prohibited uses within the B-2 zoning district. He proposes to establish a golf cart sales business in downtown Kingsport. While Section 114-194(a)(1) classifies vehicles, boats, and trailers as a principal use, Section 114-194(d)(3) prohibits car dealerships within this zoning designation. In his application, Mr. Carrier details plans to renovate both the interior and exterior of the property to support the sale of high-end Club Cars and EZ-GO golf carts. The business will include a showroom for displaying carts, with a limited number showcased outside during business hours. All carts will be securely stored indoors after hours.

Upon review, staff agree that the proposed golf cart sales business is not equivalent to a traditional car dealership. A reasonable justification for permitting this use could be that it is not land-intensive, as the majority of business activities will occur indoors, with carts only displayed outdoors during regular business hours. Additionally, vehicles, boats, and trailers are recognized as a principal use in this zoning district, making a golf cart sales business a comparable use.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Carrier	First	Andrew	M.I.	L	Date	3-13-25
Street Address	1123 Reserve Pl			Apartment/Unit #			
City	Johnson City	State	TN	ZIP	37615		
Phone	423-956-5857		E-mail Address				
		andy.carrier@tricitiegolfcarts.com					

PROPERTY INFORMATION:

Tax Map Information Tax map: 0461 Group: E Parcel: 033.00 Lot:

Street Address	401 Commerce St. Kingsport TN. 37601			Apartment/Unit #			
Current Zone	Commercial B-2	Proposed Zone	Central Business Use B-2				
Current Use	Vacant (formerly Bank)		Proposed Use	Golf Cart Sales			

REPRESENTATIVE INFORMATION:

Last Name	Jones	First	A.D.	M.I.	Date		
Street Address	275 Lakeshore Road			Apartment/Unit #			
City	Bluff City	State	TN	ZIP	37618		
Phone	423-360-2415		E-mail Address				
		adjonesDSS@gmail.com					

REQUESTED ACTION:

Interpret ambiguity in Sec. 114.194 - B-2, Central Business District (a)(1) which permits sale of vehicles, boats, trailers and similar items but Sec. 114.194 - B-2 (d)(3) prohibits car dealerships. Applicant desires to renovate interior and exterior of property to allow sale of high end Club Car and EZGO Golf carts some of which are street legal. Carts will be displayed in showroom and some outside however all carts will be sheltered inside during non business hours.

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: 3-13-25

Signed before me on this 13 day of March, 2025
 a notary public for the State of Tennessee
 County of Sullivan

Notary Kimberly A. Haga
 My Commission Expires 1-27-2026



TRI CITIES



GOLF CARTS

CARRYALL

ClubCar

ONWARD

Visit us at: tricitysgolfcarts.com

Kingsport, TN

Mission:

At Tri-Cities Golf Carts, our mission is to provide outstanding sales, rental, and service of golf carts to the Tri-Cities region and beyond. We are dedicated to maintaining the highest quality and customer service standards, ensuring that every client receives exceptional support and a reliable product.

Vision:

Our vision is to become the leading provider of golf carts and related services in the Tri-Cities area and beyond through current and future expansions. Through strategic growth initiatives we aim to build a state-of-the-art urban dealership and significantly enhance our rental fleet, reinforcing our commitment to first-class service.

Community Investment

We are committed to serving our community and fostering relationships that promote growth and engagement. We want to do our part to continue to grow the Kingsport community and invest in its downtown area. We don't want to just serve Kingsport as a business but ingrain ourselves in the community.

Exterior

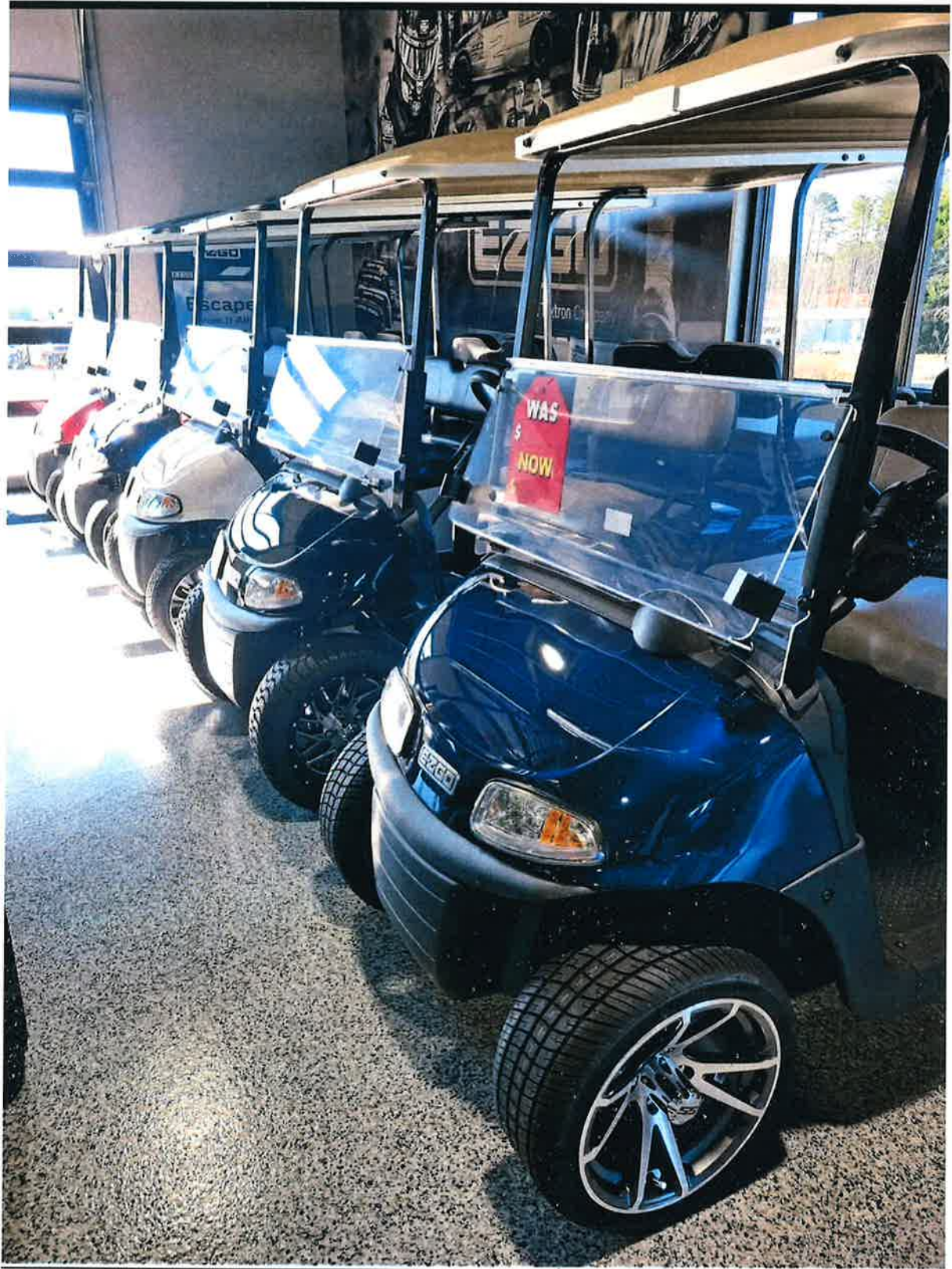




Interior







Business Hour Parking

