

## **MEETING NOTICES**

The Jonesborough Planning Commission and Board of Zoning Appeals will meet in Regular Session at 6:00 p.m., Tuesday, April 16, 2024, 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. Variance Request to Rear Setback Requirements – Eastern Eight Development
4. Variance Request for a Sign at the Jonesborough Elementary School

# **JONESBOROUGH PLANNING COMMISSION**

## ***Agenda***

Call to Order

1. Public Comments
2. Approval of Minutes
3. Approval of Washington County Zoning Text Amendment – Event Venues
4. Approval of Monument Sign – Jonesborough Elementary School
5. Adjournment

# JONESBOROUGH BOARD OF ZONING APPEALS

## *AGENDA PRESENTATION*

DATE: April 16, 2024 AGENDA ITEM #: BZA  
2

SUBJECT: Approval of Minutes

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Attached for approval are the minutes of the February 20, 2024 BZA meeting.

Chairman Tom Foster opened the meetings of the Jonesborough Board of Zoning Appeals and the Jonesborough Planning Commission, Josh Conger led the group in an opening Prayer, and Tom Foster led the Pledge to the Flag.

## **JONESBOROUGH BOARD OF ZONING APPEALS**

### **MINUTES**

**February 20, 2024**

The Jonesborough Board of Zoning of Appeals met in regular meeting on Tuesday, February 20, 2024 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, Terry Counterline, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein, Bob Williams

**Members Absent:** None

**Staff Present:** Glenn Rosenoff, 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 December 19, 2023 Board of Zoning Appeals meeting was presented for approval. Chairman Tom Foster asked Commissioners if they had any questions or corrections to the minutes. There being none, Jim Rhein made the motion to approve the minutes as presented, seconded by Josh Conger and duly passed.

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

# JONESBOROUGH BOARD OF ZONING APPEALS

## AGENDA PRESENTATION

DATE: April 16, 2024 BZA  
AGENDA ITEM #: 3

SUBJECT: Variance Request – Rear Setback Requirements – Eastern 8

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### **BACKGROUND:**

Eastern Eight representative Bill Freeman has requested rear setback variances for Units 1-4 of the Kirkland Place PUD development. The subject property is located on Persimmon Ridge Road and Shell Road in the 15<sup>th</sup> Civil District. The subject property contains approximately 1.45 acres, is zoned R-3 High Density Residential District, and is further described on Washington County Tax Map 59-E, Group D, Parcel 1.00. The overall development of Kirkland Place has spanned over 12 years. Some history is being presented below to help with different gaps in time for this development.

#### **Year: 2012 (Eastern Eight Corporation)**

Originally the development plan **was not** a Planned Unit Development (PUD) and the setbacks were less restrictive. For instance, the zoning district required a 20-foot rear setback for buildings, whereas the PUD (type of development) requires that a freestanding building not be closer than 25 feet to the exterior property line (PUD adds an additional 5 feet to the development).

#### **Year: 2022 (Eastern Eight Corporation)**

In 2022, Eastern Eight Corporation requested that the Planning Commission approve a plat "Revised Plat Kirkland Place PUD Eastern Eight Corporation" and once approved added requirements as set forth through zoning regulations for PUDs. One of the additional restrictions as mentioned above was the 25 feet regulation to the exterior property line.

#### **Year: 2024 (Eastern Eight Corporation)**

Although the subject property is located within the R-3 Zoning District with a rear setback requirement of 20 feet, the PUD development regulations require 25 feet.

The building (Units 1-4 without the addition of rear decking) meets the greater setback requirement of 25 feet, however the rear decking per unit falls within the 25 feet area. The building department considers attached decking as part of the building and therefore subject to the 25-foot requirement.

The subject of the variance request from the owner/applicant **based on the 25-foot requirement** is as follows:

Unit 1 (130 Kirk Lane): 9'9"  
Unit 2 (132 Kirk Lane): 7'6"  
Unit 3 (134 Kirk Lane): 7'6"  
Unit 4 (136 Kirk Lane): 6'5"

Of note, is that the variances request would be 5 feet less per unit if the development was not a PUD. The development to the west, Old State of Franklin Condominiums Phase 4, is also a multifamily development (non-PUD). The unit within Phase 4 that abuts the subject property is 201 Landon Trail and is approximately within 8 feet of the subject property since this development "developed" exclusively under the R-3 zoning district requirements. Unit 1 with the greatest variance request of 9'9" remains over 15 feet from the exterior property line and an overall separation of approximately 23 feet between the deck of Unit 1 of Eastern Eight Corporation and the unit of 201 Landon Trail.

Another land use element to direct attention to is the internal road Kirk Lane which the units received their 911 addresses. Washington County 911 designated the unit addresses off Kirk Lane which connects Eastern Eight Corporation property and Old State of Franklin Condominiums.

*Variances may be granted due to extra ordinary or exceptional situations or conditions of a piece of property, the strict application of the provisions of this chapter would result in exceptional and undue hardship upon the owner of such property; provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purpose of this chapter. Before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.*

Staff's review of the overall history of development of the subject property, developing under only the R-3 setback requirements, and then years later changing the development (not the zoning district – it remains R-3) to a Planned Unit Development with added restrictions much greater than the R-3 zoning district alone has provided the staff challenges on setback and separations, and the developer in some instance previously engaged in construction activities of buildings from R-3 non-PUD development to R-3 PUD development. The closest proximity to another property owner, as stated earlier, is 201 Landon Trail. The side yard of 201 Landon Trail abuts the rear yard of Units 1-4. There are no windows on the side of the 201 Landon Trail unit to view the decks under consideration. There is approximately 10 feet for the property owner of 201 when looking to the left of the front staircase to see the decks. Staff recommends that a condition of a variance include a screening consisting of trees or fencing as determined at the time of the Board of Zoning Appeals meeting. This would in a sense provide for more privacy for the 201-property owner against the Eastern Eight Corporation property or specifically Unit 4. No other impacts of the variance on the neighborhood, or neighbor, was identified based on the decking added to Units 1-4. All decking meet safety standards and provide

for a safe means of ingress and egress from each unit to the rear of the property in the event of fire or other emergency type events. Staff recommendation is to approve the variances as presented based on extraordinary situations related to the property (mix of past and present development requirements and regulations), and to include agreeable screening between Unit 4 and front step area of 201 Landon Trail.

Lastly, with all the historical elements of this tract of land, town staff will present more information at the time of the Board of Zoning Appeals meeting.

**RECOMMENDATION:**

Approve the rear variance requests for Units 1-4 based on the PUD 25-foot requirements, and the measurements provided by the Building Inspector, including an agreeable screening between Unit 4 and front step area of 201 Landon Trail (within rear property of Eastern Eight Corporation, as presented).



TOWN OF JONESBOROUGH

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

VARIANCE REQUEST

Date Filed: 2-20-24
Fee Paid: 300.00 (\$300.00 Fee - Pay at Time of Submittal)
Name of Applicant: Eastern Eight CDC
Address: 3 Limited Center
Johnson City, TN 37604
Telephone: Cell: 423-791-3683
Email: BFeccman@EBCDC.org Additional Info:
Address Where Variance is Requested: 130, 132, 134, 136 Kirk Ln.
Jonesborough, TN

Variance Requested and Reason:

Sign [ ] Setbacks [x] Building Size [ ] Accessory Building [ ] Other [ ]

We are requesting a variance for the 4 town houses at the quad plex at Kirk Ln.

130-9'9" 132-7'6" 134-7'6" 136-6'5"

See Attached

Authorization of Request:

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

[Signature]

2-20-24 / 3-18-24

Applicant

Date

Request Submitted To

Date



rear setback = 25'  
distance from building to setback = 24' 3"

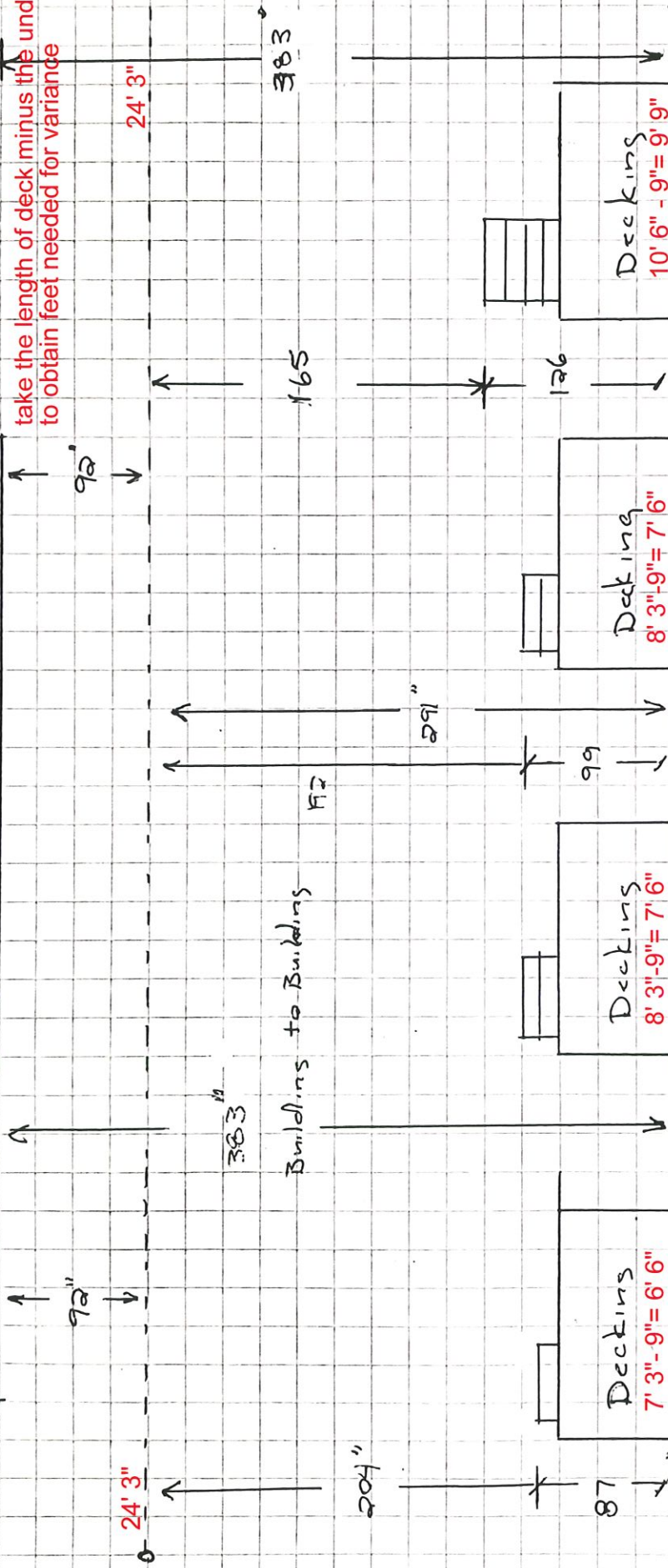
calculations:  
 $25' - 24' 3" = 9"$  under

take the length of deck minus the underage  
to obtain feet needed for variance

201 Landon Trail

Taylor Home

Buildings to Buildings



Kick Lane # 130

Kick Lane # 132

Kick Lane # 134

Kick Lane # 136



# VARIANCE NOTICE

REAR SET BACK FOR DECKS

**JONESBOROUGH REGIONAL  
PLANNING COMMISSION  
AT TOWN HALL, 123 BOONE ST.**

APRIL 16<sup>th</sup>

**6 PM** INFORMATION  
**753-1030**

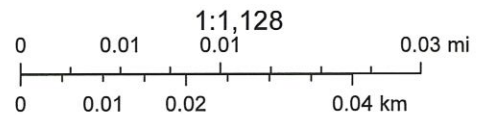


# Washington County - Parcel: 059E D 001.00



Date: April 11, 2024

County: Washington  
Owner: EASTERN EIGHT COMMUNITY  
Address: PERSIMMON RIDGE RD  
Parcel Number: 059E D 001.00  
Deeded Acreage: 1.46  
Calculated Acreage: 0



Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local



# JONESBOROUGH BOARD OF ZONING APPEALS

## AGENDA PRESENTATION

DATE: April 16, 2024 AGENDA ITEM #: BZA 4

SUBJECT: Variance for a Sign at Jonesborough Elementary School

### BACKGROUND:

Town of Jonesborough Project Manager Bob Browning has provided a thorough background and analysis of the proposed monument sign for the new Jonesborough Elementary School. The request before the Board of Zoning Appeals is for a variance on square feet for the proposed monument sign for the school. Although the school site is 48.51 acres and the school building is well over 100,000 square feet in size, and contains playgrounds, Tiger Park, etc., the proposed monument sign is 110 square feet, and the current regulations for a monument sign in a residential zoning district is 32 square feet. The variance request is to permit the monument sign to be approved at 110 square feet. The excerpt from Mr. Browning's memorandum is below detailing all the details necessary to meet the special conditions of granting a variance to the sign's proposed total square feet:

Attached is a rendering of the Jonesborough Elementary School sign design that has been generated by Clark Nexsen Architects. The design of the sign is the result of discussions with project staff and school personnel. The look of the sign is intentionally complimentary to the design of the school.

### Materials

A brick base, the same bricks at the school building, a Tiger orange border around the electronic board, and charcoal aluminum metal siding that is in a pattern reflecting the siding design of the school.

### Lettering

The lettering designating Jonesborough Elementary School is at the top of the sign and in a font size large enough to be seen from a substantial distance away.

### Location

There is one school sign even if the school is located along both N. Cherokee Street and extended Skyline Drive. The sign location is just before the western cross connection

from extended Skyline Drive to the school parking area and travel lanes along the Tiger Park athletic area. The location has been selected for the following reasons:

1. The sign can be seen from the new traffic circle as well as the end of the east end of extended Skyline Drive. The plan is to extend Skyline Drive to the Boones Creek Road, and motorists coming up to the school property from the Boones Creek Road need to be able to see and read the school sign from a distance.
2. The visitor and car rider entrance to the school is not from N. Cherokee Street but from extended Skyline Drive, so motorists from N. Cherokee will still see the sign as they come around the traffic circle.
3. The sign has an electronic message board, and the sign location allows the message on the sign to be seen from both extended Skyline Drive as motorists pass as well as the travel lanes within the parking lot as motorists head to the school building.

Note: The school administration has agreed only one school sign is necessary.

### Message Board

The size of the message board is based on the size of the font needed to make it easy for motorists driving by the sign to read it without having to take their eyes off the road. The size is also based on allowing a reasonably sized message to be read in one view without the board shifting to the second half of a sentence. Again, this is a safety factor trying to minimize the time eyes are off the road. Also, the message can be read on both sides of the sign so motorists can read it if they do come from the Boones Creek Road. The motorists coming from the traffic circle will be able to read it going both directions.

### Dimensions

The sized of the sign is 12 feet in height and 9 ft 4-inches on top and 8 ft. 8-inches at the base. This is a little over 100 square feet.

### Sign Ordinance

The Jonesborough Sign Ordinance allows for a 32 square foot sign in a residential zone. The school property is zoned R-1, so a variance would have to be approved to allow the sign to be constructed. If in a commercial zone, the sign would meet code. A variance is requested of the Board of Zoning Appeals because only one monument sign is needed, but it needs to be large enough to see from the appropriate distance that allows motorists to know where to turn without having to reverse direction. For example, if a motorist entering the traffic circle from Skyline Drive or Tavern Hill Road can see the sign and read Jonesborough Elementary, if that is their destination they are likely to go around the circle to extended Skyline Drive to enter the school grounds in the right location. If they go down N. Cherokee they will have turn around to get access the school. If coming from

Boones Creek Road and you can read the sign, you will likely turn into the parking lot at the earliest location. The centrally located access has a gate that is closed before and after school.

Neighbors

There is one neighbor at this point which is across Skyline Drive from the sign. That person is Curtis Lynn. He owns the entire length of the property on the other side of extended Skyline Drive, but he does not live on that property. No other neighbor is even close to the sign.

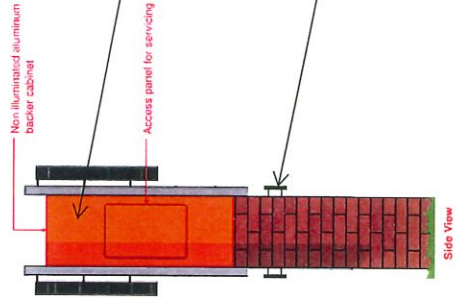
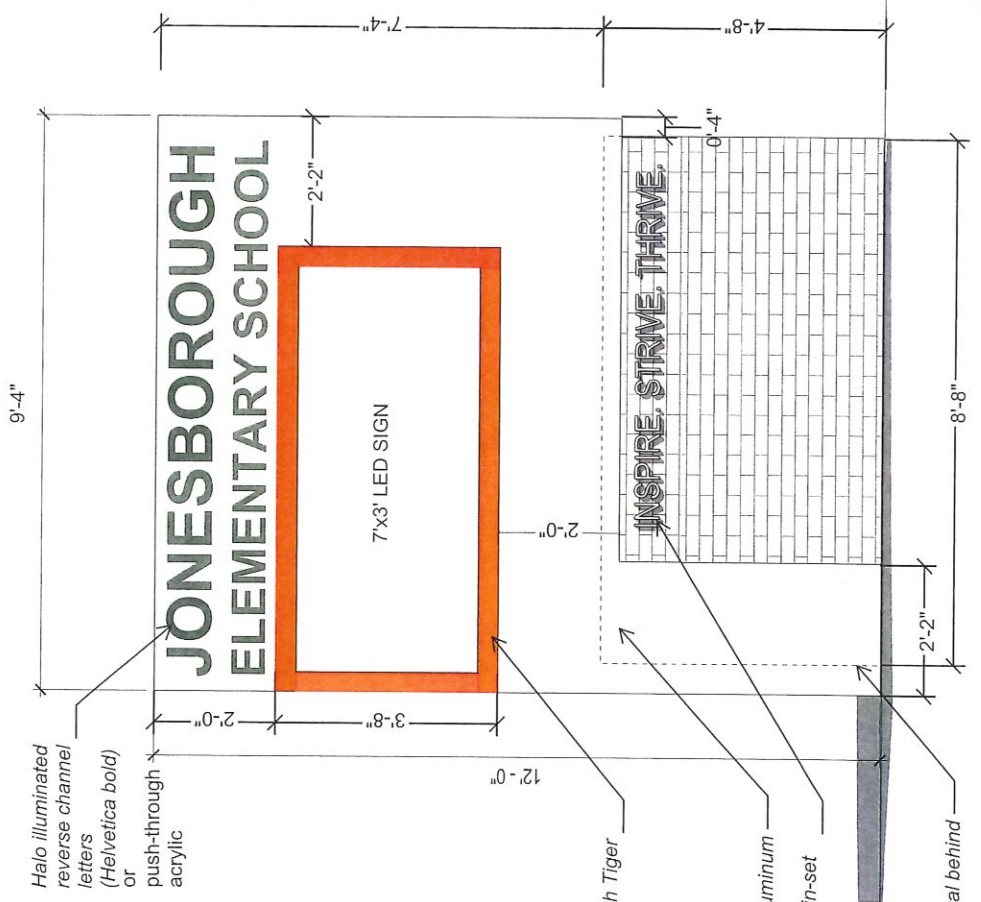
Request/Recommendation

The request is for the Board of Zoning Appeals to approve a variance for the Jonesborough School sign allowing a 110 square foot size to be constructed based on traffic safety impact, and on topography and the need to allow motorists trying to access the school to know it is the Jonesborough Elementary School from an extended distance. The request, if the variance is approved, is for the Planning Commission to approve the school sign proposed by Clark Nexsen.

**RECOMMENDATION:**

Approve the variance on square feet for the new Jonesborough Elementary School monument sign to total 110 square feet, as presented.







↑  
School  
Sign  
Location

# JONESBOROUGH PLANNING COMMISSION

## *AGENDA PRESENTATION*

DATE: April 16 2024 AGENDA ITEM #: 2

SUBJECT: Approval of Minutes

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Attached for approval are the minutes of the February 20, 2024 Planning Commission meeting.

## JONESBOROUGH PLANNING COMMISSION

### MINUTES – FEBRUARY 20, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, February 20, 2024, 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, Terry Countertermine, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein, Bob Williams

**Members Absent:**

**Staff Present:** Glenn Rosenoff – Town Administrator, 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 January 8, 2024 Called 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, Terry Countertermine made the motion to approve the minutes as presented, seconded by Jim Rhein and duly passed.

3. **Review of Proposed Amendments to the Jonesborough Sign Ordinance regarding Monument Signs**

Glenn Rosenoff said monument type signage has been reviewed by staff for some time as there has not been a definitive definition within the Municipal Code. With the trending number of new businesses that require signage to the existing business/apartment activities requesting changing to new signage, a clearer guide for staff is needed. A monument sign is either flush with the ground (base of sign has direct contact with ground) or has a maximum space between the base of the sign and the ground. For example, some sign regulations have a maximum of 3 feet from base of sign to ground, or as minimal as 1 foot. The proposed definition takes into consideration that monument signs are often referred to as "ground mounted".

The Proposed Definition being proposed, is as follows: **Monument Sign** - A monument sign, also referred to as a "ground mounted sign" is a freestanding sign where the base of the sign structure is on the ground or a maximum of one (1) foot above the adjacent grade. The width of the top of the sign structure can be no more than 120 percent of the width of the base.

Commissioners discussed the proposed amendment to the Sign Ordinance in regard to monument signage at length and expressed the concerns about signs that are already in place being grandfathered in, landscaping and plantings around signage. Chairman Foster called for a motion if there was no further questions or comments.

**Motion:** Bill Graham made the motion to send the proposed amendment on monument signage back to Town staff for clarification and to bring back to the Planning Commission at a future meeting. Frank Collins seconded the motion and it was duly passed.

#### 4. Review of Proposed Amendments to the Jonesborough Sign Ordinance regarding Banner Flags

Glenn Rosenoff said staff has been working on how to best approach “banner flags” which have gained popularity/momentum over several years. Mr. Rosenoff said currently the Town of Jonesborough Municipal Code prohibits this type of flag, and both “motion” and “fluttering” are the typical reasons for denying approval of such signage. He said staff has not been in favor of outright permitting these types of signs throughout town as a permanent sign, staff has been reviewing how to permit them on a temporary basis, for a similar temporary time as the code already allows. Mr. Rosenoff said he is of the opinion that we do not want this type of signage proliferating the town on a permanent basis.

Mr. Rosenoff said section 11-1207. Prohibited signs of the Jonesborough Sign Ordinance, the following signs are prohibited from being erected or maintained in any zoning district and in any area of the Town of Jonesborough, and the proposed amendment change is as follows:

- (6) Any sign of which all or any part is in motion by means of the atmosphere, including fluttering, or rotating, *except whereby Banner Flags may be used as substitution as a temporary sign allowed in this Chapter, but shall not increase the number of permitted temporary signs established in this Chapter.*

Glenn Rosenoff said the proposed definition of a Banner Flag, is: *Any sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges and intended to be displayed for a limited period of time. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.*

Commissioners discussed the proposed amendment to the Sign Ordinance in regard to Banner Flags, and expressed concern that more was information needed. Chairman Foster called for a motion if there was no further questions or comments.

**Motion:** Terry Countermine made the motion to send the proposed amendment banner flags back to Town staff for clarification and to bring back to the Planning Commission at a future meeting. Josh Conger seconded the motion and it was duly passed.

**5. Final Plat Approval for Spring Ridge Subdivision, Phase 1, Old Boones Creek Road**

Due to no representation for the request of final plat approval for Spring Ridge Subdivision, Terry Countermine made the motion to table the request until the March 19, 2024 Planning Commission meeting, seconded by Frank Collins and duly passed.

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

**6. Billboard Relocation Plan  
Presented by: Tom Foster, Foster Signs**

Tom Foster said he has recently purchased a tract of land, 1.037 acres, at the intersection of West Jackson Blvd and Ben Gamble Road. Mr. Foster has decided to move the billboard currently located at 1577 West Jackson Blvd (approved by the Planning Commission on October 17, 2023) to the intersection of West Jackson Blvd and Ben Gamble Road. He said the proposed structure is double faced (V-shaped) with a reduced square footage size to 200 square feet (10' X 20'); and will provide additional buffering of evergreen trees to help provide for privacy parallel to Ben Gamble Road which will add to the already present mature trees in the rear of the property in order to provide more screening to the neighborhood above that area. The new location will provide for more screening opportunities from the neighborhood view than across the street at the Jonesborough Wine and Spirit. The replacement sign also provides for better view for travelers, and the reduction in size from 320 to 200 square feet is more suitable.

Vice-Chairman Jim Rhein read staff recommendation to approve the billboard relocation plan from 211 Forest Circle to the tract of land at the intersection of West Jackson Boulevard (11-E) and Ben Gamble Road, further described on Washington County Tax Map 59, Parcel 94.00, as presented. Vice Chairman Rhein asked Commissioners if they had questions or comments. Frank Collins asked about the billboard sign being on two poles. Tom Foster said it would be on one pole and will be painted brown.

**Motion:** Bill Graham made the motion, seconded by Robin Harpe, to approve the billboard relocation plan as presented and recommended by staff. The motion was duly passed.

**7. Relocation of a Billboard from 1300 East Jackson Blvd to 1601 E Jackson Blvd  
Presented by: Tom Foster, Foster Signs**

Tom Foster requested approval to move the 320 square foot two-faced billboard located at 1300 East Jackson Blvd (on the car wash property) to 1601 East Jackson Blvd (on the First Town Motor property), which will remain double-faced and will be reduced in size to 200 square feet.

Vice-Chairman Jim Rhein read the staff recommendation to approve the billboard relocation plan from 1300 E. Jackson Boulevard on the car wash property, Tax Map 52, Parcel 220.00, to the proposed location at 1601 E. Jackson Boulevard on the First Town Motor property, Tax Map 52, Parcel 194.02, including the reduction in square footage from 320 square feet to 200 square feet, as presented. Vice Chairman Rhein asked Commissioners if they had questions or comments and there were none.

**Motion:** Josh Conger made the motion to approve the billboard relocation plan as presented and recommended by staff. Terry Countermine seconded the motion and it was duly passed.

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

# JONESBOROUGH PLANNING COMMISSION

## AGENDA PRESENTATION

DATE: April 16 2024 AGENDA ITEM #: 3

SUBJECT: Washington County Zoning Text Amendment – Event Venues

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### **BACKGROUND:**

#### **Previous Agenda Presentation (3-19-2024)**

Washington County Planning Director Angie Charles, AICP, is requesting a text amendment to the Washington County Zoning Resolution regarding Event Venues. Ms. Charles' memorandum is provided as part of the planning commission packet. The Washington County Regional Planning Commission has recommended approval of the amendment to the Washington County Board of Commissioners; however, the zoning text amendment must also be submitted to each regional planning commission within Washington County prior to adoption. Ms. Charles recommends amending the Zoning Resolution.

There has been a major surge in the popularity of venues being conducted on farmland within our country. As culture shifts, so does the review of land use codes such as zoning regulations. The county planning staff have reviewed their own county zoning regulations and are recommending not only regulations on "venues" within the A-1 General Agriculture District but a definition of "Venue". It is further recommended to permit a venue to operate in the county's B-3 General Business District.

Like other forms of agritourism, event venues allow people to enjoy a farm's setting and history, and it's an opportunity for the farm business to generate additional stream of revenue. Washington County planning staff have provided regulation standards for "venues" locating in the A-1 district, as well as an extra step to allow consideration by the Board of Zoning Appeals to protect surrounding properties. Of note, is the venue to operate within an enclosed accessory structure, separate from any residential dwelling space; different hours of operations; and no concert events shall take place (sensitivity to noise); and other regulations designed to encourage venue type uses in Washington County. The regulations for a venue apply to the A-1 zone, and not the B-3 since the B-3 already permits a myriad of business type uses.

Lastly, the A-1 zone already permits various uses that are commercial or institutional in nature (higher impact) such as parks, marinas, recreational uses, schools (public and private), animal hospital, veterinary offices, medical offices, shooting ranges, family day-care center, and agritourism. Many activities under the county's current agritourism definition (governed by Tennessee Code Annotated 43-39-101-103) are associated with agritourism activity such as recreation, entertainment, educational, and many others.



## **Updated Agenda Presentation**

At the March 19, 2024, Planning Commission meeting, much discussion followed regarding the text amendment drafted by Washington County. From town staff perspective, the discussion centers on how the current text amendment as written will impact county property owners (unincorporated only applies here) and distinguishing between what is currently allowed under the county's Agritourism as per the Washington County Zoning Resolution and the zoning text amendment. Town and county planning staff have discussed the amendment, and it was recommended that Washington County Planning Director Angie Charles attend the Jonesborough planning meeting to present the text amendment request and be available to answer questions related to said request.

### **RECOMMENDATION:**

Recommend approval of the proposed Washington County Zoning Text Amendment – Event Venues, as submitted by Washington County Planning, as presented.



To: Members of the Washington County, Johnson City & Jonesborough Planning Commissions

From: Angie Charles, AICP, Planning Director

Date: 2/15/2024

Subject: Zoning Resolution Text Amendment – Event Venues

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Staff is in receipt of a request from a property owner to have the ability to operate a venue on their property; however, the Washington County Zoning Resolution does not define or include requirements for event venues. While venues may be associated with an agritourism business, amendment to the Zoning Resolution is necessary in order for the use to otherwise be permitted.

To accommodate this use staff proposes amending the A-1 District provision for uses permitted upon review (*proposing: Section 601.3.1., Venues. Subject to the following standards:*) to allow for venues provided the meeting of minimum required standards. The rationale behind the standards is to allow consideration by the Board of Zoning Appeals to protect surrounding properties. Additionally, staff proposes amending the B-3 District to allow venues as a permitted use (*proposing: Section 613.1.14.*).

Also proposed is amendment to the Definitions section to include a new definition (*proposing: Article II, 395. Venue*).

**Recommendation:** Staff recommends amending the Zoning Resolution as attached.



## Article II (p.3)

**395. Venue** – When not associated with *agritourism* (as defined), an event venue is a place of public assembly used for commercial events. Event venues are subject to a use agreement between a private group or individual and the venue owner. The venue owner may or may not charge a fee for the use of the venue.

### A-1 District (p.69)

601.3. Uses Permitted Upon Review:

601.3.1. Venues. Subject to the following standards:

1. They shall operate entirely within an enclosed accessory structure, separate from any residential dwelling space.
2. The owner/operator shall live on premise.
3. Events hosted shall be limited to seventy-five attendees maximum. The owner/operator shall keep a log book of attendees.
4. All events must conclude and vacate the premise by 10 p.m., local time on Friday and Saturday, and by 9 p.m. on other days.
5. No concert events shall take place.
6. Lot area: two and a half acres (2.5) minimum.
7. A site plan shall contain and be subject to the same requirements found in Section 512.B. All structures and associated improvements, including parking areas, shall meet the same setback requirements found in Section 601.2.
8. Venues shall be considered a low impact use for Appendix A landscaping requirements, and as a place of public assembly for Sec. 502 parking requirements.

### B-3 District (p.93)

613.1.14. Venues.

# JONESBOROUGH PLANNING COMMISSION

## AGENDA PRESENTATION

DATE: April 16 2024 AGENDA ITEM #: 4

SUBJECT: Monument Sign – Jonesborough Elementary School

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### **BACKGROUND:**

Based on the Board of Zoning Appeals approving the variance on square footage for the monument sign for the new Jonesborough Elementary School, Staff recommends approval of sign design. Below is repetitive from the BOZA write-up but it is done to provide once again a very thorough background and analysis of the monument sign for our new Jonesborough Elementary School.

Town of Jonesborough Project Manager Bob Browning has provided a thorough memorandum regarding the proposed monument sign as follows:

Attached is a rendering of the Jonesborough Elementary School sign design that has been generated by Clark Nexsen Architects. The design of the sign is the result of discussions with project staff and school personnel. The look of the sign is intentionally complimentary to the design of the school.

### **Materials**

A brick base, the same bricks at the school building, a Tiger orange border around the electronic board, and charcoal aluminum metal siding that is in a pattern reflecting the siding design of the school.

### **Lettering**

The lettering designating Jonesborough Elementary School is at the top of the sign and in a font size large enough to be seen from a substantial distance away.

### **Location**

There is one school sign even if the school is located along both N. Cherokee Street and extended Skyline Drive. The sign location is just before the western cross connection from extended Skyline Drive to the school parking area and travel lanes along the Tiger Park athletic area. The location has been selected for the following reasons:

1. The sign can be seen from the new traffic circle as well as the end of the east end of extended Skyline Drive. The plan is to extend Skyline Drive to the Boones Creek Road, and motorists coming up to the school property from the Boones Creek Road need to be able to see and read the school sign from a distance.
2. The visitor and car rider entrance to the school is not from N. Cherokee Street but from extended Skyline Drive, so motorists from N. Cherokee will still see the sign as they come around the traffic circle.
3. The sign has an electronic message board, and the sign location allows the message on the sign to be seen from both extended Skyline Drive as motorists pass as well as the travel lanes within the parking lot as motorists head to the school building.

Note: The school administration has agreed only one school sign is necessary.

### Message Board

The size of the message board is based on the size of the font needed to make it easy for motorists driving by the sign to read it without having to take their eyes off the road. The size is also based on allowing a reasonably sized message to be read in one view without the board shifting to the second half of a sentence. Again, this is a safety factor trying to minimize the time eyes are off the road. Also, the message can be read on both sides of the sign so motorists can read it if they do come from the Boones Creek Road. The motorists coming from the traffic circle will be able to read it going both directions.

### Dimensions

The sized of the sign is 12 feet in height and 9 ft 4-inches on top and 8 ft. 8-inches at the base. This is a little over 100 square feet.

### Sign Ordinance

The Jonesborough Sign Ordinance allows for a 32 square foot sign in a residential zone. The school property is zoned R-1, so a variance would have to be approved to allow the sign to be constructed. If in a commercial zone, the sign would meet code. A variance has been requested from the Board of Zoning Appeals because only one monument sign is needed, but it needs to be large enough to see from the appropriate distance that allows motorists to know where to turn without having to reverse direction. For example, if a motorist entering the traffic circle from Skyline Drive or Tavern Hill Road can see the sign and read Jonesborough Elementary, if that is their destination they are likely to go around the circle to extended Skyline Drive to enter the school grounds in the right location. If they go down N. Cherokee they will have turn around to get access the school. If coming from Boones Creek Road and you can read the sign, you will likely turn into the parking lot at the earliest location. The centrally located access has a gate that is closed before and after school.

### Neighbors

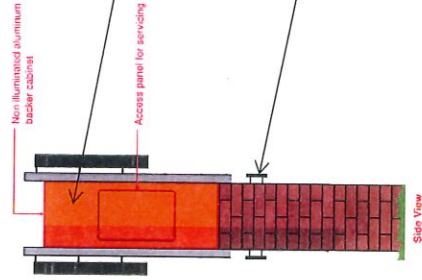
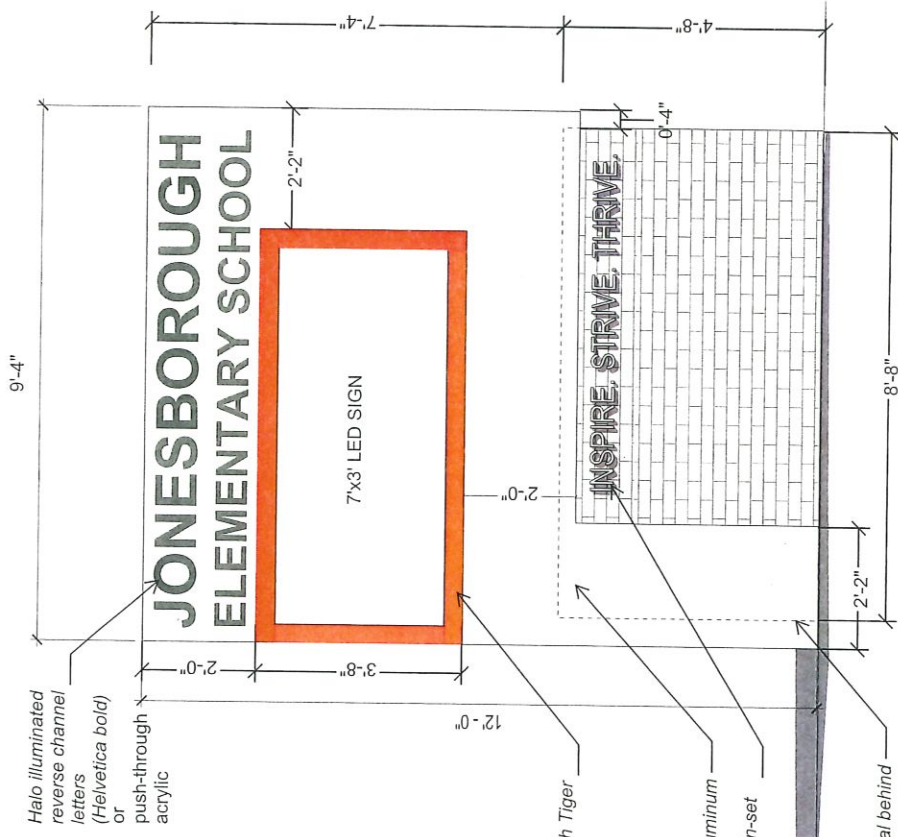
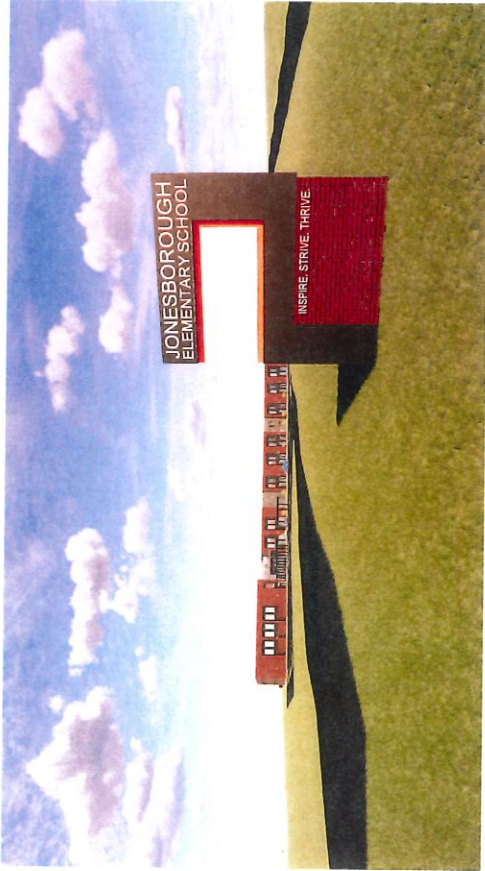
There is one neighbor at this point which is across Skyline Drive from the sign. That person is Curtis Lynn. He owns the entire length of the property on the other side of extended Skyline Drive, but he does not live on that property. No other neighbor is even close to the sign.

### Request/Recommendation

Based on the variance being granted on square feet by the Board of Zoning Appeals, the recommendation is for the Planning Commission to approve the school sign proposed by Clark Nexsen.

### **RECOMMENDATION:**

Approve the monument sign for the new Jonesborough Elementary School proposed by Clark Nexsen, as presented.



MONUMENT SIGN OPTION 1 v2.2

2023.12.22



CLARK NEXSEN



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Byst  
Lola town