

MEETING NOTICE

The Jonesborough Board of Zoning Appeals and the Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, October 20, 2026, 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

BOARD OF ZONING APPEALS

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for a variance to the side yard setback requirements for 109 Jackson Lane
4. Adjournment

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for approval of release of security grading deposit – Taco Bell
4. Request for approval of release of security grading deposit – Trail Blazer Coffee
5. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

MINUTES – April 21, 2026

The Jonesborough Board of Zoning of Appeals met in a regular meeting on Tuesday, April 21, 2026, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster-Chairman, Terry Countermine, Bill Graham, Robin Harpe, Richie Hayward

Members Absent: Frank Collins, Josh Conger, Darrell Fowler, Jim Rhein

Staff Present: Glenn Rosenoff, Angie Charles, Kevin Fairm, JW Greene, Donna Freeman

Chairman Tom Foster called the meeting to order and noted a quorum was present. Chairman Foster led the group in Prayer and Robin Harpe led in the pledge to the Flag.

Public Comments -

1. Approval of Minutes – Meeting of October 21, 2025

Chairman Tom Foster asked Commissioners if they had any comments or corrections to the minutes of October 21, 2025. With there being none, Chairman Foster called for a motion.

Motion: The motion to approve the minutes of the October 21, 2025 Board of Zoning Appeals meeting was made by Bill Graham, seconded by Robin Harpe and was passed unanimously.

2. Signage Variance – Trail Blazer Coffee, 304 East Jackson Boulevard Presented by: Lisa Walden, 23115 Moonshine Drive, Bristol Sign Company

The request is for a variance to Section 11-1214.(3)(i) of the Zoning Ordinance (p. 11-162), which allows for one monument sign per street frontage. The variance would allow for an additional monument for the property. The second monument sign will be small, under 3-sq.ft. in size and 3-ft in height, and serve as an entrance/exit directional sign for Trail Blazer Coffee. There is a special circumstance that exists on this property, as the ingress/egress is restricted on E. Jackson Blvd to right-in/out turn movement only. As the total square footage for both the primary freestanding and secondary freestanding sign are within the total allowable size, no additional variances are requested. Staff's assessment is that the Zoning Ordinance standards for variances are met for granting a variance to allow a second freestanding sign.

Chairman Foster read the staff recommendation for the approval of a variance to Section 11-1214.(3)(i). to allow for an additional monument directional (enter/exit) sign on the property. Chairman Foster asked Commissioners if they had any questions, with there being none called for a motion.

Motion: Terry Countermine made the motion to approve the variance request for Trail Blazer Coffee to Section 11-1214.(3)(i). to allow for an additional directional (enter/exit) monument sign on the property of 3-sq.ft. in size and 3-ft. in height. Motion was seconded by Richie Hayward and duly passed.

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

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: October 20, 2026 **AGENDA ITEM #:** BZA-3

SUBJECT: 109 Jackson Ln – 8.7 ft. side yard setback variance request

BACKGROUND:

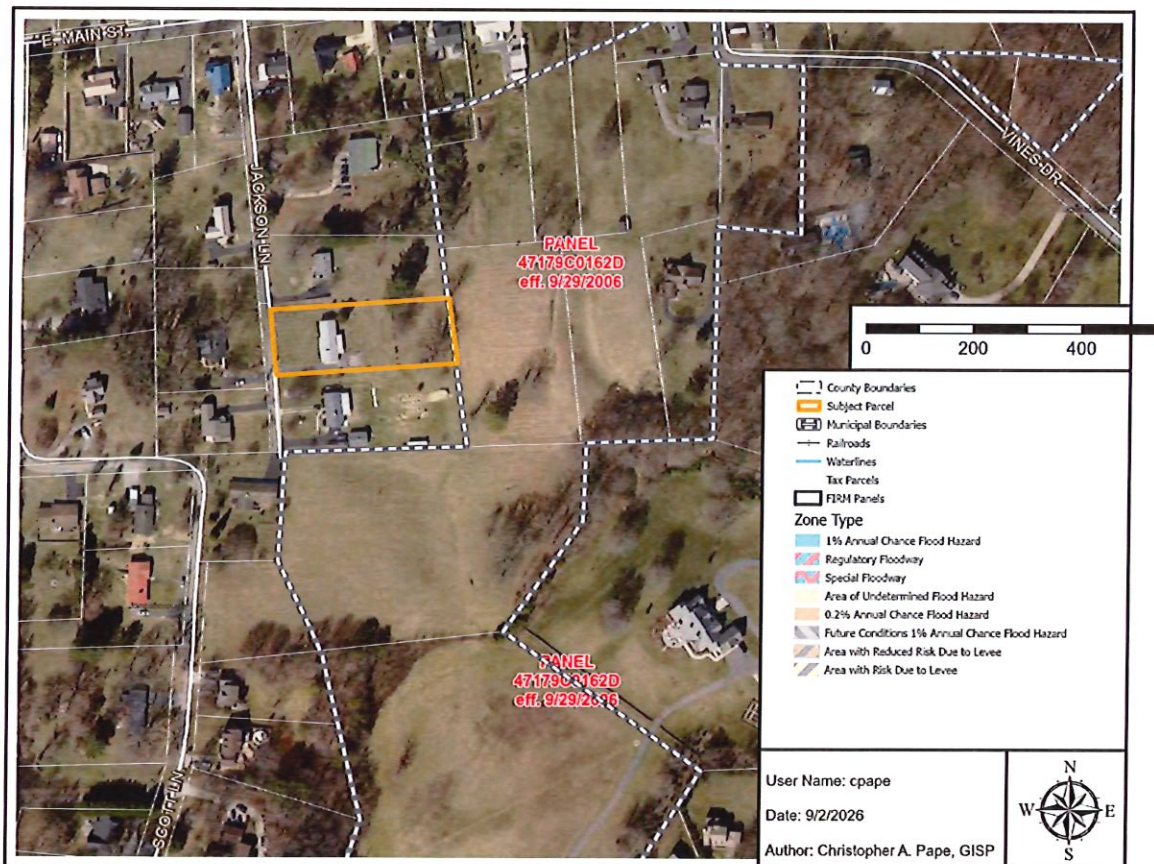
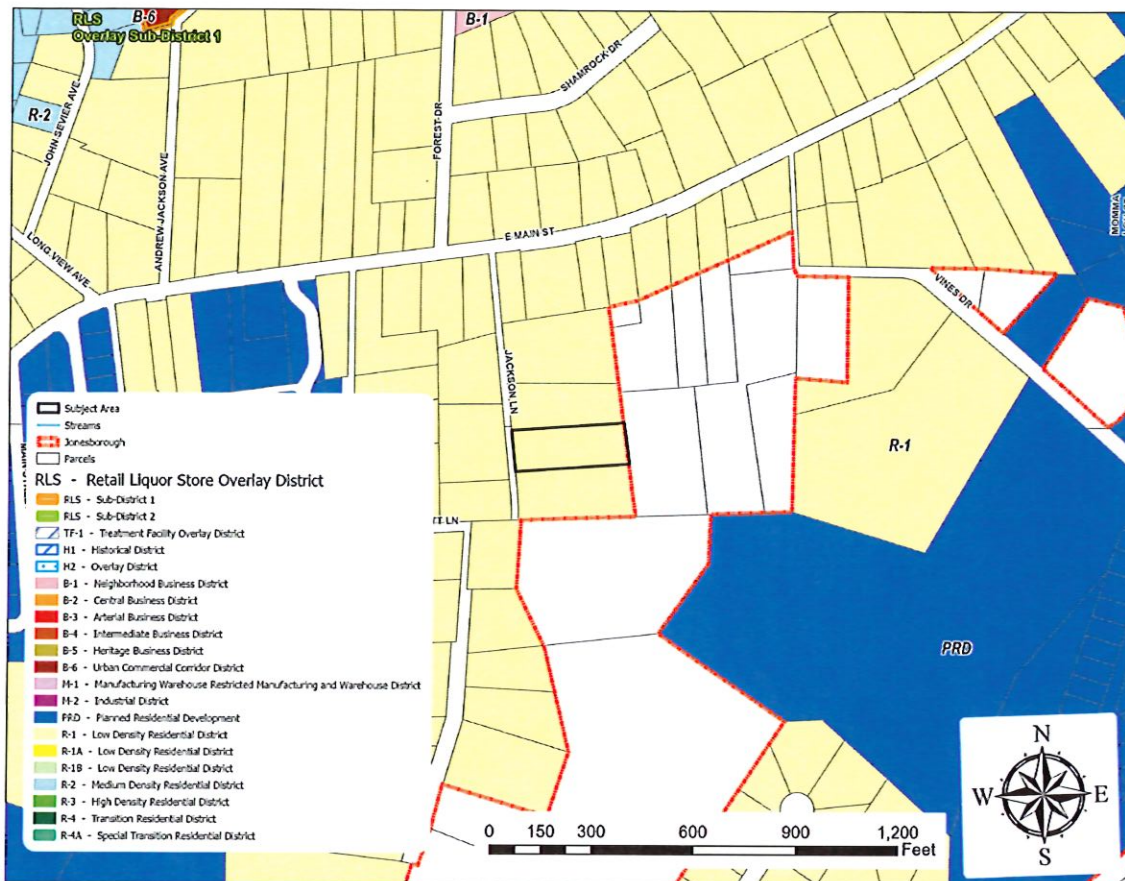
The petitioner requests an 8.7-ft side yard setback variance to Section 11-513.(7) of the Zoning Ordinance (p. 11-76), which requires accessory structures to be no closer than 10-ft to any property line. The variance would allow for a 1.3-ft side yard setback for the property.

The property owner claims that limited acreage is the requested reason for the variance.

Staff's assessment is that Section 11-528(4)(c) of the Zoning Ordinance standards for variances (p. 11-102) are met for granting a variance to the side yard setback requirement due to irregular lot shape, as the lot length is almost three times its width.

RECOMMENDATION:

Staff recommends approval of a variance to Section 11-513.(7) to allow for a 1.3-ft side yard setback.





TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

VARIANCE REQUEST

Date Filed: 7/23/26
Fee Paid: _____ (\$300.00 Fee – Pay at Time of Submittal)
Name of Applicant: Lisa Chase Childers
Address: 109 Jackson Lane
Jonesborough, TN 37659
Telephone: 423-341-1682 Cell: _____
Email: _____ Additional Info: _____
Address Where Variance is Requested: 109 Jackson Lane
Jonesborough, TN 37659

Variance Requested and Reason:

Sign ☐ Setbacks ☒ Building Size ☐ Accessory Building ☐ Other ☐

Requesting variance for construction of a detached carport adjacent to the right side of house.

Due to limited acreage, setback at front of structure would be 15 inches and 24 inches at back of

back of structure. We have discussed with neighbors on this side of the house and they

have not concerns or issues

Authorization of Request:

Must have letter of authorization from owner for requesting the variance if not the owner.

Applicant

Date

Request Submitted To

Date

July 24, 2026

To whom it may concern,

I, Lisa Chase Childers, am appointing Ken Huffine as my representative to submit this variance application and to speak for me in my absence.

Lisa Chase Childers

A rectangular box containing a handwritten signature in cursive script that reads "Lisa Chase Childers".

Lisa Chase Childers



JONESBOROUGH PLANNING COMMISSION

MINUTES – September 15, 2025

The Jonesborough Planning Commission met in a regular meeting on Tuesday, September 15, 2026, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Frank Collins, Josh Conger, Terry Countermine, Darrel Fowler, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Tom Foster

Staff Present: Angie Charles, Craig Ford, Kevin Fair, Donna Freeman

Due to the absence of Chairman Tom Foster, Vice-Chairman Jim Rhein presided and called the meeting to order and noted a quorum was present. Josh Conger led the group in Prayer and Vice-Chairman Jim Rhein led the pledge to the Flag.

1. **Public Comments** – There were none.

2. **Approval of Minutes – Meeting of August 18, 2026**

Vice-Chairman Rhein asked Commissioners if they had any comments or corrections to the minutes of August 18, 2026. With there being none, Vice Chairman Rhein called for a motion.

Motion: The motion to approve the minutes of the August 18, 2026 Planning Commission meeting was made by Bill Graham, seconded by Darrell Fowler and was duly passed.

3. **Home Occupation, Little Dog Groom Room, 1113 East Jackson Blvd**
Presented by: Gretchen Peterson, Owner

Request for approval of a home occupation, Little Dog Groom Room, located within the principal residential structure located at 1113 E. Jackson Blvd (adjacent to McCoy Cir). The property is approximately 0.33-ac and the dwelling is 2,095-sq.ft. An incidental home occupation is an allowed use in the R-4 (transition residential) zoning district. The proposed home occupation is for a small dog bathing and grooming business and will occupy 100-sqft of the home. There are two proposed off-street parking spaces, and appointments will be required for clients. A 2.25-sq.ft. sign is also being requested to advertise the business. The request conforms to the standards for a home occupation.

Vice-Chairman read the staff recommendation for the approval of the home occupation request as submitted. Vice-Chairman Rhein asked Commissioners if they had any comments or questions, and with there being none called for a motion.

Motion: Terry Countermine made the motion to approve the home occupation request for Little Dog Groom Room to be located at 1113 East. Jackson Blvd as presented, seconded by Robin Harpe and duly passed.

**4. Site Plan and Grading Permit Security – Eastman Credit Union
419 West Jackson Blvd
Presented by: Representatives of Eastman Credit Union**

Request for approval of a site plan for the Eastman Credit Union (ECU) development on an approximate 2.69-acre tract on E. Jackson Blvd, zoned B-3 (arterial business) and CO (corridor overlay). The plan shows the location of a proposed new building, 5,015-sq.ft in size. The building is located within the setbacks (30-ft front, 10-ft side, 25-ft rear) and is an allowed use in the zoning district. A grading permit security in the amount of \$118,435 is also associated with the development. The plan reflects two parking areas, code requires 10 spaces, and 51 are provided. Three of the spaces are handicap (ADA) accessible. As the entrance is located on a divided highway, ingress and egress is restricted to right-turn movement. Unrestricted turn movement will be provided along the secondary access point on Hwy 81-N (West College St). Driveway permits from TDOT will be required as E. Jackson Blvd Hwy 81-N are both state roads. Due to the size of the development, additional stormwater controls and water quality devices are required and have been incorporated into the design and construction. The construction plans have been reviewed by Todd Wood, P.E., and are recommended for approval, after addressing minor comments to meet all requirements. The development will have landscaping, with eleven new shade trees along E. Jackson Blvd and fourteen along Hwy 81-N. There will be eight more trees around the parking areas. The building will also be landscaped with thirty additional shrubs. The new access onto Hwy 81-N (West College St) and all proposed free-standing monument signs will need to be reviewed in conjunction with the proposed public trail to be installed by the Town.

Vice-Chairman Rhein asked Commissioners if they had questions or comments. Bill Graham inquired about the walking trail along West College Street. Craig Ford addressed the Planning Commission in regard to the walking trail/sidewalk. Craig Ford said Town staff and ECU representatives had met and worked out plan to work in conjunction on the construction of a sidewalk along that area of West College Street.

Vice-Chairman Rhein read the following two staff recommendations:

- (1.) Approval of the 419 W. Jackson Blvd site plan upon receipt of revised plans addressing planning staff comments, subject to approval from the Tree & Townscape Board and alignment with the Town's trail design plans.

- (2.) Approval of the associated grading permit security amount of \$118,435. Vice-Chairman Rhein asked Commissioners if there were any further questions, with there being none called for a motion.

Motion: Bill Graham made the motion to approve staff recommendation one and two as presented. Josh Conger seconded the motion and it was duly passed.

5. Free-Standing Signage – 11-E Diner, 1406 West Jackson Blvd

NOTE: This request was deferred from the August 18, 2026 meeting.

Request for a freestanding ground-mounted sign for the 11-E Diner restaurant, located at 1406 W. Jackson Blvd. The property is 0.57-ac in size, and zoned B-3 (arterial business district) and CO (corridor overlay district). The proposed sign meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(3) for commercial districts, the sign area being approximately 56-sq.ft. in size and 7-ft in height. The freestanding sign will also meet or exceed the minimum 7.5-ft setback from property lines.

Vice-Chairman Rhein asked Commissioners if they had any questions or comments. Frank Collins made the motion to table the sign request due to the business owner not being present. Discussion took place in regard to the sign request and question was raised about the size, setbacks, and content. Kevin Fair, Building Inspector, said the business owner had informed him that Foster Signs will be doing the sign face. Angie Charles said the Planning Commission regulates sign size, height and setback requirements; and not sign content, font, or lettering. Frank Collins withdrew his motion.

Vice-Chairman Rhein read the staff recommendation for the approval of the free-standing sign as submitted and asked if there was any further discussion. With there being none, called for a motion.

Motion: Terry Countermine made the motion to approve the freestanding monument sign for the 11-E Diner Restaurant, 1406 West Jackson Blvd as presented. Josh Conger seconded the motion and it was duly passed.

6. Traffic Impact Study

A vital statistic that is shaping Jonesborough is our continued unprecedented growth for the last 20-30 years. As you will recall, the latest 2020 Census showed us a 16% increase in population from 2010 to 2020. This 10-year growth span was not the full story. If you roll back time, 1990 to 2000 saw a 20% increase; 2000 to 2010 was a 21% increase, and already from 2020 to 2023 is a 10.6% increase in population. The Tennessee State Data Center and UT Center for Business & Economic Research presented the incorporated places population estimates and changes between 2022 to 2023. Jonesborough's change (increase) was estimated at 5.3%. Out of 345

incorporated places, only seven (7) cities, including Jonesborough, gained a population increase of 5% or greater, or in other words, only 2% of all Tennessee cities achieved this status. With our growth, especially over the last few years, staff is considering strategies on in-depth growth management or growth policy concepts for recommendations. The impact of the increase in the volume of traffic in town is staggering, and as you know speeding is a major topic related to our road system as well. Staff is proposing the Planning Commission consider requirements for a "Traffic Impact Study (TIS)" that would accompany new development submittals meeting a base threshold of traffic generation. The purpose of TIS is to:

- Determine the potential traffic impacts of a proposed development on the existing road system.
- Ensure safe and reasonable traffic conditions once the development is complete.
- Protect the community's investment in its street system.
- Identify on-site and off-site improvements that might be needed because of the development.

Addressing the impact of traffic has fallen on the Town to react to new developments under construction, or shortly thereafter. Developments meeting certain parameters or metrics would include the submittal of a TIS to the Planning Commission as part of their consideration for review. This step requires a traffic engineering perspective on developmental impacts to the Town's street infrastructure system as relative to overall traffic growth management. Should the Commission wish to proceed with consideration of TIS requirements, staff recommend amending the Subdivision Regulations and Zoning Ordinance by adding a section for Traffic Impact Study. A public hearing is required before adopting an amendment to the Subdivision Regulations, and a recommendation to the Board of Mayor and Aldermen would be necessary for amendments to the Zoning Ordinance, which further requires 2 readings and a public hearing before adoption.

Vice-Chairman Rhein asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: Josh Conger made the motion to approve staff recommendations one and two as presented. Robin Harpe seconded the motion and it was duly passed.

With there being no further business for discussion, Vice-Chairman Jim Rein adjourned the meeting.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: October 20, 2026 AGENDA ITEM #: 3

SUBJECT: Taco Bell – Security Deposit Release

BACKGROUND:

A Performance Security Deposit was issued for grading in the amount of \$67,628.00 for Taco Bell, located at 1452 E. Jackson Blvd. The site was inspected by Kevin Fair on September 1, 2026, and found to be complete and in compliance. The request is for the release of the grading security.

RECOMMENDATION:

Approve the release of the grading security for Taco Bell in the amount of \$67,628.00, as submitted.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Date: September 1, 2026

RE: Request for Bond Release on Taco Bell

Project Name: Taco Bell

Location: 1452 E Jackson Blvd, Jonesborough, TN 37659

Building Permit Number: 72178

Associated Bond / Letter of Credit Number: 016253535

Inspection Status & Code Compliance

The Building and Inspection Department has completed the final structural, plumbing, mechanical, and life-safety inspections for the commercial construction project at the address listed above.

All construction activities have been verified as completed in accordance with the approved municipal plans and adopted building codes.

Final building sign-offs and trade certificates have been successfully issued.

Exterior requirements, life-safety features, and site compliance measures have been thoroughly inspected and approved.

Recommendation

Because all conditions of the permit and municipal guidelines have been fully satisfied, the Building and Inspection Department recommends the complete release of the performance/maintenance bond currently held for this project.

Please feel free to contact my office if you require any additional documentation or archived inspection records to process this release.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kevin R. Fair".

Kevin R. Fair

Building Inspector

Town of Jonesborough, Tennessee



GRADING PERMIT BOND

Bond Number: 016253535

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Tacala Tennessee Corp. of 3750 Corporate Woods Drive, Vestavia Hills, AL 35242

(Permittee)

As Principal, and The Ohio Casualty Insurance Company Organized and existing under the laws of the
(Bonding Company)

State of New Hampshire, as Surety, are held and firmly bound unto Town of Jonesborough, TN

in the just and full sum of Sixty Seven Thousand Six Hundred Twenty Eight and 00/100 Dollars

\$67,628.00

lawful money of the United States, or the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

The condition of the foregoing obligation is such that whereas said principal has filed or is about to file with The Ohio Casualty Insurance Company

an application for a permit to perform excavation or fill work, described in the application for the grading permit, upon real property owned by said principal known as Taco Bell - Jonesborough

NOW THEREFORE, if the above named principal shall well and truly comply with all the requirements of

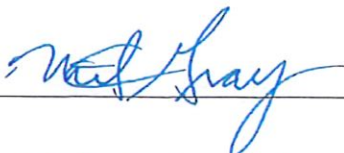
Town of Jonesborough, TN

, and if all of the work

required to be done complies with all of the terms and conditions of the grading permit for excavation or fill or both to the satisfaction of the City Engineer, and is completed within the time limit specified in said grading permit, then this obligation shall be void and of no effect; otherwise it shall be and remain in full force and effect.

The said surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or additions to the terms of the permit or the work or improvements to be performed thereunder or to the grading plans attached to said permit shall in anyway affect the obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or additions to the terms of the permit or to the work or improvements or the plans.

WITNESS OUR HANDS THIS 18th day of March, 2026



(Principal)

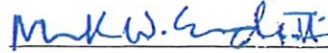
Bv: VP of Development

(Name and Title)



The Ohio Casualty Insurance Company

(Surety)

Bv: 

Mark W. Edwards, II

(Attorney-in-Fact)

NOTE: acknowledgments of Execution by Principals and Surety must be attached.



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8213597-016032

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Alisa B. Ferris; Anna Childress; Jeffrey M. Wilson; Mark W. Edwards, II; Richard H. Mitchell; Robert R. Freel; Samuel F. Audia, III; William M. Smith

all of the city of Birmingham state of AL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 3rd day of April, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 3rd day of April, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1125044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Ulewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 18th day of March, 2026.



By: Renee C. Ulewellyn
Renee C. Ulewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Grading Permit Security Calculation Form

The purpose of this form is to calculate the security amount needed to protect adjoining and downstream properties and streams in case the development fails to complete the required improvements and the site is left in an un-stabilized condition.

Erosion and Sediment Control Devices

(perimeter plus any items associated with storm drain or stormwater management systems noted below)

- | | |
|------------------------------------|------------|
| 1. 1 construction exits @ \$500/EA | = 500.00 |
| 2. 680 LF of silt fence @ \$3/ LF | = 2,040.00 |
| 3. check dams @ \$100/ EA | = |
| 4. stone filter rings @ \$100/ EA | = |
| 5. 5 inlet protection @ \$100/ EA | = 500.00 |
| 6. @ \$ / | = |

Storm Drain System

(only items, if any, needed to protect adjoining and downstream properties)

- | | |
|---|-------------|
| 1. 120 LF of 8" SDR26 pipe @ \$100 / LF | = 12,000.00 |
| 2. 265 LF of 15" HDPE pipe @ \$120 / LF | = 31,800.00 |
| 3. 2 inlets @ \$3,000 / EA | = 6,000.00 |
| 4. 1 manholes @ \$3,000 / EA | = 3,000.00 |
| 5. CY of rip rap @ \$ / CY | = |
| 6. WQU @ \$12,000 / EA | = 12,000.00 |

Stormwater Management System

(only items, if any, associated with detention)

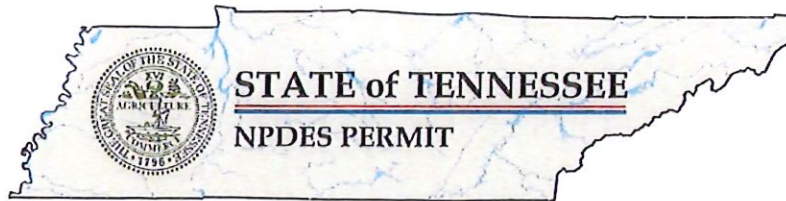
- | | |
|----------------------------------|---|
| 1. pond grading @ \$ / EA | = |
| 2. riser @ \$ / EA | = |
| 3. LF of " outlet pipe @ \$ / LF | = |
| 4. CY of rip rap @ \$ / CY | = |
| 5. @ \$ / | = |

Soil Stabilization

- | | |
|--|------------|
| 1. 27,880 SF of disturbed area @ \$0.10 / SF | = 2,788.00 |
|--|------------|

TOTAL SECURITY REQUIRED = \$67,628.00

THE OLDEST TOWN IN TENNESSEE



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Davy Crockett Tower, 9th Floor
500 James Robertson Parkway
Nashville, Tennessee 37243-1102

Tracking No. TNR162522

Notice of Coverage (NOC) under the General NPDES Permit for
STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (CGP)

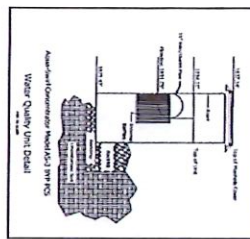
Under authority of the Tennessee Water Quality Control Act of 1977 (T.C.A. 69-3-101 [et seq.](#)) and the delegation of authority from the United States Environmental Protection Agency under the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977 (33 U.S.C. 1251, [et seq.](#)) in accordance with effluent limitations, monitoring requirements and other conditions set forth herein. CGP requirements and permit overview are located [here](#). Your coverage under the CGP shall be terminated upon receipt of [Notice of Termination \(NOT\)](#).

Construction Project:	Taco Bell
Area of Disturbance:	.64 acres
Master Tracking Number:	TNR162522
Permittee Name:	Tacala Tennessee Corp
Project Name:	Taco Bell Jonesborough
Is authorized to discharge:	stormwater associated with construction activities
from facility location:	1452 East Jackson Blvd, Jonesborough, TN 37659, Washington County
to receiving waters named:	Unnamed Tributary to Little Limestone Creek
Effective date:	03/23/2026
Expiration date:	09/30/2026
Contractors:	KZ Construction Thomas Larczmarczyk (start date 23-MAR-26)

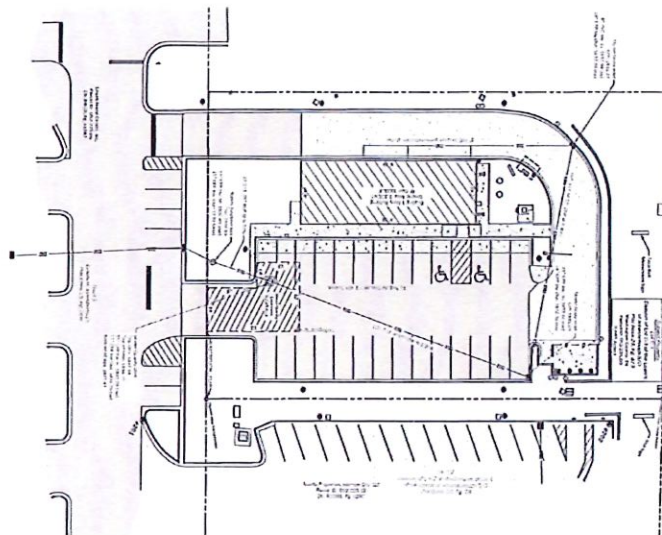
No Exceptional Tennessee Waters were Identified by TDEC.
CN-0759

RDA 2366

Print



4. **What is a *de novo* mutation?** (1 point)
A mutation that occurs in a cell for the first time, the mutation was not present in the parent cell.
5. **What is a *spontaneous* mutation?** (1 point)
A mutation that occurs naturally, without any external agent or influence. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.
6. **What does the term *environmental* mean?** (1 point)
The external factors that influence the expression of a gene. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.
7. **What is a *mutagen*?** (1 point)
A chemical or physical agent that causes a mutation. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.
8. **What is a *mutagenic agent*?** (1 point)
A chemical or physical agent that causes a mutation. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.
9. **What is a *mutagenic agent*?** (1 point)
A chemical or physical agent that causes a mutation. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.
10. **What is a *mutagenic agent*?** (1 point)
A chemical or physical agent that causes a mutation. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.
11. **What is a *mutagenic agent*?** (1 point)
A chemical or physical agent that causes a mutation. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.
12. **What is a *mutagenic agent*?** (1 point)
A chemical or physical agent that causes a mutation. For example, a mutation in a bacterium that occurs naturally, without any external agent or influence.

[illegible][illegible]

Hayden Smith
11400 E. 1st Ave., Suite 100
Denver, CO 80231
Phone: 303.733.7333



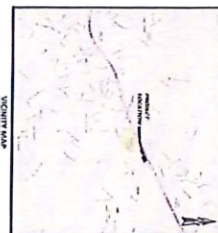
Author's address: The City University of New York, Graduate Center, 365 Fifth Avenue, New York, NY 10018-7099, USA.
E-mail: shirley@center.net

Case #	Length	Function
1	81 bp	5' UTR
2	81 bp	5' UTR
3	81 bp	5' UTR
4	81 bp	5' UTR
5	81 bp	5' UTR
6	81 bp	5' UTR
7	81 bp	5' UTR
8	81 bp	5' UTR
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99	81 bp	5' UTR
100	81 bp	5' UTR

- a. The use of a project-based system. This is a kind of work organization in which projects are carried out by a group of people who are not necessarily organized in a formal structure.
- b. The use of a project-based system. This is a kind of work organization in which projects are carried out by a group of people who are not necessarily organized in a formal structure.
- c. The use of a project-based system. This is a kind of work organization in which projects are carried out by a group of people who are not necessarily organized in a formal structure.
- d. The use of a project-based system. This is a kind of work organization in which projects are carried out by a group of people who are not necessarily organized in a formal structure.

[illegible][illegible]

— **FOR THE UNITED STATES OF AMERICA:**



**Stormwater BMP As-Built
and Maintenance Agreement**

No.	Date	Amount Description
1	6/28/2017	Acct. Maintenance Fees
2	8/15/2017	Acct. & 12000 sq. ft. lot
Debit For 100' x 10'		Credit For 100' x 10'
Debit Debit: 6/28/2017		Credit Credit: 6/28/2017
Sum: 100' x 10'		Sum: 100' x 10'

Taco Bell Restaurant - Site #318345

Tacala, LLC
1452 E Jackson Blvd
Jonesborough, Washington County, Tennessee

TTL

3200 East View Road SE | Tallahassee, FL 32309
205.341.0818 | www.mlaa.com

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: October 20, 2026 **AGENDA ITEM #:** 4

SUBJECT: Trail Blazer Coffee – Security Deposit Release

BACKGROUND:

A Performance Security Deposit was issued for grading in the amount of \$47,980.00 for Trail Blazer Coffee, located at 304 E. Jackson Blvd. The site was inspected by Kevin Fair on September 22, 2026, and found to be complete and in compliance. The request is for the release of the grading security.

RECOMMENDATION:

Approve the release of the grading security for Trail Blazer Coffee in the amount of \$47,980.00, as submitted.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Date: September 22, 2026

RE: Request for Bond Release on Trailblazer Coffee

Project Name: Trailblazer Coffee

Location: 304 E. Jackson Blvd, Jonesborough, TN 37659

Building Permit Number: 62933

Associated Bond / Letter of Credit Number: 20BSBJL1076

Inspection Status & Code Compliance

The Building and Inspection Department has completed the final structural, plumbing, mechanical, and life-safety inspections for the commercial construction project at the address listed above.

All construction activities have been verified as completed in accordance with the approved municipal plans and adopted building codes.

Final building sign-offs and trade certificates have been successfully issued.

Exterior requirements, life-safety features, and site compliance measures have been thoroughly inspected and approved.

Recommendation

Because all conditions of the permit and municipal guidelines have been fully satisfied, the Building and Inspection Department recommends the complete release of the performance/maintenance bond currently held for this project.

Please feel free to contact my office if you require any additional documentation or archived inspection records to process this release.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kevin R. Fair".

Kevin R. Fair

Building Inspector

Town of Jonesborough, Tennessee

BOND NUMBER 20BSBJL1076

PERFORMANCE BOND

KNOW ALL MEN By these presents:

WHEREAS GRC Construction Services, Inc., Principal, herein is the owner and developer of the * located in Jonesborough, Tennessee and ^{Hartford Accident and} Indemnity Company, a surety company authorized to do business in the State of Tennessee (hereinafter called the "surety"), and * Trailblazer Coffee #4
304 E. Jackson Blvd
Jonesborough, TN 37659

WHEREAS, the plans and specifications of said project having been approved by the Jonesborough Regional Planning Commission, and which are referred to and made a part of this instrument, as if fully copied and set forth herein, and

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all erosion and sediment control, stabilization, stormwater management facilities, storm drain system, and all other improvements in the said project in accordance with the plans and specifications attached hereto and made a part of this bond.

NOW, THEREFORE, the GRC Construction Services, Inc., as Principal, and Hartford Accident and Indemnity Company, as Surety, do hereby firmly bind ourselves, our heirs, executors, administrators and successors unto the Jonesborough Regional Planning Commission and the State of Tennessee for and on behalf of Jonesborough, Tennessee in the sum of \$47,980.00, return of said amount conditioned upon the performance by the Principal of its undertaking herein, and its completion of said ** In the construction of said improvements noted above.

** Trailblazer Coffee #4
304 E. Jackson Blvd
Jonesborough, TN 37659

NOW, if the Principal shall in all respects fulfill his said obligation according to the terms thereof, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Obligor from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Obligor all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

BOND NUMBER 20BSBJL1076

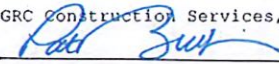
If the principal fails to complete the construction, and the improvements of said (project name) shown and provided for by said plans and specifications attached hereto within and the time herein specified, the commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said commission for a period of up to 90 days, said extension to be granted in writing and certified by the Secretary of the Jonesborough Planning Commission.

WITNESS:


10/31/2017

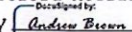


GRC Construction Services, Inc.

By: 

Principal

Hartford Accident and Indemnity Company

By: 
Andrew Brown, Attorney-in-Fact

Surety



I, Andrew Brown, do hereby certify that the Hartford Accident and Indemnity Company
(Agent of the Surety Company) (Name of Surety Company)

is authorized to do business in the State of Tennessee as of the last date hereinabove set out.

Hartford Accident and Indemnity Company
(Name of Surety Company)

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity
and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH & MCLENNAN AGENCY LLC
Agency Code: 20-240039

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited:**
Andrew Brown, Erin E. Kiehm, Tom McCarley, Catherine L. McMillan, Steven Williams
of KNOXVILLE, Tennessee

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Phyllis A. Clark

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Marilez Arce

Marilez Arce
My Commission HH 287363
Expires July 13, 2026

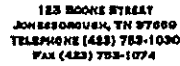
I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of February 26, 2026.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President



TOTAL SECURITY REQUIRED = \$47,980

THE OLDEST TOWN IN TENNESSEE

