

**Minutes of the Regular Monthly Business Meeting of the
City of Kingsport Beverage Board
Tuesday, June 3, 2025, 1:30 PM
Montgomery-Watterson Boardroom, City Hall, 415 Broad Street, Kingsport**

PRESENT: Beverage Board:

John McKinley, Vice-Chair
Kevin Mitchell
Jason Sanders

Travis Bishop, City Recorder
Dale Phipps, Police Chief
Ken Weems, Planning Manager

City Staff:

Bart Rowlett, City Attorney
Sarah Valk, Assistant City Attorney
Angie Marshall, City Clerk/Deputy City Recorder

CALL TO ORDER: 1:30 p.m. by Vice Chair McKinley.

I. ROLL CALL: by Deputy City Recorder Angie Marshall. Absent: Michael Forrester and Natalie Wells.

II. PUBLIC COMMENT. None.

III. APPROVAL OF MINUTES.

Motion/Second: Mitchell/Phipps to approve the minutes of the May 6, 2025 regular business meeting.

Approved: All present voting “aye.”

IV. REVIEWING OF APPLICATIONS.

A. NEW PERMITS.

1. Rancho Mar Mexican Grill Mr. Fidel Morales, Owner, was sworn and provided details on this new business and Ashley Vaughn served as an interpreter and confirmed the location is the old Pizza Hut building in Colonial Heights. He stated the restaurant served more authentic dishes including seafood. Mr. Morales explained that all the servers have been certified with one still in training, noting ongoing training will be provided as well. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background check.

Motion/Second: Sanders/Mitchell:

To issue an On-Premises Beverage Permit to **Rancho Mar Mexican Grill** for the **Rancho Mar Mexican Grill** located at 4040 Fort Henry Drive.

Approved: All present voting “aye.”

2. The Stone79, LLC Mr. Michael Gillis, Owner, was sworn and provided the history of the business before he took ownership, noting it provided a pub atmosphere with restaurant service. He stated he would be hiring experienced bartenders and plans to open the last Saturday in June. City Attorney Rowlett inquired about another possible owner and Mr. Gillis explained Ms. Rector was a silent partner who provided a loan to be paid back and confirmed she had no management authority. He also stated he would like to implement outdoor seating in the future. Mr. Rowlett explained the guidelines and pointed out he would have to appear again before the beverage board for approval. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background check that would prevent approval of the permit.

Motion/Second: Mitchell/Sanders:

To issue an On-Premises Beverage Permit to ***The Stone79, LLC*** for **The Stone** located at 3500 Fort Henry Drive.

Approved: All present voting “aye” with Chief Phipps abstaining.

V. UNFINISHED BUSINESS.

1. **Riggs Oil Company, Inc** requests a 30-day extension to open for Black Diamond #14 located at 5135 Highway 126, Blountville, Tennessee 37617. Mr. Andy Scott stated they were in the building and just waiting on the certificate of occupancy with plans to open in two weeks.

Motion/Second: Phipps/Mitchell to grant the extension.

Approved: All present voting “aye.”

VI. NEW BUSINESS.

- A. **BAYS MOUNTAIN BREWING COMPANY.** Mr. Elijah Ellis presented plans for outdoor serving area on the sidewalk. The City Attorney advised Mr. Ellis there was separate process through public works for approval of an outdoor dining permit. Once that was received, he could come back to the beverage board.
- B. **REVIEW OF ARRESTS/INCIDENT REPORTS.** Chief Phipps stated there was nothing to report.
- C. **ELECTION OF OFFICERS.** After a brief discussion, Mr. Mitchell made a motion to appoint Mr. McKinley as the new chair. The motion was seconded by Mr. Weems with all present voting “aye.” Chair McKinley then made a motion to appoint Mr. Forrester as the vice chair. The motion was seconded by Mr. Sanders with all present voting “aye.”

There was then a discussion regarding the Uptown Cheesesteak restaurant serving outside during the Friday night concert downtown. There is no barrier to separate patrons from the street and no approved sidewalk dining permit. Mr. Sanders made a motion, seconded by Mr. Mitchell, for the chair to send a letter drafted by the city attorney to address this issue.

This was followed by a discussion regarding Krazy Chicken restaurant and some discrepancies with their operating hours and expanded business into the adjacent building next door. Mr. Mitchell, for the City Attorney to send a Showcause Hearing letter for the owner to appear at the next Beverage Board meeting in July.

VII. ADJOURN. With no other business to discuss, Chair McKinley adjourned the meeting at 2:14 p.m.

Secretary