

**Minutes of the Regular Monthly Business Meeting of the
City of Kingsport Beverage Board
Tuesday, August 5, 2025, 1:30 PM
Montgomery-Watterson Boardroom, City Hall, 415 Broad Street, Kingsport**

PRESENT: Beverage Board:

John McKinley, Chair

Michael Forrester, Vice-Chair

Kevin Mitchell

Jason Sanders

Natalie Wells

Jason Bellamy, Police Chief

Travis Bishop, City Recorder

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/Forrester to approve the minutes of the July 1, 2025 regular business meeting.

Approved: All present voting “aye.”

IV. REVIEWING OF APPLICATIONS.

A. NEW PERMITS.

1. SC Kingsport LLC Mr. Martin Bagwell, was sworn in and provided details on this new business, stating this will be the fourth location for this full service restaurant with plans to open the week of the 18th. He explained employees are TABC certified, and they must also sign a handbook, pointing out training is ongoing. He confirmed for the board there were no plans for outdoor seating at this time. Planning Manager Weems reported no zoning issues and Chief Bellamy confirmed no problems with the background checks.

Motion/Second: Mitchell/Sanders:

To issue an On-Premises Beverage Permit to **SC Kingsport LLC** for **Southern Craft BBQ** located at 242 East Main Street, Kingsport.

Approved: All present voting “aye.”

2. **H.K. Sales LLC** Mr. Mukeshkumar Patel, was sworn in and provided details on this change of ownership with the assistance of an interpreter. He stated the transfer of ownership occurred three months ago and he is the only employee. He confirmed he would be checking all IDs for beer purchases. Planning Manager Weems reported no zoning issues and Chief Bellamy confirmed no problems with the background check.

Motion/Second: Wells/Mitchell:

To issue an Off-Premises Beverage Permit to **H.K. Sales LLC** for **1 Stop** located at 2728 East Center Street, Kingsport.

Approved: All present voting “aye.”

3. **Kingsport Mobil LLC** Mr. Iqbal Lalani, was sworn in and provided information on this business, noting it was formerly a Zoomerz. He stated employees would receive online training as well as a handbook. The City Clerk pointed out the lease had not been submitted. Planning Manager Weems reported no zoning issues and Chief Bellamy confirmed no problems with the background check.

Motion/Second: Sanders/Forrester:

To issue an Off-Premises Beverage Permit to **Kingsport Mobil LLC** for **Ian’s Market 173** located at 4221 West Stone Drive, Kingsport *contingent upon* submitting the lease.

Approved: All present voting “aye.”

4. **Shooters Billiards and Pub LLC** Ms. Sarah LeGassie, was sworn in and provided details on this change of ownership for this business. She stated they plan to keep it family friendly and keep the same employees who are already trained to serve beer. She stated closing on the transfer is tomorrow. Planning Manager Weems reported no zoning issues and Chief Bellamy confirmed no problems with the background checks.

Motion/Second: Forrester/Mitchell:

To issue an On-Premises Beverage Permit to **Shooters Billiards and Pub LLC** for **Shooters Billiards and Pub** located at 237 Broad Street, Kingsport.

Approved: All present voting “aye.”

V. UNFINISHED BUSINESS.

1. **Krazy Chicken International** City Attorney Rowlett explained the lease that had been provided by Owner Alice Cupp was not current, which would be preferable. Additionally, it had not been signed by the property owners. He stated it appeared the original expired lease was just adjusted to reflect the second building space. Mr. Forrester pointed out it wasn’t enforceable since it was not fully executed. Mr. Rowlett confirmed that it had been submitted by the tenant and not the owners. Mr. Mitchell noted this was not in the spirit of what was asked for by the Beverage Board from the permit holder at the showcause hearing. Mr. Forrester pointed out that since it was not fully executed it wasn’t enforceable. The City Attorney stated this document would not be sufficient for a new applicant. There was considerable discussion.

Mr. Forrester made a motion, seconded by Mr. Mitchell, to authorize the City Attorney to send a letter to the permit holder notifying the owner to provide and submit a lease with a current begin date – but it could reflect a month to month clause. The lease should also include the current space and address being used by the permit holder. If the lease cannot be submitted by the next Beverage Board meeting the permit holder will need to contact the city attorney's office. All present voting "aye."

VI. NEW BUSINESS.

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

VII. ADJOURN. With no other business to discuss, Chair McKinley adjourned the meeting at 2:09 p.m.

Secretary