

**Minutes of the Regular Monthly Business Meeting of the  
City of Kingsport Beverage Board**

**Tuesday, July 1, 2025, 1:30 PM**

**Montgomery-Watterson Boardroom, City Hall, 415 Broad Street, Kingsport**

**PRESENT: Beverage Board:**

John McKinley, Chair

Michael Forrester, Vice-Chair (*arrived at 2:30 pm*)

Kevin Mitchell

Travis Bishop, City Recorder

Jason Sanders

Jason Bellamy, Police Chief

Natalie Wells

Ken Weems, Planning Manager

**City Staff:**

Bart Rowlett, City Attorney

Sarah Valk, Assistant City Attorney

Liz Chicco, Paralegal,

Angie Marshall, City Clerk/Deputy City Recorder

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

**I. ROLL CALL:** by Deputy City Recorder Angie Marshall.

**II. PUBLIC COMMENT.** None.

**III. APPROVAL OF MINUTES.**

Motion/Second: Mitchell/Phipps to approve the minutes of the June 3, 2025 regular business meeting.

Approved: All present voting "aye."

**IV. REVIEWING OF APPLICATIONS.** None.

**V. UNFINISHED BUSINESS.**

1. **Bays Mountain Brewing Company** Dan Cheevers requested approval for outdoor seating. City Attorney Rowlett explained the process of obtaining a sidewalk dining permit with the endorsement of the Beverage Board regarding the barrier for beer. There was some discussion regarding the boundary, and he confirmed for Planning Manager Weems they would adjust their plans to the drip line. Mr. Rowlett also explained the certificate of liability and informed Mr. Cheevers they would need an addendum to the lease with Reedy Creek bicycles to include seating in from the space they share.

Motion/Second: Bellamy/Mitchell to approve outdoor service *contingent upon* submitting the lease addendum and the certificate of liability.

Approved: All present voting "aye."

**VI. NEW BUSINESS.**

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

**B. SHOWCAUSE HEARING.** City Attorney Rowlett presented case material to the board concerning Krazy Chicken International restaurant regarding some discrepancies with their operating hours. He also provided information involving the additional space being utilized in the adjacent building (2305 Fort Henry Drive) but not included in the lease that was turned in with the original application which only listed 2301 Fort Henry Drive. Mr. Rowlett explained that the business was operating with two addresses on two separate tax parcels but with a single beverage permit.

Mr. Jeremy Chance Kinnick and Ms. Alice Cupp were sworn in and stated they did not receive the annual notice asking permit holders to notify the city clerk if any changes had been to the business including hours of operation, ownership, dba name, outdoor seating and the physical footprint. Mr. Kinnick said they had always thought both spaces were part of the original lease, even though the square footage does not match what is on the state property assessor website. There was considerable discussion on how to address this issue.

Ms. Wells made a motion, seconded by Chief Bellamy, for the applicant to submit their current hours of operation to the city clerk today before leaving to satisfy that requirement. All present voting "aye." Secretary Travis Bishop made a motion, seconded by Chief Bellamy to bring a revised lease agreement to the August Beverage Board meeting that includes the current operational area and would allow their current permit to be amended to reflect the address change. All present voting "aye."

**VII. ADJOURN.** With no other business to discuss, Chair McKinley adjourned the meeting at 3:12 p.m.

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Secretary