

**Minutes of the Regular Monthly Business Meeting of the  
City of Kingsport Beverage Board  
Tuesday, December 7, 2021, 1:30 PM  
Boardroom, City Hall, 415 Broad Street, Kingsport**

PRESENT: Beverage Board:  
Lonnie Salyer, Chair  
Michael Forrester  
Stephen LaHair  
John McKinley  
Dale Phipps, Police Chief  
Ken Weems, Planning Manager  
Cody Woods, Vice-Chair (*left the meeting at 1:54 pm*)  
Lisa Winkle, Secretary, City Recorder/Treasurer

City Staff:  
City Attorney Mike Billingsley  
Assistant City Attorney Bart Rowlett  
Paralegal Liz Chicco  
City Clerk/Deputy City Recorder Angie Marshall

**CALL TO ORDER:** 1:30 p.m. by Chair Salyer.

I. **ROLL CALL:** Deputy City Recorder Marshall. Absent: Natalie Wells attended via phone, however City Attorney Billingsley stated she could not be counted towards the quorum or voting results.

**II. APPROVAL OF MINUTES.**

Motion/Second: Woods /Forrester to approve the minutes of the November 2, 2021 regular business meeting.

Approved: All present voting "aye."

**III. REVIEWING OF APPLICATIONS.**

**A. NEW PERMITS.**

1. **The Fizzy Fairway LLC.** Mr. Cory Komac, Owner, provided information on this new business, noting the opportunity for miniature golf in downtown Kingsport. He stated he planned to do an analysis on a POS system after opening and making adjustments. City Attorney Billingsley asked about the kitchen facilities. Mr. Komac stated it was in the adjoining building owned by their landlord and they had access for providing meals. Mr. Billingsley stated this language needed to be added to the lease or provided in an additional document. He also pointed out that if the operating hours changed then the City Clerk should be notified. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background check.

Motion/Second: LaHair/Woods:

To issue an On-Premises Beverage Permit to **The Fizzy Fairway LLC.** for **The Fizzy Fairway Putt Putt Pub** located at 117 Shelby Street, Kingsport *contingent upon* providing a lease agreement specifically granting usage of the kitchen facilities.

Approved: All present voting “aye.”

**2. Shree Shakshi Inc.** Mr. Manajkumar Patel, Owner, stated he would taking over this business next month and has other permits in the city. He further stated the date of birth needed to be entered for who purchases of beer. City Attorney Billingsley informed the applicant a copy of the deed needed to be provided after closing before the permit could be picked up. Planning Manager Weems reported no zoning issues. Chief Phipps confirmed no problems with the background check.

Motion/Second: Woods/LaHair:

To issue an Off-Premises Beverage Permit to **Shree Shakshi Inc** for the **M & M Market** located at 1571 North Eastman Road, Kingsport *contingent upon* providing a copy of the deed or lease agreement to the city clerk.

Approved: All present voting “aye.”

**3. Kingsport Market LLC.** Mr. Sanjay Patel, general manager, stated the new owners were in the process of taking over this business, which is currently a Roadrunner. He stated they could provide a POS system for alcohol purchases and confirmed there was no drive through window. City Attorney Billingsley stated there needed to be a deed or lease before obtaining a permit. City Clerk Marshall noted the owner, who could not attend for a family emergency, had stated they would be closing on the business later in the month. Planning Manager Weems explained the process for this and reported no zoning issues. Chief Phipps confirmed no problems with the background check.

Motion/Second: LaHair/Forrester:

To issue an Off-Premises Beverage Permit to **Kingsport Market LLC** for the **Kingsport Market** located at 4101 Fort Henry Drive, Kingsport *contingent upon* providing a copy of the deed or lease agreement to the city clerk.

Approved: All present voting “aye.”

#### **IV. UNFINISHED BUSINESS.**

#### **V. NEW BUSINESS.**

- A. REVIEW OF ARRESTS/INCIDENT REPORTS.** Chief Phipps stated there was nothing to report.

City Recorder Winkle asked for the disposition of these contingent approvals be included in future agendas under Unfinished Business so the board could better keep up with anything that need to be resolved.

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**VI. ADJOURNMENT.** With no other business to discuss, Chair Salyer adjourned the meeting at 2:10 p.m.

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Secretary