

## **JONESBOROUGH PLANNING COMMISSION**

### **MINUTES – October 29, 2024**

The Jonesborough Planning Commission met in a regular meeting on Tuesday, October 29, 2024, at 6:00 pm, in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

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

**Members Absent:** Bob Williams

**Staff Present:** JW Greene, Shawn Jackson, Donna Freeman

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

#### **1. Approval of Minutes**

##### **Planning Commission - Meeting of September 17, 2024**

The motion to approve the minutes of the September 17, 2024 Planning Commission meeting as presented, was made by Josh Conger, seconded by Robin Harpe and passed unanimously.

##### **Design Review Commission – Meeting of September 17, 2024**

The motion to approve the minutes of the September 17, 2024 Design Commission meeting as presented, was made by Frank Collins, seconded by Terry Countermine and passed unanimously.

#### **2. Request for approval to build an Accessory Building Apartment, 118 Charlem Hills Road Presented by: Eva LaFountain Garrett, Owner**

The request is for approval of an accessory building apartment located at 118 Charlem Hills Road, as described on Washington County Tax Map 59-E, Group B, Parcel 6.00, contains approximately 41,000 square feet (0.94 acres), and the zoning is R-1. The building is to be constructed for a 2-car garage with storage, and an apartment (mother-in-law quarters) above the garage, and will be located in the side yard and parallel with the existing single family home. The building measures 30'x40' or 1,200 square feet, and a height of 25 feet. The total square footage of the accessory building is 2,400 square feet (including the first and second floor) and is evenly divided between the first and second floor. There is appropriate ingress/

egress; the garage and apartment must meet the building codes; and the garage is incidental or subordinate to the principal structure which is the residential home. Town staff finds that the proposal meets the intent of the regulations pertaining to accessory building apartments.

Chairman Foster read the staff recommendation for the approval of the accessory building apartment subject to the Board of Zoning Appeals granting a variance to allow the building in the side yard, and noted that the Board of Zoning Appeals approved the variance for accessory building apartment. Chairman Foster asked Commissioners if they had any questions or comments. With there being none, called for a motion.

**Motion:** Terry Countermine made the motion to approve the accessory building apartment for 118 Charlem Hills Road, as presented. Josh Conger seconded the motion and it was duly passed.

**3. Washington County Rezoning Request for 252 Ridgecrest Road, from R-1 (Low Density Residential District) to A-1 (General Agricultural District)  
Presented by: Daniel Green, Property Owner**

The rezoning request is for property not located within the town's city limits but within the town's Planning Region, and the request is for rezoning of a tract of land from R-1 (Low Density Residential District) to A-1 (General Agriculture District.) The property is located at 252 Ridgecrest Road, as described on Washington County Tax Map 68, Parcel 1.10, and contains 9.52 acres. The current land use of the subject property is Vacant. The purpose of the rezoning is to permit the property owners to place a second single-family dwelling unit on the property for parent(s) to live on the property. The Washington County Zoning Resolution only permits one single-family dwelling within the R-1 zone, however their A-1 zoning district allows for a second single-family dwelling. With 9.52 acres, the placement of a second single family dwelling is highly reasonable, and would not have a negative impact on the immediate area.

Daniel Green addressed the Jonesborough Planning Commission in regard to the rezoning request, and stated that they are building a house, looking to homestead and do general farming, and also want to build a second smaller house in the future for his wife's parents.

Chairman Foster asked if was there was anyone present wanting to speak in regard to the rezoning request. Lori Darter, 1 Celebration Court, addressed the Commission with her concerns about the possibility of multi-family homes (subdivision) being constructed in the future. Jason Moore, 244 Ridgecrest Road, expressed his concerns about the limitation of the number of farm animals allowed in the A-1 zone, due to issues with a former neighbor's cows always getting out of the fenced area. Chairman Foster explained to Lori Darter and Jason Moore that the Jonesborough Planning Commission only makes a recommendation to the

Washington County Zoning Commission to either approve or disapprove the rezoning request, and that they will have the opportunity to express their concerns at the Washington County Board of Zoning Commissioners.

Chairman Foster read the staff recommendation that based on the land use analysis and the immediate area with a mixture of R-1 and A-1 zoning districts, as well as large areas zoned A-1 district, the recommendation is to rezone the subject tract from the R-1 Low Density Residential District to the A-1 General Agriculture District, to the Washington County Board of Commissioners. Chairman Foster asked the Commissioners if they had any questions or concerns. With there being none, called for a motion.

**Motion:** Jim Rhein made the motion to recommend to the Washington Board of Commissioners to rezone 252 Ridgecrest Road, from R-1 (Low Density Residential District) to A-1 (General Agricultural District), as presented. Richie Hayward seconded the motion and it was duly passed.

#### **4 Request for approval to increase the Grading Bond for Starbucks, East Jackson Blvd**

The Planning Commission approved at the September 17, 2024 meeting, the site plan for the new Starbucks located off East Jackson Boulevard across from Region Bank to the east at the traffic signal, and as described on Washington County Tax Map 52, Part of Parcel 225.03. The total area site area is 2.33 acres. There were questions regarding the amount received in the Grading Permit Security Calculation Form it the amount of \$2,023.00. Staff pursued Starbucks regarding the perceived low dollar amount for grading security, and as such Starbucks recalculated the project and the revised amount increased to \$6,596.80.

Chairman Foster read the staff recommendation to approve the revised increased grading bond amount of \$6,596.80 for the Starbucks project, as presented. Chairman Foster asked the Commissioners if they had any questions or concerns. With there being none, called for a motion.

**Motion:** Josh Conger made the motion to approve the revised increase grading bond for Starbucks to \$6,596.80, seconded by Robin Harpe and it was duly passed.

#### **5. Request for approval to rescind the partial release of an Irrevocable Letter of Credit #520 for Skyline Landing**

At the September 17, 2024, Planning Commission meeting, developer Ethan Buckingham requested a reduction in the amount of the Irrevocable Letter of Credit #520 for the Skyline Landing residential development project located off Skyline Drive, and the Planning Commission approved the request for reduction.

Ethan Buckingham's bank, that issued the irrevocable letter of credit, advised him that it would cost more money to issue a new letter of credit for the decreased

amount, and the bank further advised him that he should wait until the project is fully complete and request full release of the letter of credit at that time. Ethan Buckingham requested that the Planning Commission rescind their previous action of September 17, 2024 and reinstate the original bond amount of \$142,400.00.

Chairman Foster read the staff recommendation to approve, at the request of developer Ethan Buckingham, the rescinding of the partial release of the Irrevocable Letter of Credit #520 for Skyline Landing residential development off Skyline Road received on September 17, 2024, and reinstate the original bond amount of \$142,400.00. Chairman Foster asked the Commissioners if they had any questions or concerns. With there being none, called for a motion.

**Motion:** Frank Collins made the motion to rescind the partial release of the Irrevocable Letter of Credit #520 for Skyline Land residential development off Skyline Road received on September 17, 2024, and reinstate the original bond amount of \$142,400.00, Robin Harpe seconded the motion and it was duly passed.

**6. Request for approval of a final plat for Sangid property subdivision located along Tavern Hill Road and Hairetown Road**

**Presented by: Lawrence Counts, representative for the Sangid property**

The request is for final plat approval of the Sangid 8.69 AC.+/- Property Partition containing 12 lots, totaling 8.69 acres, located on Tavern Hill Road and Hairetown Road, and further described on Washington County Tax Map 43, Parcel 78.05. The property is located within the Jonesborough Planning Region. The subdivision plan meets the minimum requirements of the Jonesborough Subdivision Regulations.

Lawrence Counts addressed the Planning Commission and stated that they have all the required signatures, except for TDEC (Tennessee Department of Environment & Conservation) approval and they are still waiting on that.

Chairman Foster read staff recommendation to approve the final plat of the Sangid 8.69 AC.=/- Property Partition. Chairman Foster asked the Commissioners if they had any questions or concerns. With there being none, called for a motion.

**Motion:** Jim Rhein made the motion to deny the request due to all signatures not being obtained. Discussion took place about the final plat and lack of all signatures and the question came up about the final plat going back to Washington County for approval. JW Greene stated that the property is in Washington County, but in Jonesborough's Planning Region and it does not go back to the Washington County Zoning Board, that once it is approved by the Jonesborough Planning Commission it is final. Jim Rhein amended his original motion, and made the motion to table the final plat approval for the Sangid property until all signatures are acquired and brought back for final approval. Josh Conger seconded the motion and it was duly passed.

Chairman Tom Foster recused himself from acting as Chairman. Vice-Chairman Jim Rhein presided the meeting.

**7. Approval of a monument sign for Skyland Landing Development**

**Presented by: Tom Foster, Foster Signs, 146 N Lincoln Ave, Jonesborough, TN**

The total structure area is approximately 21.6 square feet, consisting of 4.5 feet in height (less than the maximum height of 8 feet), and 4.8 feet in width. The proposed sign is internally illuminated with halo type lighting. It is staff's understanding of the proposed illumination is that it is internally illuminated with a halo white colored light, which provides a "backlit" effect, and the light will not spill over the property line.

Vice-Chairman Jim Rhein read staff recommendation to approve the overall design of the monument sign and sign area. Vice Chairman Rhein asked the Commissioners if they had any questions or concerns. With there being none, called for a motion.

**Motion:** Terry Countermine made the motion to approve the overall design of the monument sign and sign area for Skyland Landing Development, seconded by Bill Graham and duly passed.

With there being no further business for discussion, Bill Graham made the motion to adjourn the meeting, seconded by Terry Countermine, and duly passed to adjourn.