

# **JONESBOROUGH BOARD OF ZONING APPEALS**

## **MINUTES**

**October 17, 2023**

The Jonesborough Board of Zoning of Appeals met in regular meeting on Tuesday, October 17, 2023, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

**Members Present:** Tom Foster – Chairman, Frank Collins, Josh Conger,  
Terry Countermine, Robin Harpe, Richie Hayward, Jim Rhein

**Members Absent:** Bill Graham, Bob Williams

**Staff Present:** Glenn Rosenoff, Town Administrator, Donna Freeman,  
Shawn Jackson, Building Inspector

Chairman Tom Foster noted a quorum was present and called the meeting to order.

- 1. Approval of Minutes** – There were no minutes available for approval.
- 2. Variance Request to the lot size and setbacks for 215 West Main Street, Peggy Conger Byrd Youth Center, Jonesborough United Methodist Church**  
**Presented by: Kelly Wolfe, 162 Vines Drive, Jonesborough, TN**

The request is for a variance on (1) minimum lot size, and (2) rear setback. The property is owned by the Jonesborough United Methodist Church Trustees. The subject property is located at the corner of West Main Street and South 2<sup>nd</sup> Avenue. The subject property is further described on Washington County Tax Map 60-A, Group F, Parcel 2.00.

The Planning Commission received a request for final plat approval of a 4-lot subdivision titled “Division of the Jonesborough United Methodist Church Trustees Property”. The subject property is located at the corner of West Main Street and South 2<sup>nd</sup> Avenue, and Lot 2 of the division is the tract being considered as part of the variance requests.

The purpose of the subdivision plan is to separate the single-family home owned by the church, aka the Peggy Conger Byrd Youth Center, being Lot 2, from the remaining church land uses (pavilion, parking lot, etc.), and to add said land uses to the remainder of the church property (parcel 3.00). The single-family dwelling does have its own driveway for parking.



The Lot 2, existing house, after the division does not meet the minimum lot square footage of the R-2 district of 12,000 (contains 4,792 sq. ft). Staff reviewed the division plan and understands the logical boundary line for the existing house to be able to have a “clean” division from the remainder of church land uses. When looking at the wide scale immediate high-density area, there are tracts of land that are greater in size and less in size due to the historic nature of the downtown area. As Lot 2 is at the corner of the property, the impact on neighboring property within the block was analyzed. Staff’s review does not indicate that the lesser square footage would have a negative impact on the neighboring properties since the church owns property to the south and east within the block.

The existing house on Lot 2 does not meet the minimum rear setback of 20 feet, and varies between 5.01 feet to 15 feet. Again, the division was created to separate the existing house from the remainder of the church land uses, and as the church is the impacted “neighbor” abutting the rear setback, staff finds no impact expected.

Chairman Tom Foster asked Kelly Wolfe if he would like to address the variance request. Kelly Wolfe said they had built a pavilion behind this house a few years ago that is used by the church. Mr. Wolfe said what they did was come right to the edge of that pavilion and a couple of feet of the retaining wall with the lot line, and it is not going to have a big yard. Mr. Wolfe said the side yard setback is existing in the old right-of-way; and they are preserving a set of stairs that lead down to the church to the left of the house, and at the back starts the retaining wall.

Chairman Tom Foster read the staff recommendation is to grant a variance of 7,208 square feet on lot size and up to 10 feet on the rear setback (varies). Chairman Foster asked Commissioners if they had questions or comments, with there being none called for a motion

**Motion:** Josh Conger made the motion to grant a variance of 7,208 square feet on lot size and up to 10 feet on the rear setback (varies), as presented and recommended by staff. Jim Rhein seconded the motion and it was duly passed.

With there being no further business for discussion, Chairman Foster adjourned the meeting.