

MEETING NOTICES

The Jonesborough Planning Commission and Board of Zoning Appeals will meet in Regular Session at 6:00 p.m., Tuesday, October 18, 2023, in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Members of the public wishing to speak concerning any item on the agenda during the Public Comment period must sign up by calling the Town Administrative Office at 423-753-1030 with their name, address, and subject about which they wish to speak no later than 2 hours before the meeting if the meeting occurs during normal business hours or by 4:45 p.m. the day of the meeting if the meeting occurs after hours. Otherwise, such member of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the Town Recorder at meetings of the Board of Mayor and Aldermen, or the secretary or staff of any board, commission or committee constituting any other governing body under this resolution.

Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the meeting's Agenda

Opening Prayer

Pledge to the Flag

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

Public Comments

1. Approval of Minutes
2. Request to Rezone Property located at 206 Old Stuart Hill Road (Washington County) from R-1 to A-1
3. Request for Division of the Jonesborough United Methodist Church Trustees Property
4. Request to Relocate Outdoor Advertising Structure from 211 Forest Circle to 1577 West Jackson Blvd, Foster Signs
5. Adjournment

BOARD OF ZONING APPEALS

Agenda

Call to Order

1. Approval of Minutes
2. Variance Request to the lot size and setbacks for 215 West Main Street,
Jonesborough United Methodist Church
3. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: OCTOBER 17, 2023 AGENDA ITEM #: 1

SUBJECT: Approval of Minutes

The following Planning Commission minutes will be presented for approval at the next regular meeting: July 18, 2023, August 1, 2023, August 15, 2023, and September 19, 2023 meetings.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: OCTOBER 17, 2023 AGENDA ITEM #: 2

SUBJECT: Rezone Property at 206 Old Stuart Hill Rd, from R-1 to A-1
(Washington County)

BACKGROUND:

The rezoning request is for property not located within the town's city limits but within the town's Planning Region, and as such, the Jonesborough Planning Commission makes recommendation to the Washington County Board of Commissioners on rezoning matters within the region.

Tex Scalf is requesting rezoning of a tract of land from R-1 Low Density Residential District to A-1 General Agriculture District. The subject property is located at 206 Old Stuart Road, further described on Washington County Tax Map 51, Parcel 209.00, and containing 0.53 acres.

Surrounding Zoning	Surrounding Land Use
North: R-1 District	Single-Family Dwellings Jackson Park Subdivision Vacant
South: A-1 District (Across Old Stuart Hill Road)	Vacant, Mobile Homes
East: R-1 District	Single Family, Agriculture
West: R-1 District	Single Family Dwellings Jackson Park Subdivision

Information provided to town staff was that the purpose of the rezoning from R-1 Low Density Residential District to A-1 General Agriculture District was to place a single wide mobile home on the subject property. The R-1 zoning district does not permit for single wide mobile homes.

The subject property is abutting the Jackson Park Subdivision zoned R-1 and the predominant land use is single family residential uses. The property also abuts a large tract of land with 23.91 acres, is zoned R-1, and contains a single-family dwelling.

To the immediate south of the property and across Old Stuart Hill Road, there are some mobile homes, however within the immediate area between Old Stuart Hill Road and

Highway 81-N, which has both A-1 and R-1 zones, is a mixture of land uses of mobile homes, single family dwellings, agriculture and vacant.

The rezoning of the subject tract to A-1 is inconsistent with the immediate zoning and land uses to the north, west, and east, and the subject tract abuts a platted subdivision, Jackson Park to the north and west, therefore staff recommends denial of the rezoning to the Washington County Board of Commissioners.

RECOMMENDATION:

Based on the land use analysis, the recommendation is to deny the rezoning from the R-1 Low Density Residential District to the A-1 General Agriculture District, to the Washington County Board of Commissioners.

Washington County, Tennessee Zoning Office
APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION:

Owner Tex SCALF Phone 423-220-7352 Email Tex SCALF JR@gmail.com
Address 206 Old Stuart Hill Rd City Jonesborough State TN Zip 37659

If Applicable:

Agent _____ Phone _____ Email _____

SITE INFORMATION

Address 206 Old Stuart Hill Rd
Civil District 16 Tax Map 051 Group _____ Parcel 209.00 Lot Size 0.53

STAFF USE ONLY:

PLANNING REGION: ☐ Washington Co. ☒ Jonesborough ☐ Johnson City

File # 23WC-00540

Existing Zoning/Use R-1 Proposed Zoning/Use A-1

Adjoining Zoning Classification: North R-1 South A-1 East R-1 West R-1

MEETING INFORMATION

I agree to attend all meetings that concern this request as follows:

☐ Washington County Tennessee Regional Planning Commission: Date _____ Time 4:00 PM
(Historic Courthouse, Jonesborough)

☒ Jonesborough Regional Planning Commission: Date 10/17/23 Time 6:00 PM
(Town Hall, Jonesborough)

☐ Johnson City Regional Planning Commission: Date 10/23/23 Time 6:00 PM
(City Hall, Johnson City)

☒ Washington County Commission: Date _____ Time 6:00 PM
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)

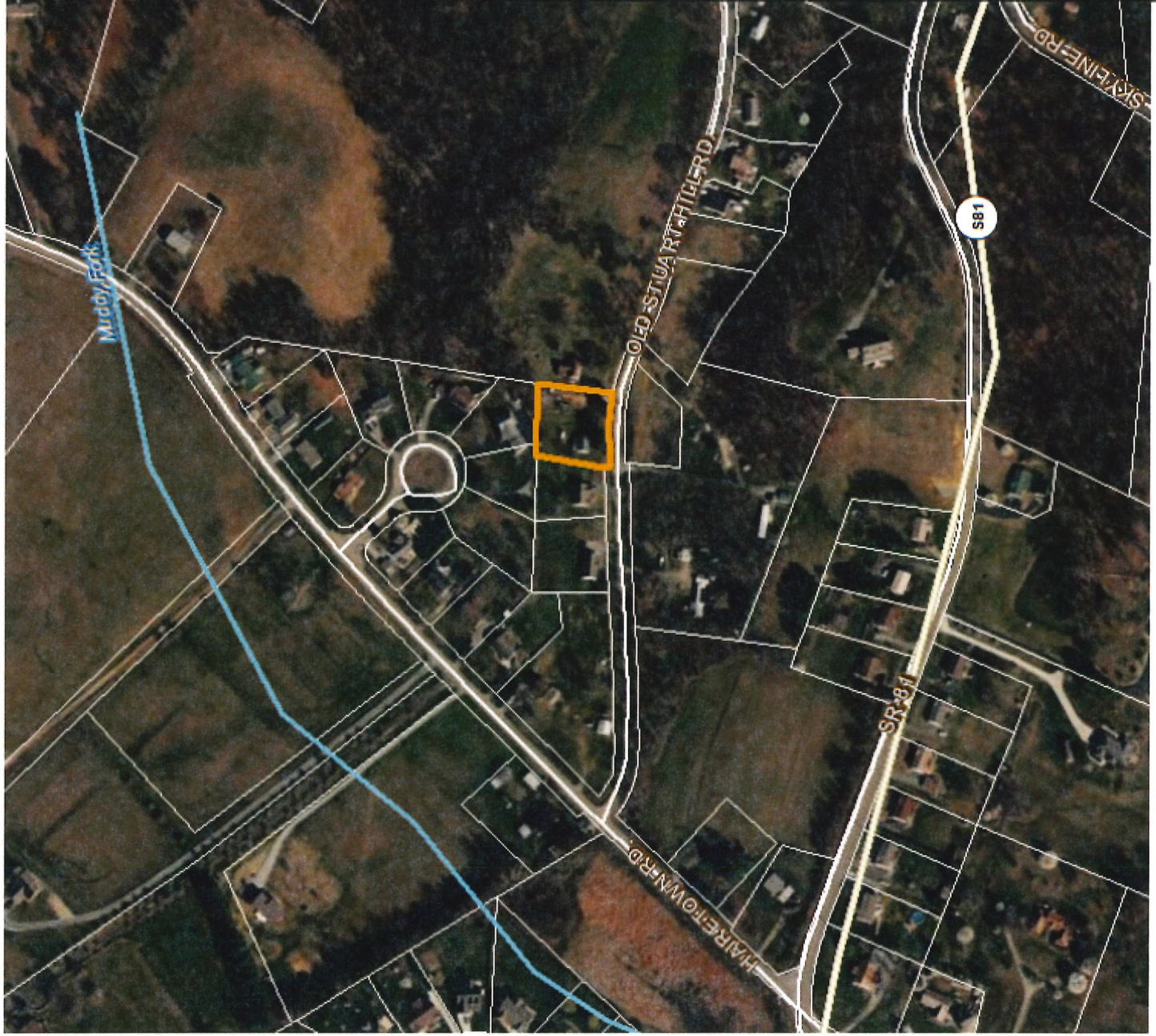
☒ I understand that I must post a sign on the property 10 days prior to the meeting and I must maintain the sign on the subject parcel until after all meetings are concluded. Upon completion of all meetings, I will return the sign. Should the sign go missing, I will contact the Zoning Office immediately for a replacement.

Applicant Signature X Tex Scalf Date 8-25-23

An Electronic Signature is a valid form of signature for this application. This application is not considered complete unless the required fees have been paid at the time of submission of the application.

STAFF USE ONLY:

Received on 8/25/23 by [Signature]



- Subject Parcel
- Waterlines
- FIRM Panels
- Cross Sections

Flood Hazard Boundaries

LN_TYP

- Limit Lines
- NP
- SFHA / Flood Zone Boundary
- Flowage Easement Boundary

Flood Hazard Zones

Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee



User Name: cpape
Date: 9/12/2023
Author: Christopher A. Pape, GISP



Tex Scalf Property, 16th Civil District,
Tax Map 051, Parcel 209.00

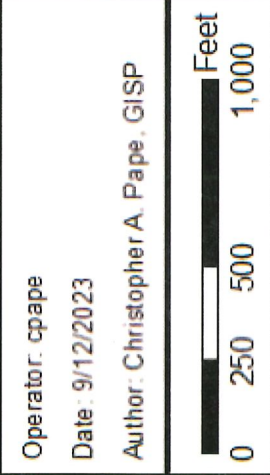
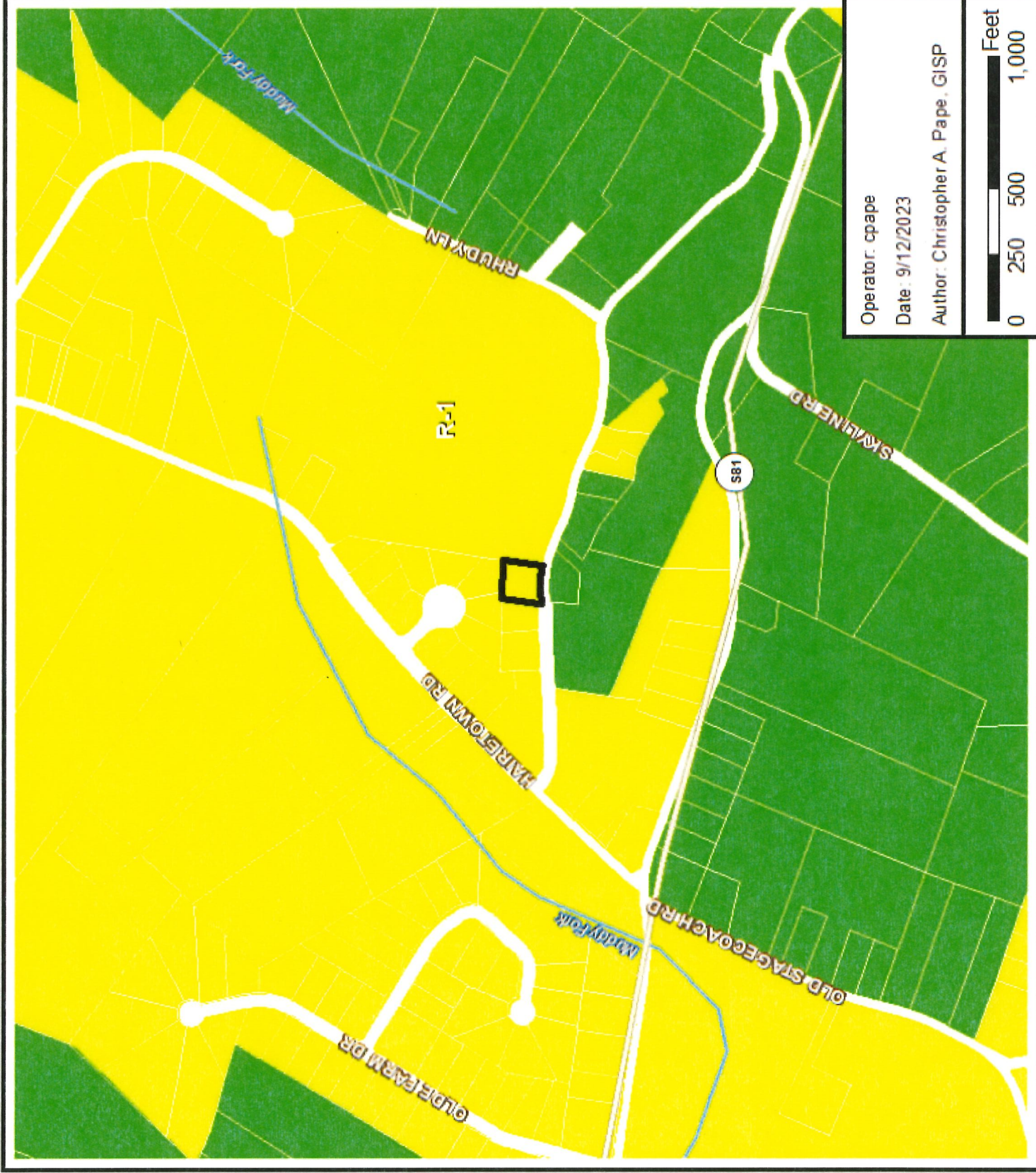
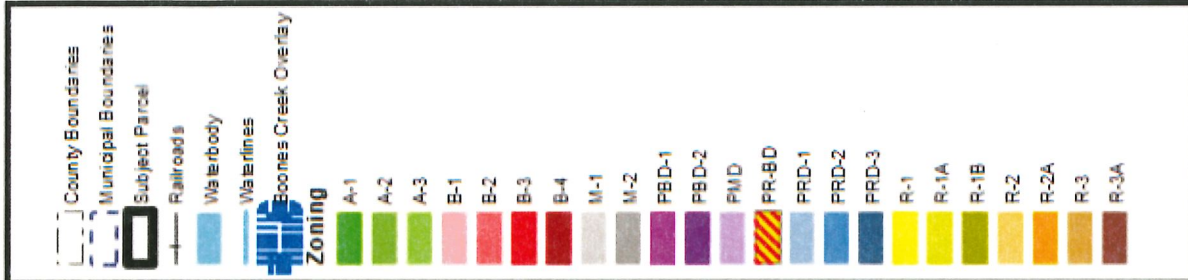
Prepared by the Washington County, Tennessee Zoning Office.
This map is not for engineering purposes.

0 250 500 1,000 1,500
Feet

 Subject Property  Municipal Boundaries
 Tax Parcels  County Boundaries

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
False Easting: 1,968,500.0000
False Northing: 0.0000
Central Meridian: -86.0000
Standard Parallel 1: 35.2500
Standard Parallel 2: 36.4167
Latitude Of Origin: 34.3333
Units: Foot US
Date Created: 9/12/2023 7:49:23 AM
Software Version: ArcGIS 10.8.1
Cartographer: Christopher Pape, GISP





JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: OCTOBER 17, 2023 AGENDA ITEM #: 3

SUBJECT: Division of the Jonesborough United Methodist Church
Trustees Property

BACKGROUND:

The request is 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 2nd Avenue. The subject property is further described on Washington County Tax Map 60-A, Group F, Parcel 2.00 and 3.00, and contains 0.30 acres (parcel 2.00) and approximately 0.90 acres (parcel 3.00).

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) and this variance is going before the Board of Zoning Appeals for action. 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. Lot 2 in square feet is approximately 4,792. When looking at 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.

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.

Since the plat involved a request for variance that would have to go before the Board of Zoning Appeals, signatures on the plat will be required following the outcome of the appeals meeting.

RECOMMENDATION:

Approve the final plat of the "Division of the Jonesborough United Methodist Church Trustees Property" subject to:

1. The Board of Zoning Appeals granting the petitioners request for variances.
2. All certifications on the final plat are presented to staff prior to the Secretary of the Planning Commission signing the Certificate of Approval for Recording.

REGISTER OF DEEDS

THIS IS HERBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7' 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES TOGETHER WITH THE NECESSARY CONFINEMENT OF AND THE CONVEYANCE OF STORMWATER RUNOFF. SUCH STANDARD EASEMENTS SHALL BE IN ADDITION TO ANY OTHER EASEMENTS AS MAY BE DERIVED ON THE FINAL PLAT AND PRIMARY OR CUSTOMER ACCESSORY STRUCTURES MAY BE PLACED WITHIN THE EASEMENT STRUCTURES SUCH AS BUT NOT LIMITED TO FENCES AND PLANTER BOXES MAY BE LOCATED WHERE THE EASEMENTS BUT THEY MUST NOT BLOCK, RESTRICT, OR DIVERT THE FLOW OF STORMWATER.

FLOOD HAZARD AREA NOTE
A PORTION OF THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP
4719G0016D DATED SEPTEMBER 29TH 2006

1. COMPLETE A STORMWATER POLLUTION PREVENTION PLAN FOR SINGLE FAMILY RESIDENCY.
2. BUILDING SITES CONSULT WITH WASHINGTON COUNTY FOR DETAILS AND ASSISTANCE.
3. STORMWATER RUNOFF FROM THE LOT BEFORE CONSTRUCTION TO REDUCE THE PEAK FLOW OF AND TO ALTER THE FLOW OF WATER TO THE STREET.
4. THE DOWNSPOUTS FOR EACH HOUSE SHOULD BE LOCATED AS CLOSE TO THE HOUSE AS POSSIBLE WITHOUT 1' TO ANY PROPERTY.
5. THE DOWNSPOUTS SHOULD BE SURELY CROSS-CUTTED TO DISCHARGE AS MUCH STORMWATER RUNOFF AS

I hereby certify that the unitary savings disposal system: (1) is available to the property; or (2) as shown on the accompanying plans has been installed in an approved manner according to the specifications; or (3) that the security bond in the amount of \$_____ has been posted to ensure completion of all required improvements in case of default.

Date: _____, 20____

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENTS

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAN, IS(ARE) APPROVED AND ASSIGNED

WASHINGTON COUNTY 911 ADDRESSING DEPARTMENT

(IVE) HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH AMOUNT) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND ALL OTHER OPEN SPACE TO PUBLIC OR

DATE	POST NO.
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OMINO

LINE	BEARING	DISTANCE
1	S 29°05'33" E	18.65
2	S 57°42'52" E	16.24
3	S 72°28'34" W	1.62

PERMIT NOTES.

1. GRADING AND BUILDING PERMITS ARE REQUIRED FROM THE TOWN OF JONESBOROUGH FOR EACH LOT PRIOR TO STARTING CONSTRUCTION ON THE LOT.
2. A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE TOWN OF JONESBOROUGH HIGHWAY DEPARTMENT AND/OR TDOT PRIOR TO STARTING CONSTRUCTION FOR ANY LOT WITH DRIVEWAY ACCESS ONTO A COUNTY OWNED ROAD.

BUILDING SETBACK NOTE

THE BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY AT THE TIME OF CONSTRUCTION.

EASEMENT NOTE

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS, RECORDED AND/OR UNRECORDED. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

HEREBY CERTIFY THAT THIS IS A CATEGORY A SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10000+ AS SHOWN HEREON.

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

0 20 40 60

SCALE



CERTIFICATE OF ACCURACY

TENNESSEE REGISTERED LAND SURVEYOR

CITY ENGINEER OR COUNTY ROAD SUPERINTENDENT

CITY OR COUNTY HEALTH OFFICER OR HIS/HER AUTHORIZED REPRESENTATIVE

SECRETARY OF THE JONESBOROUGH REGIONAL PLANNING COMMISSION

SCALE: 1-20 DATE: 10/5/2023

SUBJECT PROPERTY TAX MAP: 060A GRP: F PARCEL: 002.00

DIVISION OF THE JONESBOROUGH UNITED
METHODIST CHURCH TRUSTEES PROPERTY

TOTAL ACRES: 0.30±	TOTAL LOTS: 4
ACRES NEW ROAD: -0-	MILES NEW ROAD: -0-

OWNER: JBCO UNITED METH. CHURCH TRUSTEES
SURVEYOR: McCoy
CLOSURE: 1-10000+

SCALE: 1-20 DATE: 10/5/2023

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: OCTOBER 17, 2023 AGENDA ITEM #: 4

SUBJECT: Billboard Relocation from 211 Forest Circle to 1577 W Jackson

BACKGROUND:

Tom Foster, Foster Signs, is the owner of a single faced billboard located at 211 Forest Circle across from Taco Bell. The structure is 320 square feet (10'X32'). The proposed location is at 1577 West Jackson Boulevard next to Jonesborough Wine and Spirits. The proposed structure is double faced with a reduced square footage size to 200 square feet (10'X20'). The proposed location is identified on a copy of the "Douglas Retail Site Plan".

Although billboards are prohibited in the Town of Jonesborough, billboards that exist are considered non-conforming or grandfathered. In 2011, the BMA passed an ordinance that allows billboards to be exchanged for grandfathered billboards.

A major advantage of LED billboards is the appearance factor that will not fade, peel, become dirty, or change color over time like static signs do. Another reason is to share the screen with other companies. The end product in digital format meets the intent of the digital signage requirements with a standard minimum of 8 seconds before the message changes. The replacement sign provides for better viewing for travelers, and the reduction in size from 320 to 200 square feet is more suitable.

A digital billboard easily seen at a traffic signal is even more effective because the image will change a number of times when waiting for a change in the signal.

RECOMMENDATION:

Approve the billboard relocation plan from 211 Forest Circle to 1577 West Jackson Boulevard next to Jonesborough Wine and Spirits with a reduced square footage from 320 to 200, as presented.



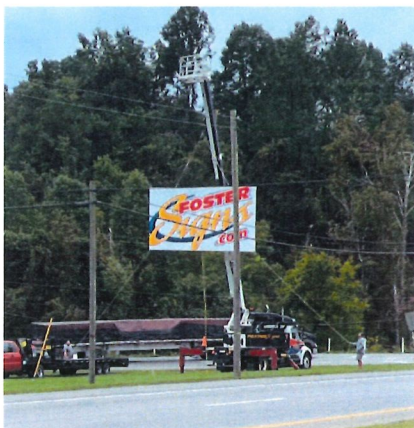
Foster Signs, Inc. • 146 N. Lincoln
Ave • Jonesborough, TN 37659 •
(423) 753-6585

Dear
Glenn Rosenoff,
Building Inspector
Planning Commission Members

I request to move our outdoor advertising structure located at 211 Forest Circle Across from Taco Bell. This structure is 10 feet x 32 feet (320SqFt).



The proposed location is at 1577 W Jackson Blvd on Hwy 11E next to Jonesborough Wine and Spirits. The new structure size would be a reduced size of 10' x 20' (200SqFt) double face digital display.



Thank you for considering my Request.

Tom Foster


Foster Signs



EXISTING



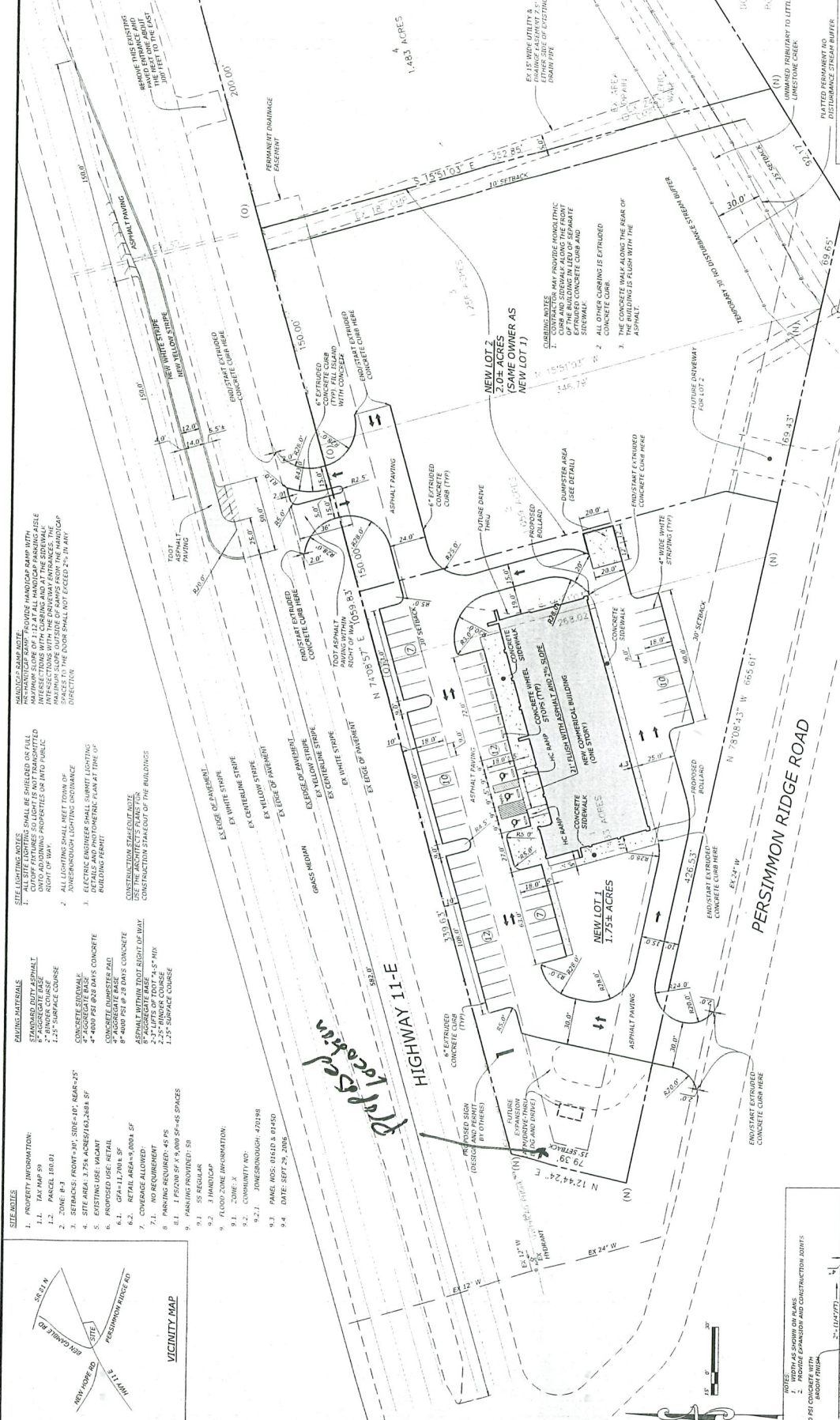
NEW



REVISIONS	
NO.	DESCRIPTION
1	AS SHOWN

SITE PLAN
DOUGLAS RETAIL
HIGHWAY 11-E & PERSIMMON RIDGE ROAD
JONESBOROUGH, TENNESSEE

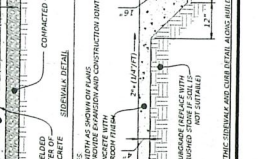
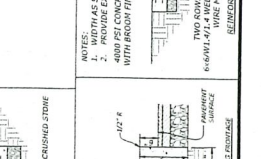
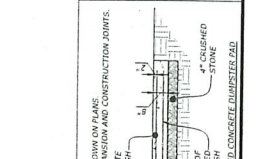
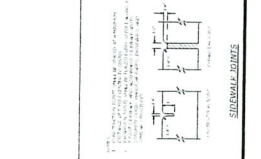
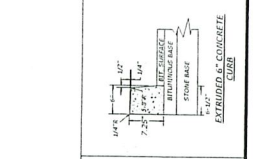
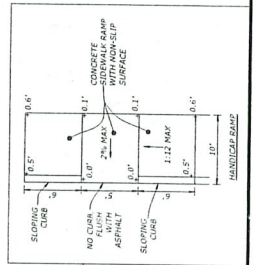
DATE: 7-15-2019
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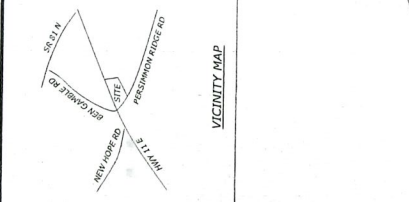
PROFESSIONAL ENGINEER
Tennessee
7-15-2019
[Signature]
[Stamp]

EXISTING UNDERGROUND UTILITIES
CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 WEEKS PRIOR TO CONSTRUCTION FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

UTILITY CONSTRUCTION NOTES
1. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED WALKWAY, DRIVE, AND SIDEWALKS.
2. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED WALKWAY, DRIVE, AND SIDEWALKS.
3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED WALKWAY, DRIVE, AND SIDEWALKS.



- PAVING MATERIALS**
- 1. STANDARD DUTY ASPHALT
 - 2. AGGREGATE BASE
 - 3. 1.5" SURFACE COURSE
 - 4. 4" ASPHALT
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JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: OCTOBER 17, 2023 AGENDA ITEM #: BZA-1

SUBJECT: Approval of Minutes

The following Board of Zoning Appeals minutes will be presented for approval at the next regular meeting: July 18, 2023, August 1, 2023, August 15, 2023, and September 19, 2023 meetings.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: OCTOBER 17, 2023 AGENDA ITEM #: BZA-2

SUBJECT: Variance to Lot Size & Setbacks – 215 West Main Street
Jonesborough United Methodist Church

BACKGROUND:

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 2nd 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 2nd 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.

Staff's recommendation is to grant a variance of 7,208 square feet on lot size and up to 10 feet on the rear setback (varies).

RECOMMENDATION:

Grant a variance of 7,208 square feet on lot size and up to 10 feet on the rear setback as the rear setback area varies.

PUBLIC NOTICE

JONESBOROUGH BOARD OF ZONING APPEALS

VARIANCE REQUEST

Please be advised that the Jonesborough United Methodist Church, owner of property at 215 West Main Street, Jonesborough, TN (Peggy Conger Byrd Youth Center) is requesting that Jonesborough Board of Zoning of Appeals consider a variance to the lot size and setbacks.

The Board of Zoning Appeals is scheduled to discuss the variance at their meeting Tuesday, October 17, 2023 at 6:00 p.m. in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN. All interested parties are encouraged to attend.