

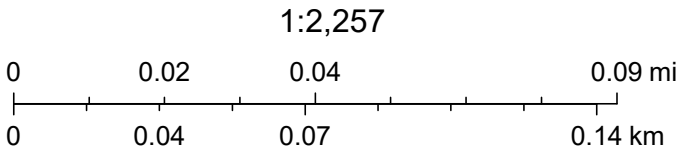
ArcGIS Web Map



10/21/2026, 2:25:11 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street



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ArcGIS Web Map



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Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-2E

B-2

M-2

R-2

R-4

Streets

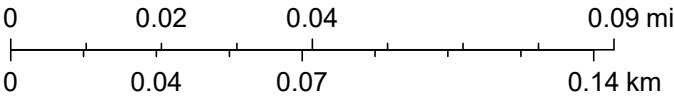
Major Arterial

Minor Arterial

Collector Street

Local Street

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 16, 2026

RE: 320 Revere Street

The Board is asked to consider the following request:

Case BZA26-0286 – The owner of property located at 320 Revere Street, Control Map 0461, Group A, Parcel 018.00 requests a zoning code interpretation that the proposed resin bound material supply and storage is a principal use in the B-2 zone. The property is zoned B-2, Central Business District.

The applicant is requesting a zoning code interpretation to determine whether the proposed resin bound material supply and storage constitutes a principal use permitted in the B-2 zoning district. Warehousing and storage are permitted in the B-2 district when accessory and incidental to a permitted use.

Based on discussions with the applicant, the resin bound material supply and storage appears to be a significant component of the proposed operation rather than clearly accessory and incidental to the principal use. Therefore, staff encouraged the applicant to bring the request before the Board for clarification and a determination as to whether the proposed resin-bound material supply and storage is permitted as a principal use within the B-2 zoning district.

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.*
- (2) Financial offices.*
- (3) Residential, except single-family detached dwellings.*
- (4) Establishments for the sale or provision of personal appearance or care, finance, clothing and goods repair, offices (including legal, insurance, and real estate offices), printing, parking, entertainment, recreation, hotels, motels, educational institutions, food and drink, brewpubs, craft breweries, distilleries, wineries, museums.*
- (5) On-premises and off-premises alcoholic beverage sales.*
- (6) Municipal and other government uses.*

(b) Accessory uses. Uses that are accessory, incidental and subordinate to principal uses are permitted in the B-2 district as follows: wholesaling, warehousing and light industry when accessory and incidental to a retailing or service activity. Storage is permitted when accessory and incidental to a residential use.



Case No. BZA _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner	Representative
Name: <u>John R. and Jane S. King Family Tru</u>	Name: <u>Quentin Saults</u>
Address: <u>320 Revere St</u> <u>Kingsport, TN 37660</u>	Address: <u>2744 Devault Bridge Rd</u> <u>Piney Flats TN 37686</u>
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Telephone: <u>423-646-1060</u>	Telephone: <u>423-956-7473</u>
Email: <u>garrett@theadddingtonagency.com</u>	Email: <u>quentin@saultscontracting.com</u>

Information regarding the property site:Street Address: 320 Revere Street, Kingsport, TN 37660Tax Map: 0461 Group: A Parcel: 018.00 Lot: _____Current Zone: B-2 Current Use: Vacant commercial / wa**Requested action:**

- ☐ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:Zoning Code Interpretation

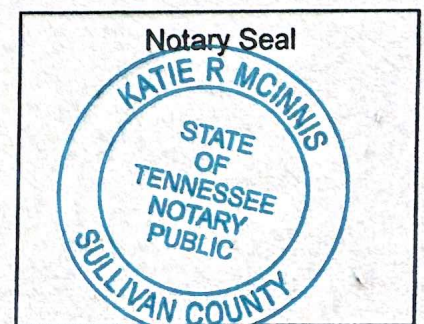
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Jennifer K. Finner
Signature of Property Owner Trustee

Oct 15, 26
Date

Signed before me on this 15TH day of October, 20 26
a notary public for the State of Tennessee
County of Sullivan.

Notary Signature Katie McInnis
My Commission Expires 2/5/29



320 Revere Street - BZA Supporting Narrative

Proposed Sophisticated Surfaces, Saults Contracting Services, and Blue Ridge Resin Bound Supply Operations

Property	320 Revere Street, Kingsport, TN 37660
Parcels	046I A 018.00 and 046I A 025.00
Current zoning	B-2 Central Business District
Applicant / representative	Quentin Saults
Requested determination	Zoning conformance of the combined operation, including the relationship of warehousing/distribution to the retail and service activities.

Purpose of Request

The applicant requests a Board of Zoning Appeals determination that the complete proposed operation described below conforms with the B-2 zoning requirements applicable to the property. The request is intended to address the City Planning staff concern regarding the prominence of the warehouse/distribution component and its relationship to the retail and service activities conducted from the same property.

The applicant is seeking approval for the actual combined operation rather than a limited or temporary use description, so the approved use can be relied upon for long-term occupancy and investment in the property.

1. Sophisticated Surfaces

Sophisticated Surfaces is a resin-bound stone and rubber-bound surfacing installation business. Proposed activities at 320 Revere Street include a customer-facing showroom, product and color selection, sales consultations, estimating, scheduling, project management, offices, storage of installation materials and tools, and staging of materials for field crews. Installation work is primarily performed at customer project sites away from the property.

2. Saults Contracting Services

Saults Contracting Services would use the property for business offices, estimating and project coordination, crew dispatch, and indoor storage/staging of construction tools, equipment and job materials. Company vehicles and trailers may be parked on the property in areas approved for that purpose. Construction work itself is performed off-site at customer or project locations.

3. Blue Ridge Resin Bound Supply

Blue Ridge Resin Bound Supply is proposed as a regional materials sales and distribution operation supporting resin-bound surfacing contractors and customers. Inventory would primarily consist of palletized bagged decorative stone/aggregate, purchased resin/binder components, and related installation products and supplies. Activities would include receiving materials, indoor pallet/rack storage, preparing customer orders, retail and contractor sales, customer/contractor pickups, and arranging freight or local deliveries. Some inventory would also be consumed by Sophisticated Surfaces installation crews.

The warehouse is an important operating component, but it directly supports the on-site retail sales, contractor support, training, and service businesses. No freight terminal, truck yard, or stand-alone third-party logistics operation is proposed.

4. Resin Storage and Repackaging

The applicant is considering use of the existing upper storage area for indoor storage and repackaging of purchased resin components. The proposed process would involve receiving resin components in drums or bulk totes and transferring those purchased components into smaller containers for sale or use in installation kits. The components would remain separate during repackaging; no manufacture of resin is proposed. Final quantities, container sizes, spill-control measures, ventilation and fire-safety requirements would be submitted to Building and Fire officials for any separate approvals required.

5. Installer Training and Demonstrations

The property would also be used for contractor/installer education. Training may include classroom instruction and hands-on demonstrations using small batches of aggregate and resin-bound or rubber-bound surfacing materials to create sample or demonstration surfaces. Training would be ancillary to the product sales and contractor-support functions.

6. Anticipated Freight and Site Activity

The applicant presently projects initial material throughput at approximately 90 to 135 pallets per month. This is a preliminary business-volume estimate, not the number of pallets expected to be stored at one time. Based on current projections, tractor-trailer freight activity is expected to average approximately three to four visits per five-day business week, although individual weeks may vary. Separate site traffic would include employees, field crews, customers/contractors picking up orders, parcel carriers and occasional training attendees.

The heaviest individual stone/aggregate pallets typically handled are approximately 2,800 pounds. Forklift travel, receiving/staging areas and clear aisles would be maintained inside the warehouse.

7. Loading, Outdoor Activity and Building Use

Truck receiving would use the building's existing warehouse loading area and overhead door. The applicant may use an appropriate portable or constructed loading ramp subject to any required approvals. The operation is intended to keep inventory and order fulfillment primarily indoors. No large outdoor stockyard is proposed. Exterior areas would be used for normal customer/employee parking, company vehicles/trailers, and truck maneuvering/loading as permitted.

8. Requested Board Determination

The applicant respectfully requests a determination that the combined proposed operation is zoning-conforming in the B-2 district, including the warehouse and distribution activities as they relate to and support the retail, service, contractor-support and training functions described above, subject to any reasonable conditions the Board determines are necessary.

Proposed supporting exhibits: BZA application; property survey/parcel information; site and floor-plan drawings; exterior/interior photographs; detailed business-use description; and any additional materials requested by Planning staff.







