

MEETING NOTICE

The Jonesborough Board of Zoning Appeals, Planning Commission and Design Review Commission, will meet in Regular Session at 6:00 p.m., Tuesday, April 21, 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 Signage Variance for Trail Blazer Coffee, 304 E Jackson Blvd
4. Adjournment

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for approval of a Freestanding Sign, West Hills Tractor, 1103 W Jackson Blvd
4. Request for approval of a Freestanding and Wall Signage, Trail Blazer Coffee, 304 E Jackson Blvd
5. Request for approval of a Site Plan Revision for Trail Blazer Coffee, 304 E Jackson Blvd
6. Request for approval of a Data Center Ordinance
7. Informational Item – Monument Signage
8. Adjournment

DESIGN REVIEW COMMISSION

AGENDA

Call to Order

1. Citizen Comments
2. Request for a Building Design Plan for Trail Blazer Coffee, 304 E Jackson Blvd
3. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: April 21, 2026 AGENDA ITEM #: BZA - 2

SUBJECT: Approval of Minutes

Attached for BZA approval are the minutes of the October 21, 2025 meeting.

**JONESBOROUGH BOARD OF ZONING APPEALS
MINUTES - October 21, 2025**

The Jonesborough Board of Zoning of Appeals met in a regular meeting on Tuesday, October 21, 2025, 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 Countermine
Darrell Fowler
Bill Graham

Robin Harpe
Richie Hayward
Jim Rhein

Members Absent:

Staff Present:

Kevin Fair, Building Inspector

Brandi Miller, Administrative Assistant

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

1. **Public Comments** – No comments made.
2. **Approval of Minutes** – September 16, 2025
Motion: Josh Conger made a motion, seconded by Robin Harpe, to approve the September 16, 2025, minutes as presented. Motion carried unanimously.
3. **Request for a Variance to the left side of the property setback - 2020 Ida Sue Dr. Adam & Christina Ogle, Property Owners (Item was tabled from 9/16/2025)**

The petitioner requests a 5-ft side yard setback variance to Section 11-512A.(3)(n) of the Zoning Ordinance, which requires individual lot setbacks to be established on the development's site plan. The variance would allow for a 2.5-ft side yard setback for the property.

The property owner claims that drainage issues prevent construction of a carport in the rear of the property; however, Town staff has photographed an existing accessory structure (yard barn) in the rear yard with no visible water damage.

Of concern is that unpermitted construction of the lean-to carport has already occurred and been attached to the principal structure without inspections, and, at this time, staff does not determine that a special circumstance exists on this property

Staff's assessment is that Section 11-528(4)(c) of the Zoning Ordinance standards for variances are not met for granting a variance to the side yard setback requirement.

Chairman Foster met with staff to determine if there was any way to accommodate the variance and determined that if a variance was granted it would set an unacceptable precedent for future requests.

***Motion:** Jim Rhein made a motion, seconded by Richie Hayward, to deny the variance request but allow the owners to keep the concrete slab that is already in place. Motion carried unanimously.*

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

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: April 21, 2026 AGENDA ITEM #: BZA-3

SUBJECT: Trail Blazer Coffee, 304 E. Jackson Blvd – Signage Variance Request

BACKGROUND:

The petitioner requests a variance to Section 11-1214.(3)(i) of the Zoning Ordinance (p. 11-162), which requires 1 freestanding sign per street frontage. The variance would allow for an additional freestanding for the property.

The second freestanding sign will be small, under 3-sq.ft. in size and 3-ft in height, and serve as an entrance directional sign for the business, Trail Blazer Coffee.

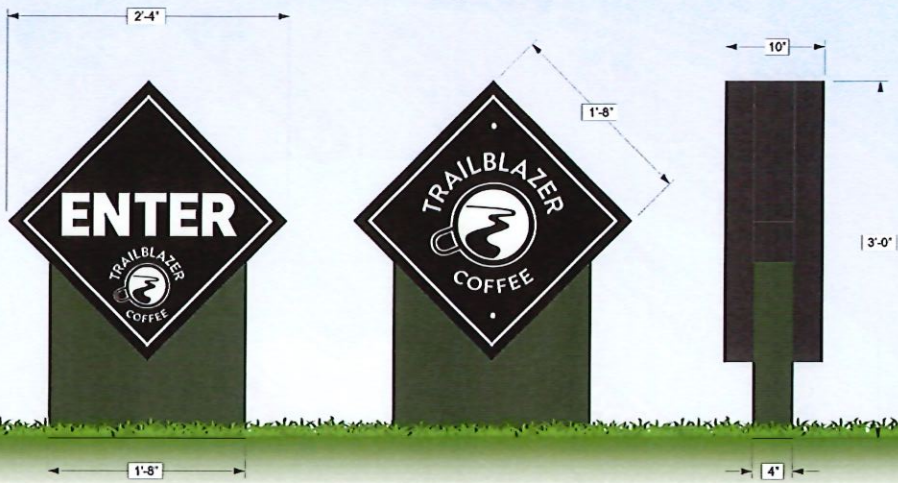
There is a special circumstance that exists on this property, as the ingress/egress is restricted on E. Jackson Blvd to right-in/out turn movement only. As the total square footage for both the primary freestanding and secondary freestanding sign are within the total allowable size, no additional variances are requested.

Staff's assessment is that Section 11-528(4)(c) of the Zoning Ordinance standards for variances (p. 11-102) are met for granting a variance to allow a second freestanding sign.

RECOMMENDATION:

Staff recommends approval of a variance to Section 11-1214.(3)(i). to allow for an additional freestanding sign on the property.

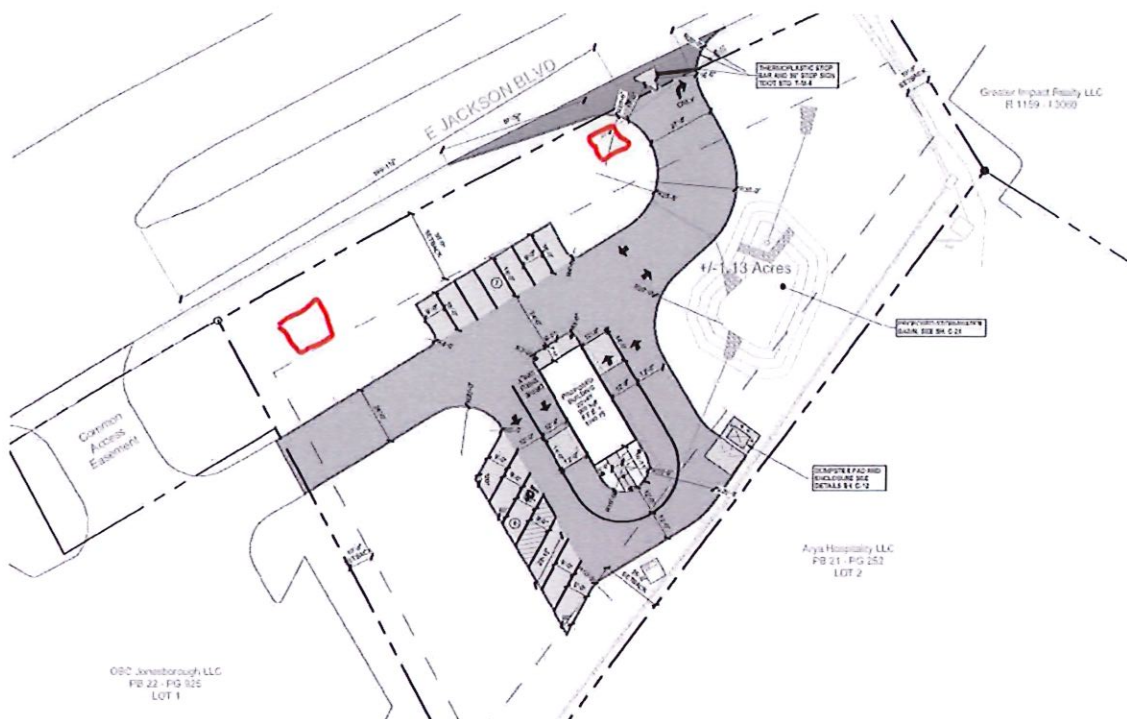
OTHER SIDE:



SPECIFICATIONS:
MANUFACTURE AND INSTALL:
 (1) DOUBLE SIDED DIRECTIONAL SIGN.
 (2) L.E.D. LIGHTED SHADOW BOXES MOUNTED TO ALUMINUM POLE COVER.
COLORS: BLACK VINYL BACKGROUND, AND TRIM CAP, WHITE ACRYLIC FACES AND GREEN POLE COVER.

PO BOX 16938 • Bristol • VA • 24202 • 276.669.0811 • www.BristolSign.com • Quality Signs, Since 1969 Scale: NTS = 1'

Date: 3-5-2026 Designer: RTF Approved By: _____ Approval Date: _____
ALL RIGHTS RESERVED BY BRISTOL SIGN COMPANY. THIS SIGN IS NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM BRISTOL SIGN COMPANY. BRISTOL SIGN COMPANY CAN BE LICENSED SEPARATELY FOR AN ADVERTISED PRICE. ACTUAL LAYOUT AND DESIGN MAY VARY ACCORDING TO PERMITS AND LOCAL REGULATIONS. THIS PRODUCTION IS SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY. BRISTOL SIGN COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS.



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: April, 2026 **AGENDA ITEM #:** 2

SUBJECT: Approval of Minutes

Attached for Planning Commission approval are the minutes of the March 17, 2026 meeting.

JONESBOROUGH PLANNING COMMISSION

MINUTES – MARCH 17, 2026

The Jonesborough Planning Commission met in a regular meeting on Tuesday, March 17, 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, Josh Conger, Terry Counterline, Darrell Fowler, Bill Graham, Richie Hayward, Jim Rhein

Members Absent: Robin Harpe

Staff Present: Angie Charles, Kevin Fair, JW Greene

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

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

2. **Approval of Minutes – Meeting of February 17, 2026**

The motion to approve the minutes of the February 17, 2026 meeting as presented, was made by Bill Graham, seconded by Darrell Fowler and duly passed.

3. **Site Plan and Grading Permit Security – Taco Bell, 1452 East Jackson Blvd**

The request is for site plan approval of the Taco Bell restaurant to be relocated at 1452 E. Jackson Blvd. The subject property is adjacent to Zaxby's restaurant, in front of Lowes, containing approximately 0.69 acres, and further described on Washington County Tax Map 52 Parcel 225.09.

Attached is the site plan, and the following is a review of the site plan:

Developer/Engineer: Tacala / Mike Gray, P.E.

Proposed Use: The site is currently vacant and a 2,285-sq.ft. Taco Bell restaurant, which will include sit-down dining and a drive-thru window, is proposed.

Zone: The property is within the town limits and is zoned B-3 (arterial business) and CO (corridor overlay).

Setbacks: The setbacks are determined as Front: 30 feet, Rear: 25 feet, and Sides: 10 feet. The plan appears to meet the minimum setback requirements.

Ingress/Egress: The site plan shows two means of ingress/egress (access) off the rear of the property from the Lowes property.

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

Parking: Parking meets the Town's requirements.

Hydrants: The developer will work with the Jonesborough Fire Department to ensure adequate fire protection at the site before the issuance of a building permit.

Stormwater: An existing stormwater management pond, designed and sized to accommodate this development, presently exists, and no modifications are necessary.

Erosion: The erosion control plan has been included with the overall site plan.

Landscaping: Sheet C6 shows the Landscaping Plan with plantings along the periphery at the edge of the parking and drive areas. The Planning Commission approves the landscape layout, and the Tree and Townscape Committee will approve the formal landscape plan.

Bonding: Bonding is required as part of the site plan approval process for grading. The Grading Permit Security Calculation Form amount totals \$67,628.00.

Chairman Foster read staff recommendation #1 for the approval of the site plan as submitted, subject to approval from the Town's Tree and Townscape Committee. Chairman Foster asked Commissioners if they had any questions or comments. With there being none, Chairman Foster called for a motion.

Motion: Josh Conger made the motion to approve the site plan for Taco Bell as submitted, subject to approval from the Tree and Townscape Committee. Jim Rhein seconded the motion and it was duly passed.

Chairman Foster read staff recommendation #2 for the approval of the Grading Permit Security for \$67,628.00. Chairman Foster asked Commissioners if they had any questions or comments. With there being none, Chairman Foster called for a motion.

Motion: Darrell Fowler made the motion to approve the Taco Bell Grading Permit Security in the amount of \$67,628.00. Bil Graham seconded the motion and it was duly passed.

4. Final Plat – Division of the Wolfe Development GP Property – Hairetown Rd

Chairman Foster asked for a motion to add approval of the Final Plat – Division of the Wolfe Development GP Property – Hairetown Rd to the agenda.

Motion: Jim Rhein made the motion add approval of the Final Plat – Division of the Wolfe Development GP Property to the agenda. Josh Conger seconded the motion and it was duly passed.

The proposed subdivision, located on Tax Map 51 Parcel 44, consists of 9.75 acres. The plat depicts five 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.

Chairman Foster read staff recommendation, recommending approval of the Division of Wolfe Development GP Property final plat as submitted.

Motion: Richie Hayward made a motion to approve the Division of Wolfe Development GP Property final plat as submitted. Josh Conger seconded the motion and it was duly passed.

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

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: April 21, 2026 AGENDA ITEM #: 3

SUBJECT: West Hills Tractor - Freestanding Signage

BACKGROUND:

A new freestanding monument ground-mounted sign is proposed for West Hills Tractor, located at 1103 W. Jackson Blvd. The property is 6.42-ac in size, and zoned B-3 (arterial business district) and CO (corridor overlay district).

The new sign is a replacement for the existing one, which received a variance from the BZA in 2009 to exceed height requirements, permitting a 23-ft tall sign. The new sign will be 3-ft shorter than the existing sign, and otherwise meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(3) for commercial districts, the sign area being approximately 72.4-sq.ft. in size and 20-ft in height.

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 as submitted, as the variance granted from the Board of Zoning Appeals runs in perpetuity with the land.



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 West Hills Tractor PHONE: (423) 753-4621

BUS. ADDRESS: 1103 West Jackson Blvd Zone: _____

TYPE OF BUSINESS: Tractor Sales

OWNER OF BUSINESS: Matt Proffitt PHONE: 423-753-4621

SIGN CONTRACTOR: Snyder Signs PHONE: (423) 579-0300

TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ 19,714.55

TYPE OF SIGNAGE

FREE-STANDING

1. Size Of Structure: Height 20' x Width 5'10" Illum: Yes
(Yes/No)

Sign Area: Height 12' 5" x Width 5'10" = sq/ft 72.4

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other Steel Pole

2. (If two separate streets)

Size Of Structure: Height _____ x Width _____ Illum: _____
(Yes/No)

Sign Area: Height _____ x Width _____ = sq/ft _____

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)

- Existing Size: Height _____ x Width _____ = sq. ft. _____
- Proposed Size: Height _____ x Width _____ = sq. ft. _____

3. Nits per day ____

4. Nits per night ____

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.

4. **CHANGEABLE MESSAGE SIGN (BILLBOARDS).** PHOTO OF EXISTING BILLBOARD. MUST PROVIDE SIGN SPECIFICATIONS.

5. **TEMPORARY SIGN:** *Must get prior approval from Building Inspector* ___

Give details if yes was checked on Illum.:

- Please identify lighting as external or internal. External lighting can cause glare/light pollution, so the fixtures need to be located, on the location map, to see if there might be a safety issue. _____

Internally Illuminated _____

Additional Information if needed: We plan on using existing steel and foundation where the 25' Pylon stands now. The top cabinet will be removed, steel cut down and new pylon structure slid over the existing steel and attached properly.

Signature: Landon Martin Date: 2/23/26
(Representative of Sign Company/Owner)

Sign Approved _____ Date _____ Building Inspector _____

Permit # _____ Amount \$ _____

12/8/07, 4/14/10, 1/19/11

THE OLDEST TOWN IN TENNESSEE

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: April 21, 2026 AGENDA ITEM #: 4

SUBJECT: Trail Blazer Coffee - Freestanding & Wall Signage

BACKGROUND:

Two freestanding monument ground-mounted signs are proposed for the Trail Blazer Coffee restaurant, located at 304 E. Jackson Blvd. The property is 1.13-ac in size, and zoned B-3 (arterial business district) and CO (corridor overlay district).

The primary freestanding sign meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(3) for commercial districts, the sign area being approximately 50-sq.ft. in size and 14-ft in height.

The additional directional entrance sign requires variance approval from the Board of Zoning Appeals, as only 1 freestanding sign is allowed for properties fronting on 1 street in commercial districts. This sign is smaller, with a signage area under 3-sq.ft. and 3-ft in height.

Both freestanding signs will meet or exceed the minimum 7.5-ft setback from property lines and will adhere to height and square footage requirements. Neither sign will extend more than 14-ft above the ground, nor combined exceed 100-sq.ft. in area.

The building-mounted wall signage consists of a 12.5-sq.ft. sign to be placed on the front façade, facing E. Jackson Blvd. The sign is well within the requirements of Section 11-1214, and will not be illuminated.

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

RECOMMENDATION:

Staff recommends approval of the free-standing and wall signs as submitted, subject to variance approval from the Board of Zoning Appeals for the second freestanding sign.



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 TRAIL BLAZER COFFEE PHONE: (270) 669-0811

BUS. ADDRESS: 304 EAST JACKSON BLVD. Zone: _____

TYPE OF BUSINESS: EAST FOOD

OWNER OF BUSINESS: TRAIL BLAZER COFFEE PHONE: _____

SIGN CONTRACTOR: BRISTOL SIGN CO/WALDEN PHONE: (976) 669-0811

TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ 24,100.00

TYPE OF SIGNAGE

FREE-STANDING

1. Size Of Structure: Height 14' x Width 10' Illum: Yes
(Yes/No)

Sign Area: Height 7'1" x Width 7'1" = sq/ft 50.17

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other FAUX STONE + steel

2. (If two separate streets)

Size Of Structure: Height 3' x Width 2.4' Illum: yes
(Yes/No)

Sign Area: Height 1'8" x Width 1'8" = sq/ft 2.77

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other ALUMINUM/STEEL

WALL MOUNTED (Length of Store Front: _____)

1. Wall Height; 3'6" Wall Width: 3'6" Illum. NO
(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 3'6" x Width 3'6" = Sq. ft. 12.25
Thickness 1/2"

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 ____

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.

4. **CHANGEABLE MESSAGE SIGN (BILLBOARDS). PHOTO OF EXISTING BILLBOARD. MUST PROVIDE SIGN SPECIFICATIONS.**

5. **TEMPORARY SIGN:** *Must get prior approval from Building Inspector* ___

Give details if yes was checked on Illum.:

- Please identify lighting as external or internal. External lighting can cause glare/light pollution, so the fixtures need to be located, on the location map, to see if there might be a safety issue. _____

Additional Information if needed: _____

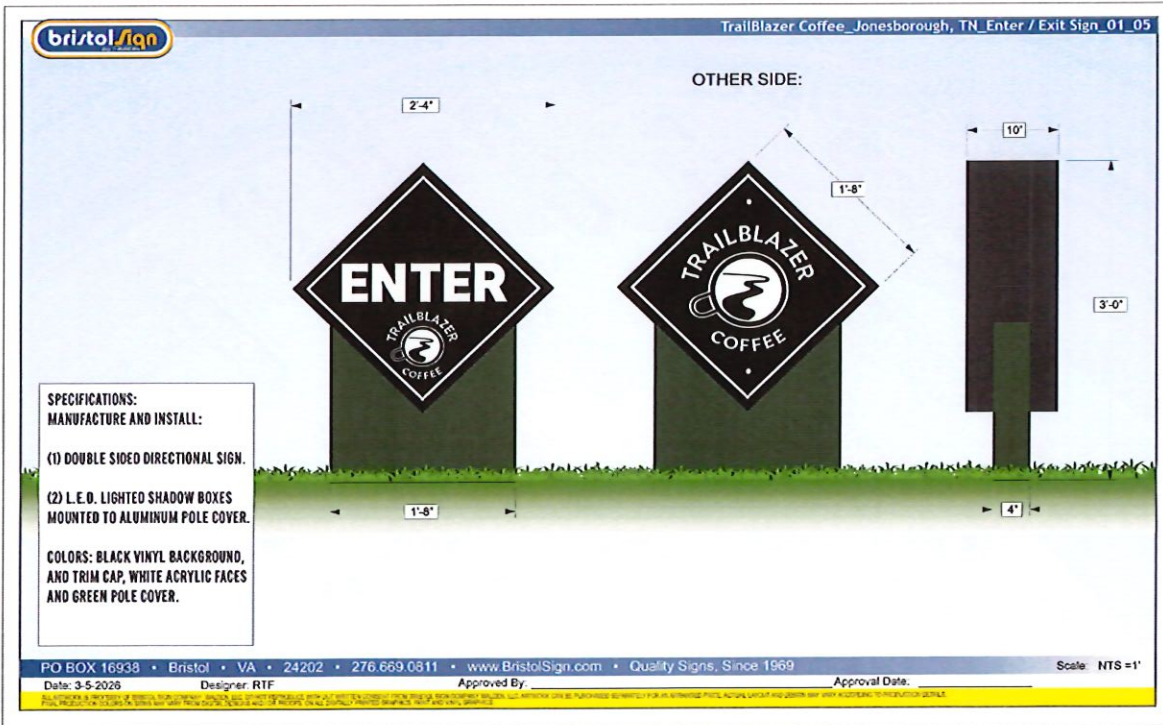
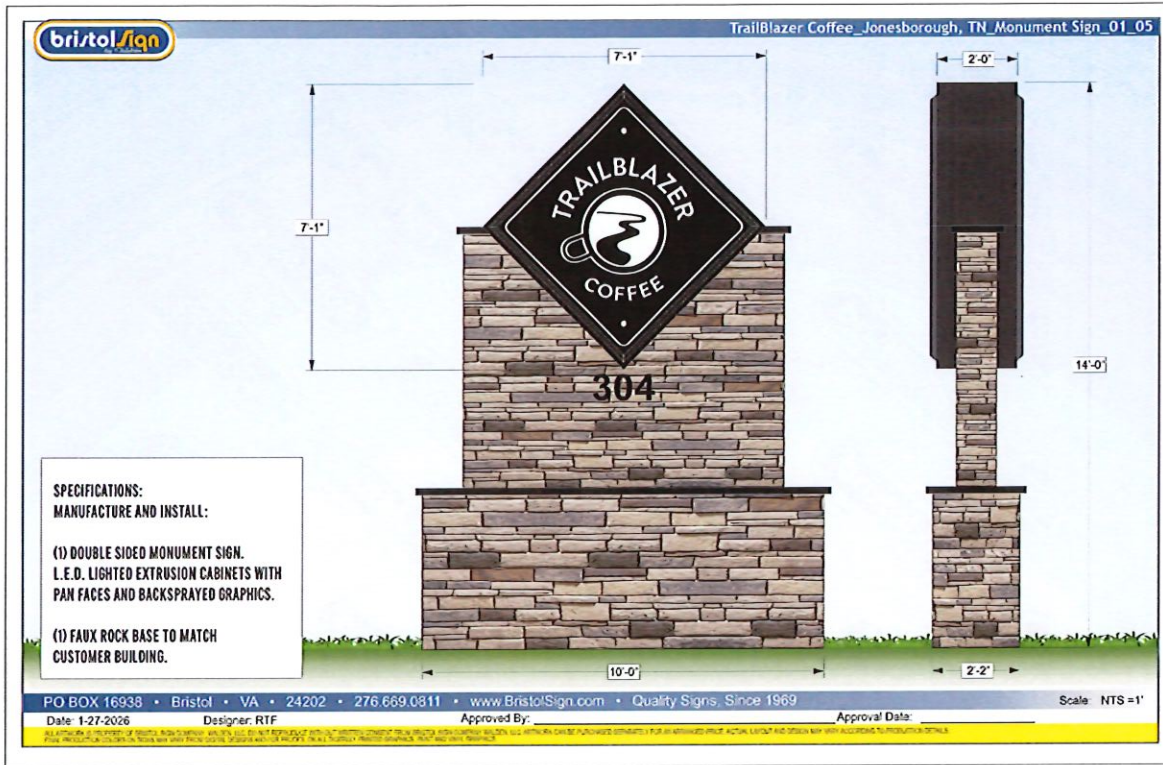
Signature: *Neil Walden* Date: 3/17/2026
(Representative of Sign Company/Owner)

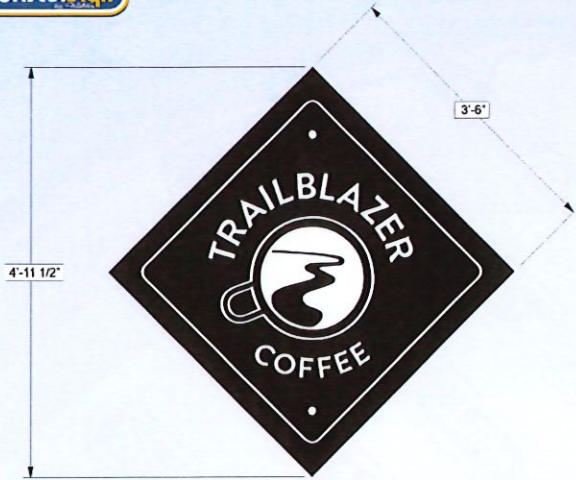
Sign Approved _____ Date _____ Building Inspector _____

Permit # _____ Amount \$ _____

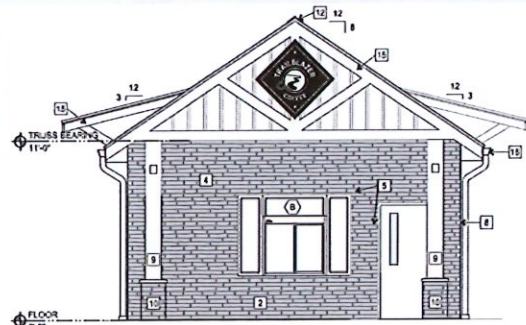
12/8/07, 4/14/10, 1/19/11

THE OLDEST TOWN IN TENNESSEE





PROPOSED SIGN LOCATION:



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

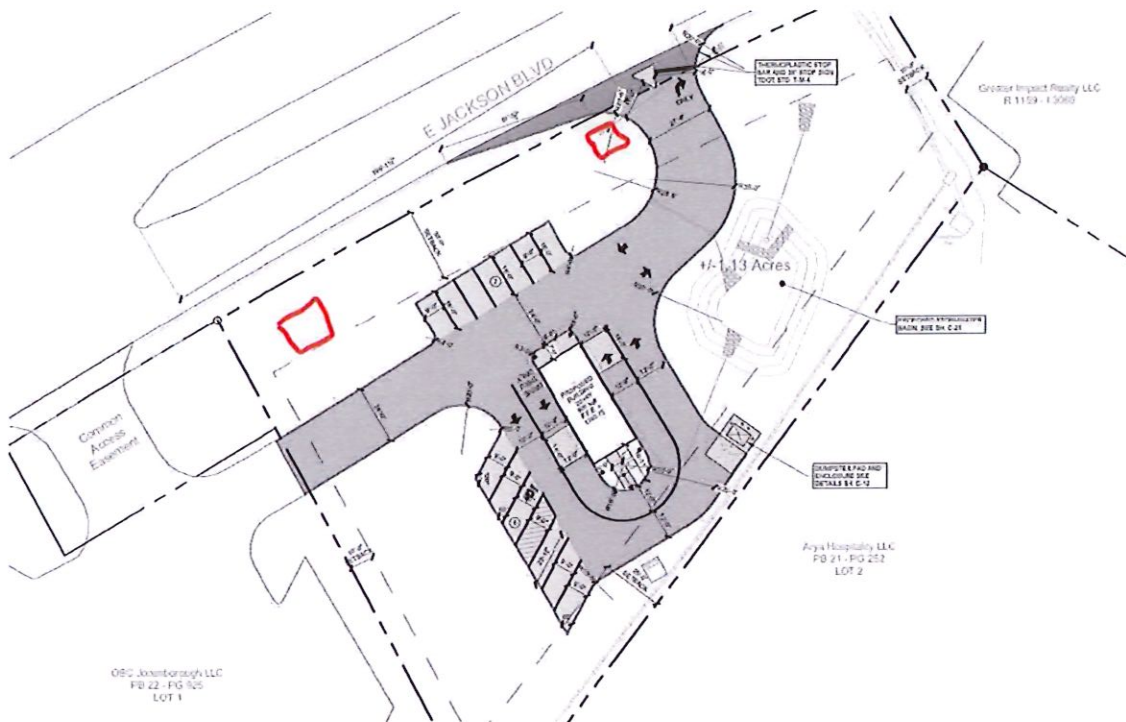


SPECIFICATIONS:

MANUFACTURE AND INSTALL:

(1) SINGLE SIDED WRISCO PAINTED BLACK WITH VINYL GRAPHICS.

COLORS: BLACK BACKGROUND, WHITE LETTERING.



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: April 21, 2026 AGENDA ITEM #: 5

SUBJECT: Trailblazer Coffee - Site Plan Revision

BACKGROUND:

The site plan, approved in December 2025, and revised in February 2026, accommodates a proposed drive-thru coffee shop on a 1.13-acre tract on E. Jackson Blvd, zoned B-3 (Arterial Business).

The site plan is undergoing another revision to include the addition of a canopy over the drive-thru pick-up window.

The revision meets all requirements and does not increase the impervious area on the site.

RECOMMENDATION:

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



R-11

EXTERIOR
RENDERINGS

DATE: 11-20-2020

PROJECT: R111

OWNER: ED

PROJECT NO.: 20200106

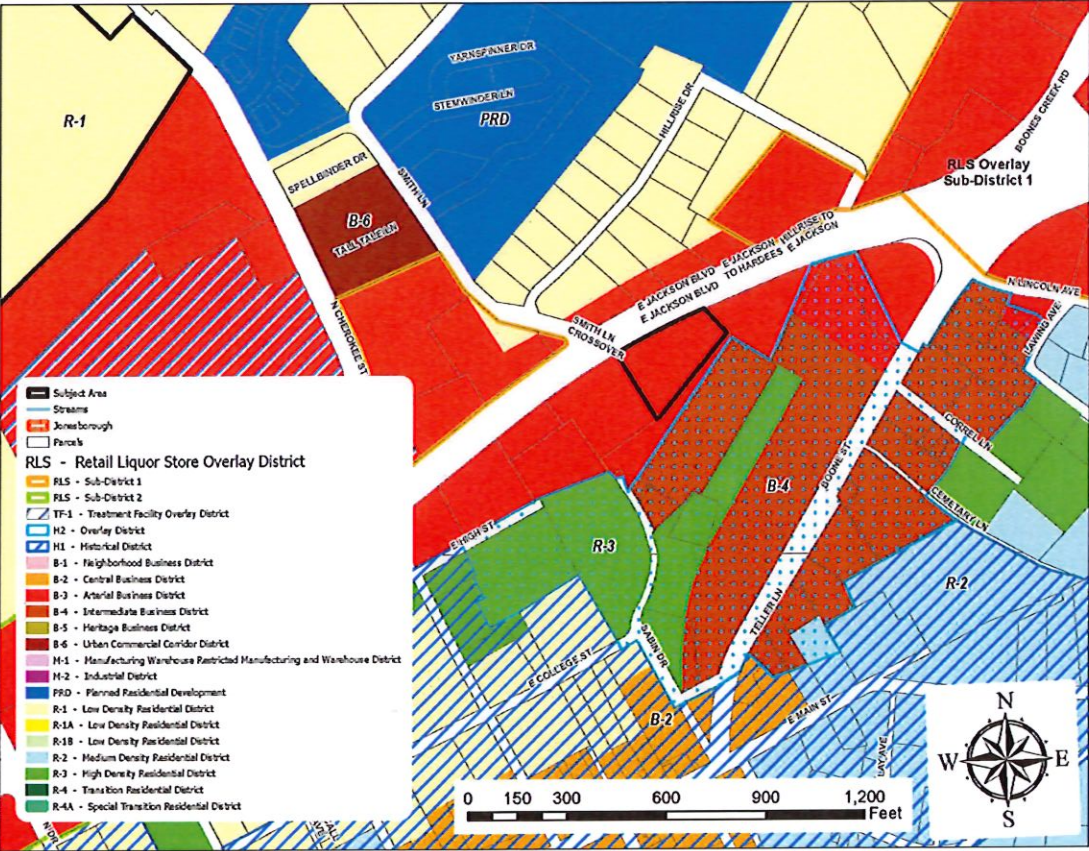
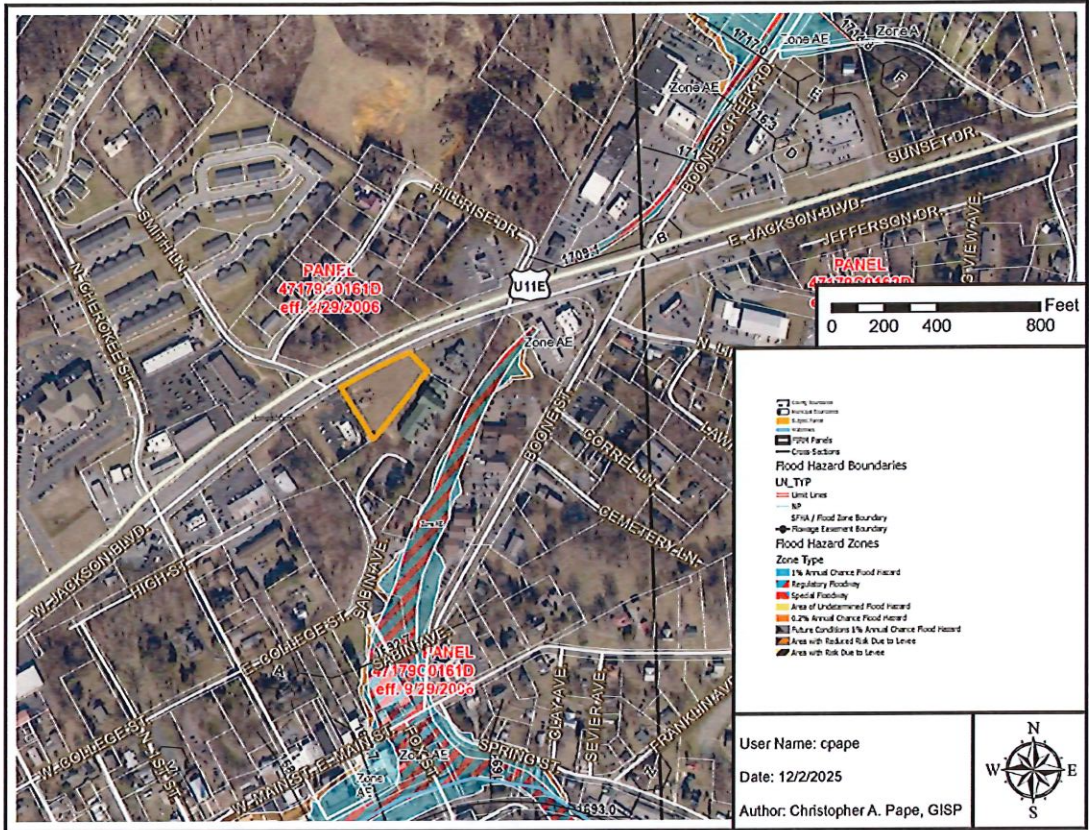
NO.	DATE	BY	DESCRIPTION
1	11-17-20	ED	CONCEPTS
2	11-17-20	ED	CONCEPTS
3	11-17-20	ED	CONCEPTS
4	11-17-20	ED	CONCEPTS
5	11-17-20	ED	CONCEPTS
6	11-17-20	ED	CONCEPTS
7	11-17-20	ED	CONCEPTS
8	11-17-20	ED	CONCEPTS
9	11-17-20	ED	CONCEPTS
10	11-17-20	ED	CONCEPTS

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545 Riverchase Blvd. SE
Kennesaw, TN 37860
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New Location for
Trailblazer Coffee
Jonesborough, TN



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: April 21, 2026 AGENDA ITEM #: 6

SUBJECT: Data Center Ordinance

BACKGROUND:

On October 13, 2025, the BMA adopted an Ordinance imposing a temporary moratorium on the establishment of "Data Processing Centers" for a period of 2 years within Jonesborough's corporate limits. Data Processing Centers are also more commonly referred to as cryptocurrency operations. The 2-year moratorium was presented in the best interests of the health, welfare, and safety of the Town and its residents.

Since that time, a draft ordinance on Data Centers and Cryptocurrency Mining was researched and prepared by the Town Attorney and Town Administrator. The ordinance has received approval on first reading by the Board of Mayor and Aldermen as of March 16, 2026. Prior to the adoption of this ordinance for public hearing, and second and final reading by the BMA, the Planning Commission provides a recommendation to the BMA. The proposed ordinance amends the Jonesborough Municipal Code Title 11 (Planning and Zoning), Chapter 5 (General Provisions Relating to Zoning). The ordinance contains sections from Zoning as follows:

Section 11-503 – Definitions
Section 11-525 – M-2 Zoning District
Section 11-507 – Parking Regulations

- Defines Data Center and Cryptocurrency Mining
- Adds parking standards for those uses
- Provides that the applicant must submit an application outlining regulations
- Important criteria include Yard, Location, and Separation Distances; Noise Performance Standards; Water Usage and Wastewater Sustainability; Electrical Demand and Grid Impact; and Annual Reporting
- The application must be approved by the Board of Mayor and Aldermen

The purpose of regulating data centers is because they are high-impact, infrastructure-intensive facilities that can significantly affect land use, utilities, and neighborhoods. Data centers operate 24/7 and often include large cooling systems and rooftop mechanical equipment; and backup generators (with periodic testing). Additionally, they can create

noise impacts, can strain water supply and wastewater operations, and may require new substations or trigger transmission upgrades (or both).

The proposal safeguards potential impacts from data centers regarding noise, water and wastewater, power, and creates predictable standards for developers.

Finally, a map showing the current M-2 zoning district along with the 1500-foot buffer and the location of the existing power substations is provided for planning and geographical reference.

Infrastructure improvements and costs associated with this type of development, an industrial land use, would be the responsibility of the owner and or developer.

RECOMMENDATION:

Recommend approval to the Board of Mayor and Aldermen on the Ordinance to amend the Jonesborough Municipal Code Title 11, Chapter 5 regarding Data Processing Centers and Cryptocurrency Mining as presented.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE TITLE 11, CHAPTER 5,
TOWN OF JONESBOROUGH, TENNESSEE, REGARDING DATA PROCESSING
CENTERS AND CRYPTOCURRENCY MINING

Be it ordained by the Board of Mayor and Aldermen of the Town of Jonesborough, Tennessee as follows:

SECTION I. That Section 11-503 of the Municipal Code, Town of Jonesborough, Tennessee by adding the following text:

Sec. 11-503. – Definitions:

Cryptocurrency Mining means the process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of crypto are released, through the use of data centers. This definition does not include use of not more than five computers from which *cryptocurrency* is mined in an enclosed structure, provided the cryptocurrency is not mined for commercial purposes.

Data Center means a facility consisting of buildings or structures specifically designed or modified for storage, management, processing, and/or transmission of digital data. This includes *Cryptocurrency Mining*. Such facilities may include high-density computer and/or network equipment, systems, servers, appliances, air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations. Administrative areas and offices for the purpose of supporting the primary activity may be located within the buildings.

SECTION II. That Section 11-525 of the Municipal Code, Town of Jonesborough, Tennessee, is amended by adding subparagraph 6 to read as follows:

(6) Cryptocurrency Mining and Data Centers, provided that upon findings of fact all the following criteria are submitted and approved by the Board of Mayor and Aldermen:

Yard, Location, and Separation Distances

- A. There shall be a one hundred (100) foot green space buffer along the perimeter of the original tract, and no structures may be built in this perimeter.
- B. All digital data operations use shall be conducted in a completely enclosed building.
- C. No facilities shall be located within one thousand and five hundred

(1,500) feet of any residential use or district. This includes any zoning district that permits single-family residences or dwellings. The measurement shall be made from the nearest property line or zoning line of the residential use or district, whichever is closer, to the nearest property line of the property that contains the data center use.

Noise Performance Standards

- A. The applicant shall demonstrate through a sound study conducted by a professional acoustic expert that the sound generated by a data center shall be limited to a maximum decibel level of 55 (dBA) between the hours of 7:00 am to 10:00 pm, and 45 (dBA) between the hours of 10:00 pm to 7:00 am, as measured from the property line of the use. Such sound study shall be conducted using generally accepted methodology. A sound study shall be conducted at the following phases:
1. A preliminary study shall be conducted and supplied as part of this section. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the required sound limit.
 2. An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the data center uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.
 3. An as-built sound study shall be conducted ninety (90) days after issuance of the certificate of occupancy. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this ordinance.
- B. The applicant shall provide a vibration study prepared by a qualified professional, i.e.: Professional Engineer (P.E) with Acoustic Specialization or Environmental Acoustical Engineer that demonstrates that no vibration from the data center or associated equipment will be perceptible to the human sense of feeling beyond the property line.

Water Usage and Wastewater Sustainability

- A. The projected daily, peak, and annual water usage.
- B. Water Impact Analysis stating the impact of such water usage on the effected residential, agricultural, emergency, and public water supplies.
- C. All conservation, reuse, recycling, or closed-loop system measures to be implemented.
- D. Drought response plan and other contingency planning.
- E. Phased usage caps during declared water emergencies.
- F. Proof that the usage will not materially impair, degrade, deplete, contaminate, or adversely affect the availability, quality, reliability, pressure, or reasonable and beneficial use of water for residential or public purposes.
- G. Cooling system description. including wastewater, blowdown, and discharge associated with cooling or operations.
- H. Chemical composition and thermal impacts of the wastewater, blowdown, and discharge.
- I. The compatibility of the facility's wastewater, blowdown, and discharge with the Jonesborough treatment systems.
- J. The potential effects of the proposed facility's wastewater, blowdown, and discharge on consumers of water downstream of the facility.
- K. Must present proof of proper permitting of any state and/or federal agency.

Electrical Demand and Grid Impact

- A. Total planned megawatt demand.
- B. Phasing schedule.
- C. Facilities exceeding 20 MW shall provide a Grid Impact Study prepared in coordination with the electric utility.

- D. Load management plan during grid emergency declarations.
- E. On-site substation screening plan.

Annual Reporting

Operator shall submit an annual report to the Board of Mayor and Aldermen documenting:

- A. Actual water consumption.
- B. Actual electrical consumption.
- C. Generator testing hours.
- D. Any violations associated with the Jonesborough water and wastewater systems, and electrical utility.
- E. Noise compliance certification.

SECTION III. That Section 11-507 of the Municipal Code, Town of Jonesborough, Tennessee is amended by amending subparagraph 6 to read as follows:

6a. Industry: One (1) space for each three (3) employees computed on the basis of the greatest number of persons employed at any period during day or night.

6b. Data Center: one parking space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees, or one parking space for every one employee, based upon the maximum number of employees on site during the largest shift, whichever is less.

SECTION IV. That this ordinance shall take effect from and after the date of its passage, the public welfare of the Town of Jonesborough, Tennessee requiring it.

Motion was made by _____ and seconded by _____ that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: _____

Those voting against: _____

PASSED ON FIRST READING _____

KELLY WOLFE, MAYOR

ATTEST:

JANET JENNINGS, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

Motion was made by _____ and seconded by _____ that the preceding ordinance be adopted on second and final reading. Those voting for the adoption thereof were: _____

Those voting against: _____

PASSED ON SECOND READING _____

KELLY WOLFE, MAYOR

ATTEST:

JANET JENNINGS, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY



- Data Center Ordinance Reference Map
- Substation
 - 1,500 FT Boundary
 - M-2
 - Flood Hazard Area
 - Floodway
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - FLOODWAY
 - Jonestown
 - Parcels



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: April 21, 2026 AGENDA ITEM #: 7

SUBJECT: Informational Item - Monument Signage

BACKGROUND:

“Monument” and “ground-mounted” type signage are both referenced in the zoning regulations in Chapter 12. While referenced, neither sign type is defined. With the increasing number of signage requests, a clearer guide for staff is needed. Clarification is necessary as a monument sign can be considered as either being flush with the ground (base of sign has direct contact with ground) or having a space between the base of the sign and the ground. A counter consideration is that having space between the base of the sign and the ground results in a ground-mounted sign instead of a monument sign.

Staff would like the Planning Commission to consider which approach would be in the best interest of the Town to accommodate new and existing businesses and developments. The following points are provided to facilitate the discussion:

- Determine if monument-style signs are to be in direct contact with the ground, or allowed to have a space between the base of the sign and the ground;
- If a spacing distance is allowed, create a definition for monument signs to clarify the options;
- If spacing between the base of the sign and the ground is not allowed for a monument sign, also create a definition for ground-mounted signs to recognize the difference between the two sign types.

RECOMMENDATION:

Informational Item - No recommendation at this time.

JONESBOROUGH DESIGN REVIEW COMMISSION

AGENDA PRESENTATION

DATE: April 21, 2026

AGENDA ITEM #: DRC - 2

SUBJECT: Building Design Plan – Trail Blazer Coffee, 304 E Jackson Blvd

BACKGROUND:

The Trailblazer Coffee restaurant is being considered for revised site plan approval by the Planning Commission on April 21, 2026. The proposed coffeeshop is being located at 304 East Jackson Boulevard, adjacent to Wendy's, and further described on Washington County Tax Map 60A, Group D, Parcel 6.02. As the business is located within the Design Overlay District, additional standards and guidelines for façade building materials are submitted for Design Review Commission consideration and approval.

The architectural firm for the project Cain Rash West, out of Kingsport, originally submitted elevations that received approval from the Design Review Commission. At this time a revision is being requested to extend a canopy over the drive-thru pick-up window portion of the building. The building materials will be consistent with the originally approved materials and aesthetic.

RECOMMENDATION:

Approve the addition of a canopy to the building as submitted, as the design elements are in keeping with the original approval.

TRAILBLAZER EXTERIOR FINISHES

DRIVE THRU WINDOW

READY ACCESS MODEL 600—MANUAL OPEN/SELF CLOSE; AIR CURTAIN??; DARK BRONZE FINISH; INDOOR STAINLESS STEEL SHELF??

WALK-UP WINDOW

READY ACCESS MODEL 600 WITH SIDELITES—MANUAL OPEN/SELF CLOSE; AIR CURTAIN??; DARK BRONZE FINISH; INDOOR AND OUTDOOR STAINLESS STEEL SHELF??

STANDING SEAM METAL ROOF—BLACK

EXTERIOR LIGHTING—ALL EXTERIOR FIXTURE FINISH TO BE BLACK OR DARK BRONZE
SMALL EXTERIOR CAN LIGHTS AT SIDE EAVE SOFFIT
GOOSENECK FIXTURES ALONG SIDE
FLUSH MOUNT FIXTURE UNDER FRONT AND REAR CANOPIES

HARDIE BOARD

PAINTED SW 6256 SERIOUS GRAY OR OTHER COLOR SHOWN BELOW THAT WAS SENT EARLY IN PROJECT.

EXTERIOR DOORS

HOLLOW METAL WITH NARROW LITE PAINTED SW 6215 ROCKY RIVER

ALUMINUM GUTTER AND DOWNSPOUTS —BLACK

STACKED STONE—PROVIA LEDGESTONE MYSTIC

