

JONESBOROUGH PLANNING COMMISSION

MINUTES – December 19, 2023

The Jonesborough Planning Commission met in a regular meeting on Tuesday, December 19, 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, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein, Bob Williams

Members Absent: Terry Countermine

Staff Present: Town Attorney Jim Wheeler, Shawn Jackson, Donna Freeman

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

1. Public Comments – There were no Public Comments.

2. Approval of Minutes

The minutes of the November 21, 2023 Planning Commission meeting was presented for approval. Chairman Tom Foster asked Commissioners if they had any questions or corrections to the minutes. There being none, Josh Conger made the motion to approve the minutes as presented, seconded by Frank Collins and duly passed.

3. Preliminary Subdivision Approval – Wolfe-Hairetown Subdivision

Developer: Wolfe Development

Representative: Todd Wood, Engineer, 1804 Galen Drive, Johnson City, TN

The request is for preliminary subdivision approval of the Wolfe-Hairetown Subdivision development located off Hairetown Road containing approximately 16.07 acres. This subdivision is in the unincorporated area of Washington County but within the Jonesborough Planning Region. The subject property is further described on Washington County Tax Map 51, Parcel 41.00.

Proposed Use: 26 Single family lots

Density: The lots sizes meet and exceed the minimum lot size requirement of 15,000 square feet. The smallest lot size is 20,939 square feet or 0.48 acres.

Zone: The property is in the unincorporated limits of Washington County and is zoned R-1 Low Density Residential District.

Setbacks: Minimum setbacks per the County Zoning Resolution is Front 25 feet, Rear 30 feet, and Sides 12 feet.

Ingress/Egress: The development's access point is Hairetown Road. Within the development there is one new road proposed with a "T" turnaround.

Streets: The new internal street showing the single-family lots is served by a 50-foot right-of-way with a 24-foot-wide curbed road.

Utilities: All utilities are available to the subject property and extensions of said utilities for the development by the developer will be placed underground.

Stormwater: A Stormwater Management Plan for the development is provided for both detention and water quality. An erosion control plan has also been provided.

Traffic: Hairetown Road is classified as a Major Collector Road according to TDOT Functional Classification System. Major collector roads connect local roads and streets with arterials.

Chairman Foster read the staff recommendation to approve the development layout for grading, roads, stormwater, and utility plans subject to:

- a. The applicant addressing any additional applicable plan review comments recommended by Staff related to, but not limited to, stormwater management and utilities.
- b. The Fire Chief approving the number and placement of the fire hydrants.

Todd Wood said they are working with the Water Distribution staff in regard to the fire hydrant flows because of there are smaller size waterlines in that area of Washington County, and there are six sites for hydrants on the plans. Chairman Foster asked the Commissioners if they had questions or comments, and there were none. Chairman Foster called for a motion.

Motion: Bill Grahm made the motion to approve the development layout for grading, roads, stormwater, and utility plans subject to: (1) The applicant addressing any additional applicable plan review comments recommended by Staff related to, but not limited to, stormwater management and utilities; and (2) the Fire Chief approving the number and placement of the fire hydrants. Josh Conger seconded the motion and it was duly passed.

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

4. Sign Request – TruShine Car Wash, 1541 West Jackson Blvd **Sign Contractor: Foster Signs**

The request is for a new monument sign that is double-sided, internally LED lighted, meets the maximum requirement for height and is less than 14 feet (actual 11 feet), and is less than the maximum square footage requirement of 100 square feet (approx. 98.9 sq ft). Vice-Chaiman Jim Rhein read the staff recommendation to approve the overall design of the monument sign.

Motion: Josh Conger made the motion to approve the sign for TruShine Car Wash as presented. Bob William seconded the motion and it was duly passed.

With there being no further business for discussion, Vice-Chairman Jim Rhein adjourned the Planning Commission meeting and wished everyone a Merry Christmas and a Happy New Year.