

## MEETING NOTICE

The Jonesborough Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, February 17, 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 3:45 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, 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

### PUBLIC HEARING

1. Subdivision Regulation Amendments for Vesting Legislation

### JONESBOROUGH PLANNING COMMISSION

1. Call to Order
2. Approval of Minutes
3. Approval of Subdivision Regulation Amendments for Vesting Legislation
4. Approval of Washington County Text Amendment – Vesting Rights
5. Approval of Final Plat – Replat of Patterson Property, Hairetown Rd and Meadowlark Dr.
6. Approval of Final Plat – Division of Wolfe Development GP Property, Hairetown Rd
7. Approval of Site Plan Revision – Trailblazer Coffee, East Jackson Blvd
8. Approval of Final Plat – Chapman's Reserve Phase 2 Subdivision
9. Approval of Freestanding Signage – Chapman's Reserve Subdivision
10. Adjournment

# **JONESBOROUGH PLANNING COMMISSION**

## ***AGENDA PRESENTATION***

**DATE:** February 17, 2026      **AGENDA ITEM #:** 2

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**SUBJECT:** Approval of Minutes

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Attached for Planning Commission approval are the minutes of the January 20, 2026 meeting.

## JONESBOROUGH PLANNING COMMISSION

### MINUTES – January 20, 2026

The Jonesborough Planning Commission met in a regular meeting on Tuesday, January 20, 2026, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

**Members Present:** Tom Foster – Chairman, Frank Collins, Terry Countermeine, Darrell Fowler, Bill Graham, Robin Harpe, Jim Rhein

**Members Absent:** Josh Conger, Richie Hayward

**Staff Present:** Angie Charles, Kevin Fair, JW Greene, Donna Freeman

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

**2. Approval of Minutes – Meeting of December 16, 2025**

Chairman Tom Foster asked Commissioners if they had any comments or corrections to the minutes. Frank Collins noted that in Item 3 there was a misspelling of "Saylor's" Ridge Subdivision. With there being no further comments, Chairman Foster called for a motion.

**Motion:** Terry Countermeine made the motion to approve the minutes of the December 16, 2025 meeting with the correction of the word "Saylor's" to "Saylor's" Ridge Subdivision, the motion was seconded by Robin Harpe and was duly passed.

**3. Washington County Zoning Resolution Text Amendment Definitions for Slaughterhouse and Mead Products Manufacturing**

The request is for the Planning Commission to consider a proposed amendment to the Washington County Zoning Resolution. The amendment does not impact properties located within the Town's corporate limits; the County's zoning applies to properties outside of the limits but within the Town's Urban Growth Boundary. The following text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to improve existing definitions of Slaughterhouse and Meat Products Manufacturing. This is executed by explicitly stating the uses as distinct from one another, clarifying repeated or similar phrasing, as well as allowing retail components within Meat Product Manufacturing operations.

## ARTICLE II

### DEFINITIONS OF TERMS USED IN RESOLUTION

**321. Meat Products Manufacturing** – *A building where animals are killed and processed; and/or a building where meat, poultry, or eggs are cooked, smoked, or otherwise processed or packed but does not include a butcher shop or rendering plant. Such buildings may include retail sales associated with the products processed on-site, refining of animal byproducts, and Slaughterhouse, as defined.*

**368. Slaughterhouse** – *A facility building for the slaughtering and processing of animals and the refining of their byproducts. A Slaughterhouse is not Meat Products Manufacturing, as defined.*

Chairman Foster read the staff recommend for the approval of the amendment to the Washington County Board of County Commissioners. Chairman Foster asked Commissioners if they had any questions or comments, and with there being none called for a motion.

**Motion:** Jim Rhein made the motion to recommend the approval of the text amendment to the Washington County Zoning Resolution, as presented. Darrell Fowler seconded the motion and it was duly passed.

#### **4 Final Plat – Division of Tucker Home Builders LLC Subdivision**

The request is for final plat approval of a proposed subdivision consisting of 2.3 acres, with five lots, located off Allison Drive. The property is within the Town's corporate limits and is zoned R-1 (Low Density Residential). All of the proposed lots exceed the minimum 15,000-sq.ft. lot size requirement; and no new infrastructure is being proposed. The lots will be served by an existing public street, and public water and sewer.

Chairman Foster read the staff recommendation for the approval of the division of Tucker Home Builders LLC final plat as submitted. Chairman Foster asked Commissioners if they had any questions or comments, and with there being none called for a motion.

**Motion:** Bill Graham made the motion, seconded by Robin Harpe, to approve the division of Tucker Home Builders LLC final plat as submitted. The motion was duly passed.

#### **5. Final Plat – Hensley Property Partition Subdivision**

**Presented by: Mitchell Hensley, 509 Rock House Road, Jonesborough, TN**

The request is for final plat approval of a proposed subdivision consisting of 2.24 acres, with four lots, located off Mt. Zion Church Rd. The property is outside the

Town's corporate limits, zoned R-1 (Low Density Residential) in Washington County. All proposed lots exceed the minimum 15,000-sq.ft. lot size requirement; and no new infrastructure is proposed. The lots will be served by an existing public street, public water, and private (septic) sewer.

Chairman Foster read the staff recommendation for the approval of the division of the Hensley Property Partition final plat as submitted. Chairman Foster asked Commissioners if they had any questions or comments, and with there being none called for a motion.

**Motion:** Bill Graham made the motion, seconded by Terry Countermine, to approve the division of the Hensley Property Partition final plat as submitted. The motion was duly passed.

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

# JONESBOROUGH PLANNING COMMISSION

## AGENDA PRESENTATION

DATE: February 17, 2026 AGENDA ITEM #: 3

SUBJECT: Vesting Legislation – Text Amendments

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### **BACKGROUND:**

During the 2025 legislative session, two bills were passed regarding vesting rights. The proposed amendments are intended to bring the Town's Zoning and Subdivision Regulations into compliance with the new regulations.

The first legislation (SB1313/HB1326) changes the starting date of the vesting period. Vesting rights allow a development project to continue to construction regardless of whether the Town's codes or zoning have changed before work has begun. Under the Town's current regulations, the three-year vesting period for a site plan or subdivision begins on the date it receives approval. For example, the vesting period for a subdivision begins on the date the preliminary plat is approved by the Planning Commission.

Under the State's new legislation, the vesting period would begin on the date the development plans (site plan/subdivision) are submitted to the Town for approval.

The second legislation (SB773/HB735) prevents the vesting period of an approved development plan or building permit from expiring because it was held up due to litigation. If there is litigation, the clock on the vesting period stops until all litigation has been settled. Once the appeals period has expired, the vesting clock starts up again.

### **RECOMMENDATION:**

Staff recommends the Planning Commission approve the text amendment to the Subdivision Regulations.

## **SUBDIVISION REGULATIONS**

### **Article II. PROCEDURE FOR PLAT APPROVAL**

#### **C. Preliminary Subdivision Plan**

#### **D. Vesting Rights**

1. To avoid undue hardship, a preliminary subdivision plat shall be considered vested for a period of three (3) years from the date of the preliminary plat, submitted, provided it substantially complies by meeting the Town's requirements at that time. The vesting period shall be extended an additional two (2) years, provided site preparation has begun during the initial three-year period. If construction commences and the developer maintains all necessary permits, the preliminary plat remains vested for a period not to exceed ten (10) years from the date of original approval.

The vesting period for an approved subdivision may be extended as deemed advisable by the Planning Commission. Developments involving multiple phases are vested for a period of fifteen (15) years.

Type of Project	Vesting Period	Required Action
Preliminary Plat	3 years	From date of Preliminary Plat submittal
	2 additional years	Site preparation has commenced
	5 additional years (not to exceed a total of 10 years)	Construction commences and developer maintains all permits
Multi-phase Subdivisions	15 years	Complete construction for each phase, maintains necessary permits

2. In addition, the vesting period of a subdivision shall not expire earlier than three years following the later of the:
  - A. The date on which the appeal period for challenging such approval or issuance, respectively, has expired; or
  - B. The date on which all appeals of such approval or issuance, respectively, have been exhausted.

#### **D.E. Final Plat**

# JONESBOROUGH PLANNING COMMISSION

## AGENDA PRESENTATION

DATE: February 17, 2026 AGENDA ITEM #: 4

SUBJECT: Washington County Text Amendment - Vesting Rights

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### BACKGROUND:

The attached text amendment is recommended to the Washington County Zoning Resolution. The purpose of this amendment is to establish necessary information regarding vesting rights for site plans. Vesting allows a development project to continue regardless of changes in regulations. Vesting rights are a typical component in many municipal and county regulations; however, the Washington County Zoning Resolution is currently silent on the topic.

The proposed amendment also addresses recent State legislation. The first of which (SB1313 / HB1326) changes the start of the vesting period from the date of approval to the date of submittal. The second (SB773 / HB735) prevents the vesting period from expiring due to ongoing litigation.

### RECOMMENDATION:

Town Staff recommends approval of the amendment as submitted.

### LEGEND

Green text represents newly added language

~~Red and stricken~~ text represents removed language

*Green and italicized* text represents newly added language at the recommendation of the Washington County Regional Planning Commission

## ARTICLE V GENERAL PROVISIONS

### 511. ~~RESERVED.~~ Vesting Rights

511.1 To avoid undue hardship, a site plan shall be considered vested for a period of three (3) years from the date of site plan submittal, provided it is in substantial compliance with the applicable requirements at *the time of submittal*. The vesting period shall be extended an additional two (2) years, provided site preparation has begun during the initial three-year period. If construction commences and the developer maintains all necessary permits, the site plan remains vested for a period not to exceed ten (10) years from the date of original submittal. The vesting period for an approved site plan may be extended as deemed advisable by the Planning Commission. Developments involving multiple phases are vested for a period of fifteen (15) years.

Type of Project	Vesting Period	Required Action
Site Plan	3 years	From date of Site Plan submittal
	2 additional years	Site preparation has commenced
	5 additional years (not to exceed a total of 10 years)	Construction commences and developer maintains all permits
Multi-Phase Site Plan	15 years	Complete construction for each phase, maintains necessary permits

511.2 In addition, the vesting period of a site plan shall not expire earlier than three years from the following:

- a. The date on which the appeal period for challenging such approval or issuance, respectively, has expired, or
- b. The date on which all appeals of such approval or issuance, respectively, have been exhausted.

### 512. Site Plan Regulations

#### ~~14. Expiration of Approved Site Plans~~

~~Approval of a site plan shall expire six (6) months after the date of its approval unless a building permit has been issued and substantial progress has been made toward completion of the project.~~

#### ~~15. 14. Administrative Approval for Site Plans~~

# JONESBOROUGH PLANNING COMMISSION

## ***AGENDA PRESENTATION***

**DATE:** February 17, 2026      **AGENDA ITEM #:** 5

**SUBJECT:** Final Plat – Replat of the Patterson Property

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### **BACKGROUND:**

The proposed subdivision, located on Tax Map 51 Parcel 216 and Tax Map 51G Group B Parcel 30, consists of 6.8 acres. The plat depicts three lots, located off Hairetown Rd and Meadowlark Dr. The property is situated outside the Town's corporate limits, zoned R-1 and A-1 in Washington County. All proposed lots exceed the minimum lot size requirements of the districts. This is a minor plat, as no new infrastructure is proposed. The lots will be served by an existing public street, public water, and private (septic) sewer.

### **RECOMMENDATION:**

Staff recommends approval of the Replat of the Patterson Property final plat as submitted.





# **JONESBOROUGH PLANNING COMMISSION**

## ***AGENDA PRESENTATION***

**DATE:** February 17, 2026      **AGENDA ITEM #:** 6

**SUBJECT:** Final Plat – Division of the Wolfe Development GP Property

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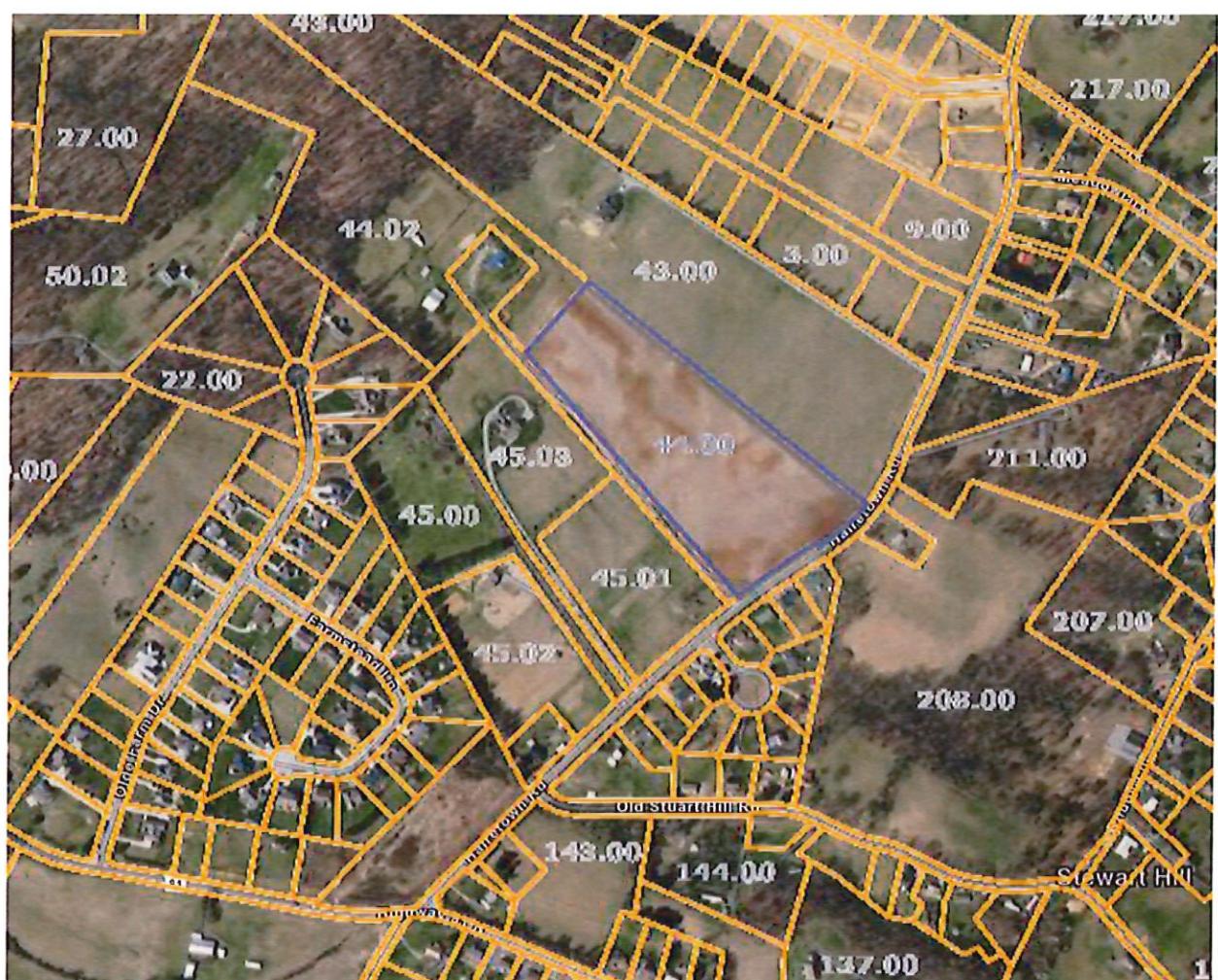
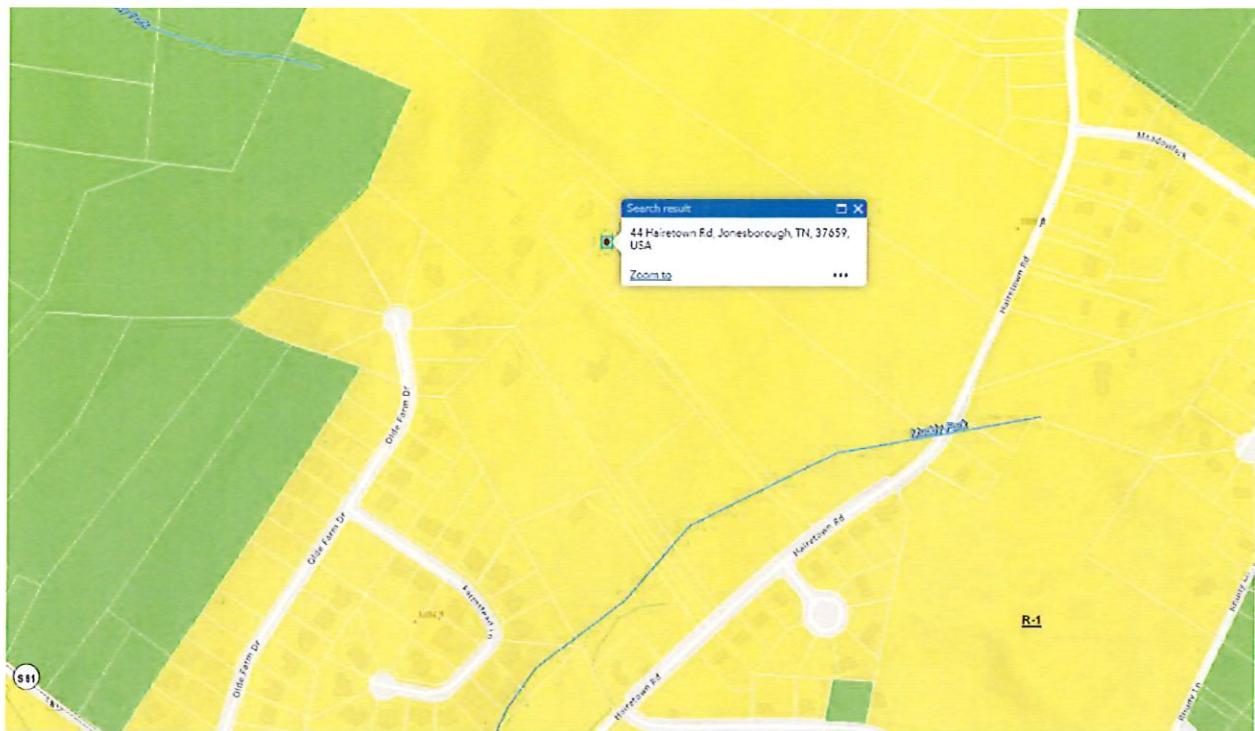
### **BACKGROUND:**

The proposed subdivision, located on Tax Map 51 Parcel 44, consists of 9.75 acres. The plat depicts 5 lots, located off Hairetown Rd. The property is situated outside the Town's corporate limits, zoned R-1 in Washington County. All proposed lots exceed the minimum lot size requirements of the district. This is a minor plat, as no new infrastructure is proposed. The lots will be served by an existing public street, public water, and private (septic) sewer.

### **RECOMMENDATION:**

Staff recommends approval of the Division of the Wolfe Development GP Property final plat as submitted.





# JONESBOROUGH PLANNING COMMISSION

## AGENDA PRESENTATION

DATE: February 17, 2026 AGENDA ITEM #: 7

SUBJECT: Trailblazer Coffee - Site Plan Revision

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### **BACKGROUND:**

The site plan, approved in December, accommodates a proposed drive-thru coffee shop on a 1.13-acre tract on E. Jackson Blvd, zoned B-3 (Arterial Business).

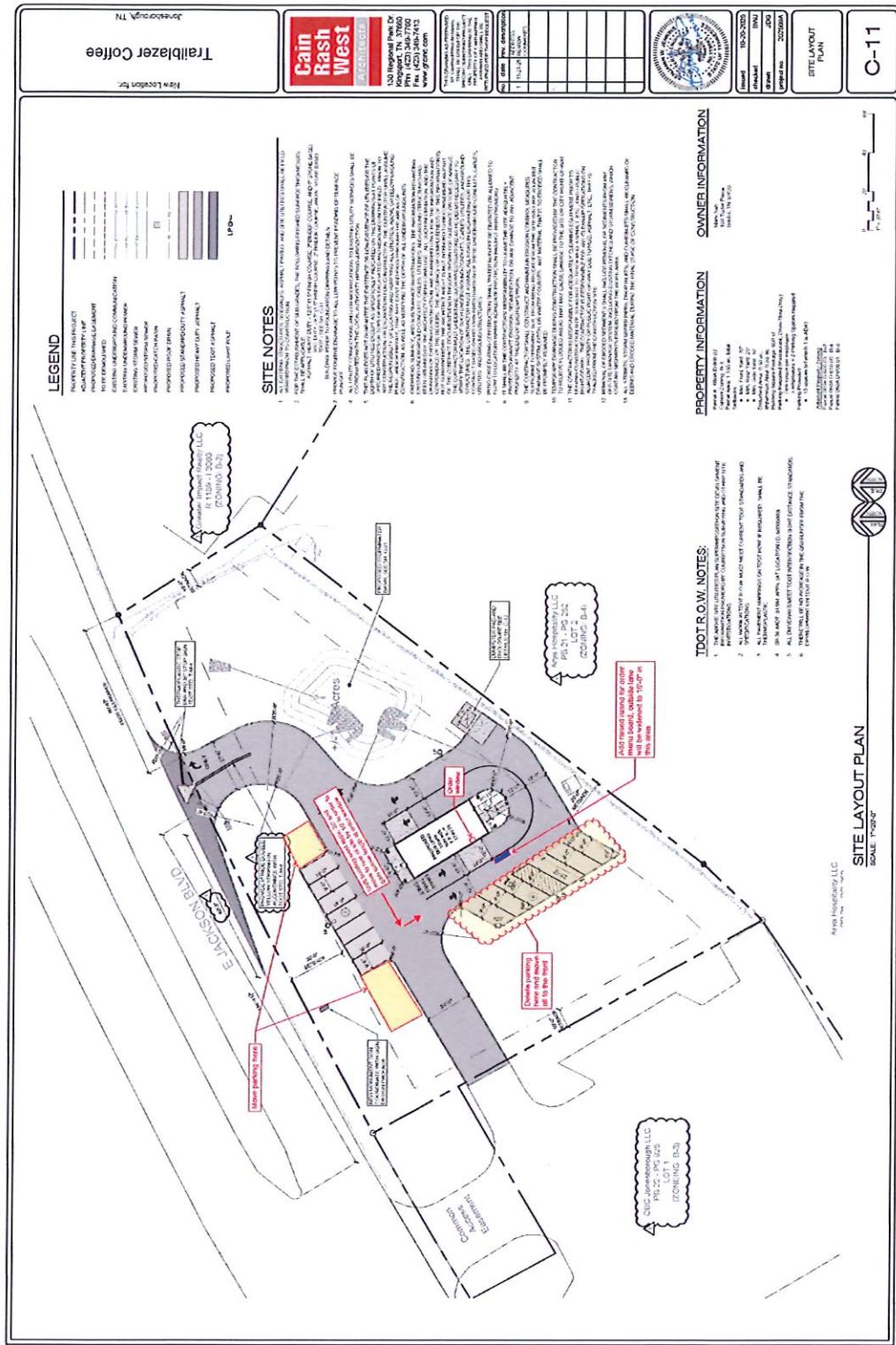
The revised plan includes the following changes:

- Building has been shifted to the rear of the site by appx. 13' and west by appx. 25'.
- Parking has been rearranged as shown. The proposed parking count has been reduced by one space. The Property Information block on Sh. C-00 & C-11 have been updated.
- An electronic order board has been added to the outside order lane.
- Catch Basin CB1 has been shifted appx. 7' southeast.
- By losing one parking space and changing the parking space orientation to 90 degrees, the disturbed and impervious areas have remained the same from the previous design. No changes to the stormwater design are required for this revised layout.
- No changes to the building area, floorplan, or exterior finishes have occurred as a result of this site plan revision.

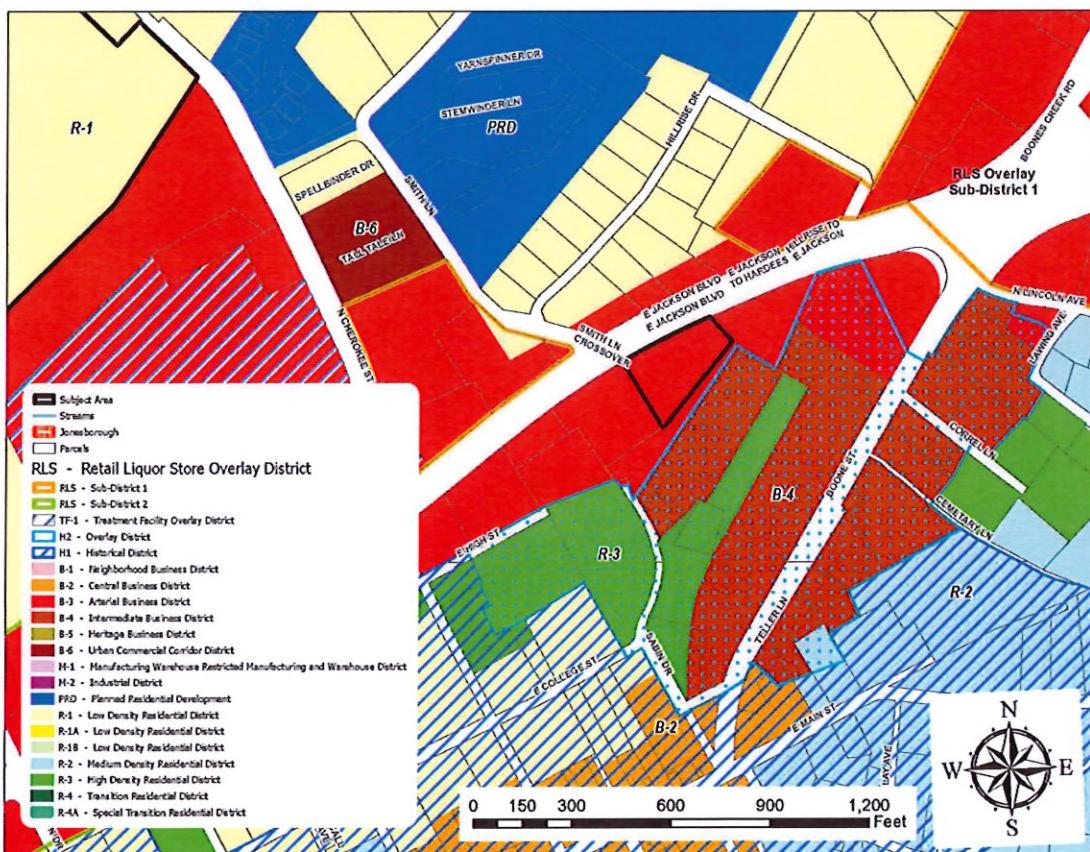
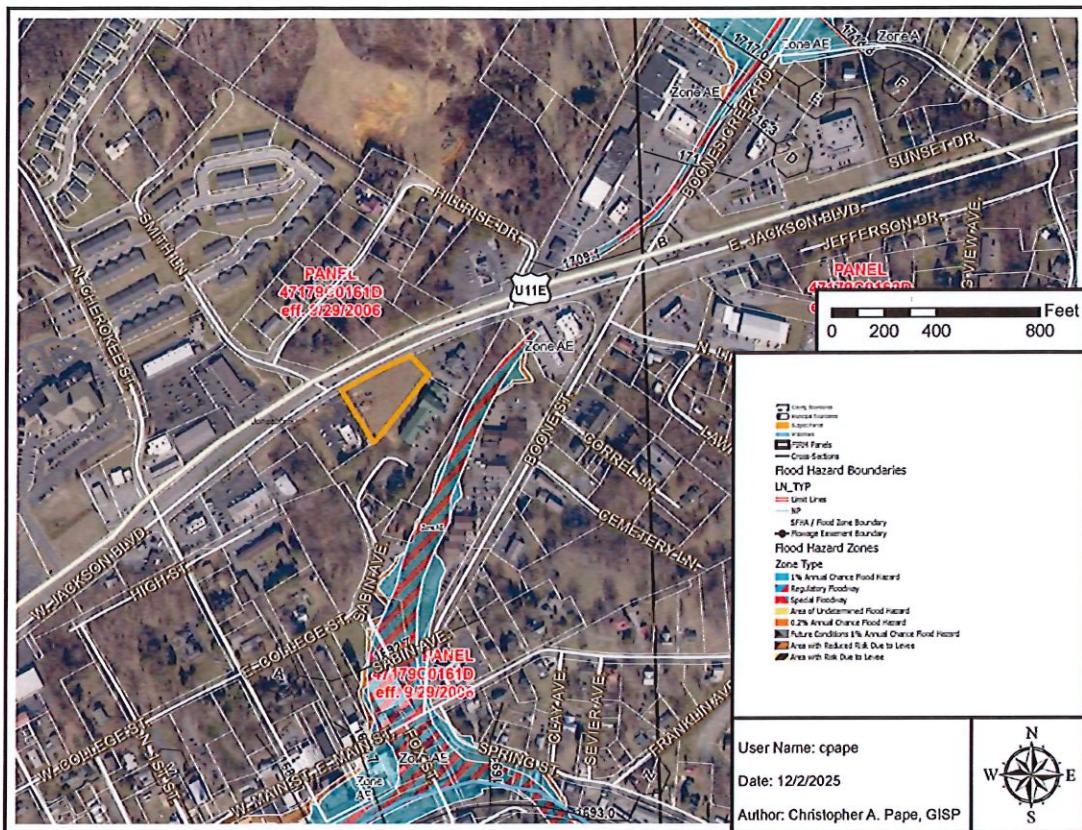
The revised plans have been reviewed by Todd Wood, P.E., and are recommended for approval, meeting all requirements.

### **RECOMMENDATION:**

Staff recommends approval of the Trailblazer Coffee revised site plan as submitted.







# JONESBOROUGH PLANNING COMMISSION

## AGENDA PRESENTATION

**DATE:** February 17, 2026      **AGENDA ITEM #:** 8

**SUBJECT:** Final Plat – Chapman's Reserve Phase 2 Subdivision

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### **BACKGROUND:**

The proposed subdivision consists of 11.35 acres. The plat depicts 33 lots and three new public streets (Easton Wy, Alex Rn, and Jay Henry Dr), located off E. Main St and presently identified as Tax Map 52N Group C Parcel 8. The property is located inside the Town's corporate limits, zoned B-3, which allows single-family and two-family (duplex) residences. All lots exceed the minimum 6,000-sq.ft. lot size requirement.

The lots are served with newly installed public water and sewer. The new public streets include 0.414 miles in length and have 24-ft pavement width within 50-ft right-of-way. In keeping with the Preliminary Plat approval, there are sidewalks on one side of the streets, and a fee in lieu of sidewalks on the other side of the streets for \$17,200.

Due to the size of the development, stormwater controls and water quality devices are required; therefore, a stormwater pond is located in an open space area. There are no variances to the Subdivision Regulations associated with the plat.

At the time of Preliminary Plat approval, on May 20, 2025, the Planning Commission approved a motion "directing staff and the developer to work on a fire gate, traffic calming and an exit strategy options prior to the road being constructed." To date, the streets have been designed and constructed so as not to require traffic calming measures, and a fire gate, which would prohibit access to E. Jackson Boulevard/Highway 11-E, has not been provided.

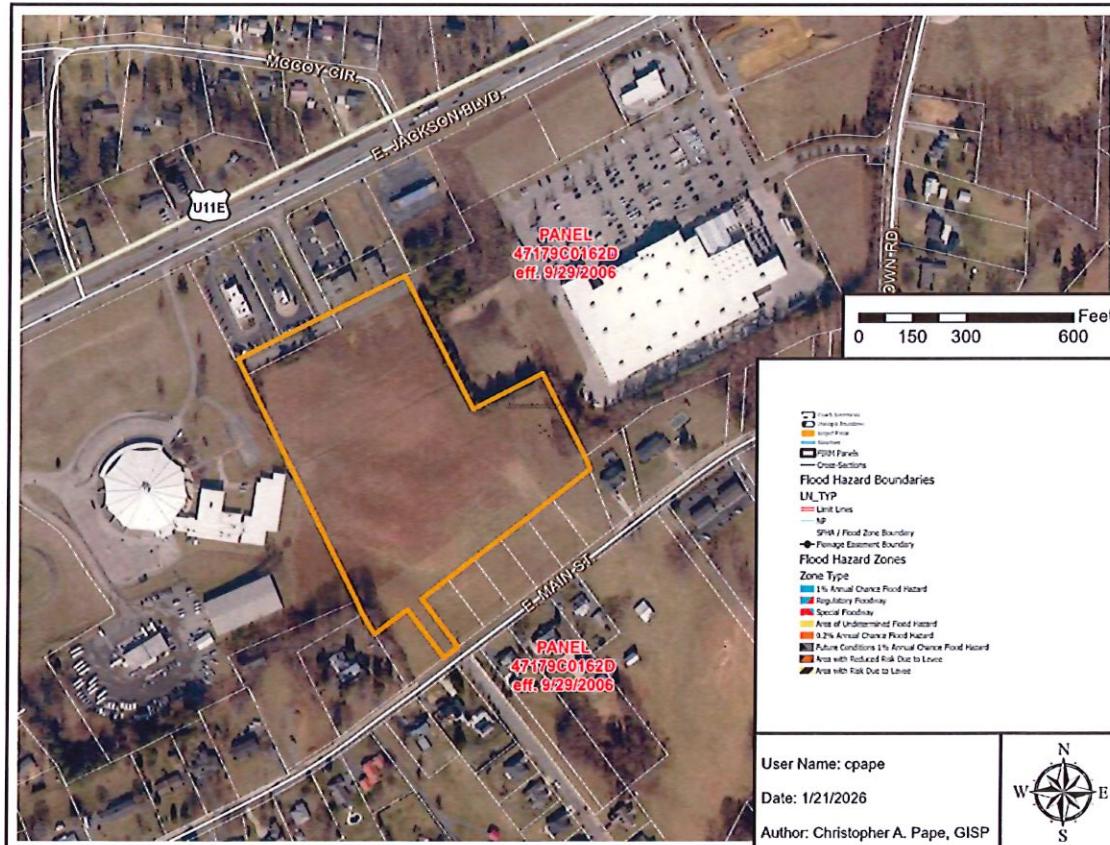
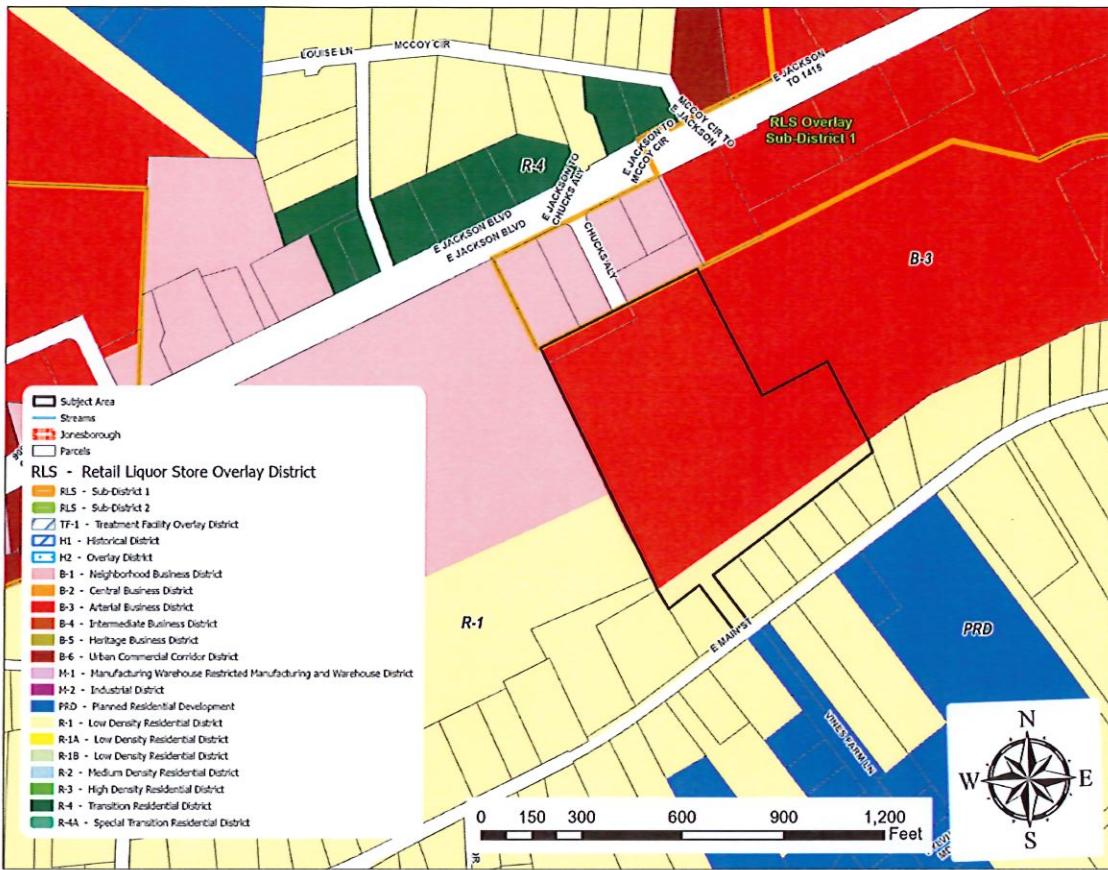
The Town's staff concern has been that the new subdivision road, Easton Way, may potentially become a throughway connection between Highway 11-E and E. Main Street or vice versa. The attention provided by staff in this matter is to minimize issues that will potentially need to be addressed by the town's Board of Mayor and Aldermen if traffic pattern issues occur between the two mentioned roads.

The developer is requesting approval of the plans as submitted.

**RECOMMENDATION:**

1. Consider approval of the Chapman's Reserve Phase 2 Subdivision final plat as submitted.
2. Staff recommends acceptance of the in-lieu of sidewalk fee in the amount of \$17,200.00.





# JONESBOROUGH PLANNING COMMISSION

## AGENDA PRESENTATION

DATE: February 17, 2026 AGENDA ITEM #: 9

SUBJECT: Chapman's Reserve Subdivision - Freestanding Signage

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### **BACKGROUND:**

Two freestanding ground-mounted signs are proposed for the Chapman's Reserve subdivision development, located off E. Main St. The property is 11.35-ac in size, and zoned B-3 (arterial business district) and R-1 (low density residential district).

The sign in the R-1 district (corner of E. Main St and Jay Henry Dr) meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(1) for residential subdivisions.

However, the same style sign to be located in the B-3 district (located off Chuck's Alley at the corner of the unnamed improved right-of-way and Easton Way) does not meet the monument style requirement for commercial districts.

The signs will meet or exceed the 7.5-ft setback requirement from property lines and will not impact the sight triangles at intersections. Neither sign will extend more than 8-ft above the ground, nor exceed 32-sq.ft. in area.

As per Section 11-1215, prior to a permit being issued by the Town, approval of the signage is required by the Planning Commission.

### **RECOMMENDATION:**

Staff recommends approval of the free-standing sign located off E. Main St. as submitted.

The sign to be placed at Easton Way does not meet the requirements; therefore, staff does not recommend its approval at this time.



## TOWN OF JONESBOROUGH

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

### SIGN REQUEST

(ALL SIGN REQUESTS, EXCEPT TEMPORARY, MUST BE APPROVED BY THE PLANNING  
COMMISSION)

BUS. NAME Chapman's Reserve PHONE: (423) 791-4458

BUS. ADDRESS: Main St. E Zone: \_\_\_\_\_

TYPE OF BUSINESS: Subdivision

OWNER OF BUSINESS: Chapman's Reserve LLC PHONE: 423-791-4458

SIGN CONTRACTOR: Austin Brown/Foster Signs PHONE: (423) 707-8084

TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ 5,000

### TYPE OF SIGNAGE

#### FREE-STANDING

1. Size Of Structure: Height 60" x Width 104" Illum: NO

Sign Area: Height 38" x Width 88" = sq/ft 23.2 (Yes/No)

Sign Material: Plastic  Metal  Vinyl  Other ( ) \_\_\_\_\_

Structure Material: Stone base \_\_\_\_\_ Brick base \_\_\_\_\_ Other \_\_\_\_\_

2. (If two separate streets) Size Of Structure: Height 60" x Width 104" Illum: NO

Sign Area: Height 38" x Width 88" = sq/ft 23.2 (Yes/No)

Sign Material: Plastic  Metal  Vinyl  Other  \_\_\_\_\_

Structure Material: Stone base \_\_\_\_\_ Brick base \_\_\_\_\_ Other \_\_\_\_\_

**WALL MOUNTED (Length of Store Front: \_\_\_\_\_)**

1. Wall Height: \_\_\_\_\_ Wall Width: \_\_\_\_\_ Illum. \_\_\_\_\_  
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: \_\_\_\_\_

Height of tallest letter: \_\_\_\_\_ Thickness \_\_\_\_\_

b. Sign Area: (4 sided box-all letters) Height \_\_\_\_\_ x Width \_\_\_\_\_ = Sq. ft. \_\_\_\_\_  
Thickness \_\_\_\_\_

Sign Material: Plastic  Metal  Vinyl  Other  \_\_\_\_\_

2. Wall Height: \_\_\_\_\_ Wall Width: \_\_\_\_\_ Illum. \_\_\_\_\_  
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: \_\_\_\_\_

Height of tallest letter: \_\_\_\_\_ Thickness \_\_\_\_\_

b. Sign Area: (4 sided box-all letters) Height \_\_\_\_\_ x Width \_\_\_\_\_ = Sq. ft. \_\_\_\_\_  
Thickness \_\_\_\_\_

Sign Material: Plastic  Metal  Vinyl  Other  \_\_\_\_\_

**BRACKET MOUNTED (Projecting Sign)**

1. Size: Height \_\_\_\_\_ x Width \_\_\_\_\_ = \_\_\_\_\_ sq/ft Illum: \_\_\_\_\_  
(Yes/No)

Sign Material: Plastic  Metal  Vinyl  Other  \_\_\_\_\_

2. Size: Height \_\_\_\_\_ x Width \_\_\_\_\_ = \_\_\_\_\_ sq/ft Illum: \_\_\_\_\_  
(Yes/No)

Sign Material: Plastic  Metal  Vinyl  Other  \_\_\_\_\_

**CHANGEABLE MESSAGE SIGNS (Billboards)**

1. Existing Size: Height \_\_\_\_\_ x Width \_\_\_\_\_ = sq. ft. \_\_\_\_\_

2. Proposed Size: Height \_\_\_\_\_ x Width \_\_\_\_\_ = sq. ft. \_\_\_\_\_

3. Nits per day \_\_\_\_\_

4. Nits per night \_\_\_\_\_

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**TEMPORARY SIGN:**

1. Size: Height: \_\_\_\_\_ Width: \_\_\_\_\_

Sign Material: \_\_\_\_\_

**NOTE: Before Sign Request can be processed, you must provide the following:**

1. **FREE STANDING SIGN:** SITE PLAN SHOWING PROPOSED LOCATION, FOOTING DETAIL, EXISTING SIGNAGE, PICTURE(S) OF SIGN. SIGN MUST BE GROUND MOUNTED OR MONUMENT SIGN NO HIGHER THAN 14 FEET. A SECOND FREE-STANDING SIGN IS ONLY ALLOWED IF THERE ARE ENTRANCES TO THE DEVELOPMENT FROM TWO DIFFERENT AND SEPARATE STREETS.

2. **WALL MOUNTED SIGN:** PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION ON STRUCTURE, EXISTING SIGNAGE. BUILDING MOUNTED SIGNS CAN BE SIZED BY COMPLETING FOUR SIDED BOX AROUND ALL THE LETTERS, OR BOXING EACH LETTER, SIZING EACH BOX, AND TOTALING THE SQUARE FOOTAGE FOR ALL THE LETTERS. (PLEASE IDENTIFY WHICH METHOD IS BEING USED)

- The sign square footage is based on the building frontage. Please provide a layout of the building frontage. Identify width of the building and /or of the individual shop.
- Letter size can be increased if the building is 200 feet or more from the front street. Please identify this footage. \_\_\_\_\_
- Typically one (1) square foot of sign area on the building for each linear foot of building frontage occupied by each tenant.

3. **BRACKET SIGN (Projecting Sign):** PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION OF BRACKET ON STRUCTURE, EXISTING SIGNAGE.

