

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, May 19, 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

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Washington County Text Amendment Request for Accessory Structures
4. Request for approval of a Freestanding Monument Ground-Mounted Sign, West Hills Tractor, 1103 W Jackson Blvd
5. Request for Freestanding Signage, Warren's Way, located off East Jackson Blvd
6. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 19, 2026 AGENDA ITEM #: 2

SUBJECT: Approval of Minutes

Attached for Planning Commission approval are the minutes of the
April 21, 2026 meeting.

JONESBOROUGH PLANNING COMMISSION

MINUTES – April 21, 2026

The Jonesborough Planning Commission met in a regular meeting on Tuesday, April 21, 2026, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster-Chairman, Terry Countermine, Bill Graham, Robin Harpe, Richie Hayward

Members Absent: Frank Collins, Josh Conger, Darrell Fowler, Jim Rhein

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

- 1. Public Comments:** Chairman Tom Foster announced that if anyone was present for Public Comment, they would need to sign in on the Public Comment sheet. Chairman Foster opened Public Comments and stated that comments would be limited to 3 minutes per person, and there would be no questions or interaction with the Planning Commission members.

Glenn Rosenoff, Town Administrator, addressed the proposed Ordinance Amending the Municipal Code Title 11, Chapter 5, Town of Jonesborough, Tennessee, Regarding Data Processing Centers and Cryptocurrency Mining. Glenn Rosenoff said the due process on the proposed ordinance is that the Planning Commission makes a recommendation to the Jonesborough Board of Mayor and Aldermen (BMA). The BMA has passed the ordinance on first reading and will hold a hearing and second/final reading at the May 11, 2026 BMA meeting.

- (1) Brandon Crussel, 233 New Hope Road, Jonesborough, TN, said he appreciated the work that has gone into the proposed Data Center Ordinance, and agrees with the Town's own assessment that these are high-impact, infrastructure-intensive uses, and expressed his concern that he does not think it's enough to just identify the risks and that the Town needed to make sure the ordinance actually protects against data centers. Mr. Crussel presented Commissioners with a hand-out sheet listing his concerns.
- (2) Luke Carter, 141 Fairview Circle, Jonesborough, TN, expressed his concern regarding the ordinance and felt that stronger language should be developed into the ordinance, and presented Commissioners with a hand-out sheet listing his concerns, and asked that it be included in the public record.
- (3) Michael DeUrso, 33 Lorena Lane, Jonesborough, TN, addressed the Commission, representing the East Tennessee Community Coalition, and stated

that the moratorium needs to continue and provisions in the proposed Ordinance needed more work at protecting the town from a data center located here. Mr. DeUrso presented Commissioners with a hand-out sheet listing concern.

Note: Hand out sheets will be included in the file and minutes of the April 21, 2026, Planning Commission meeting.

2. Approval of Minutes – Meeting of March 17, 2026

Chairman Tom Foster asked Commissioners if they had any comments or corrections to the minutes of March 17, 2026. With there being none, Chairman Foster called for a motion.

Motion: Bill Graham made the motion to approve the March 17, 2026 Planning Commission as submitted. Terry Countermine seconded the motion and it was duly passed.

3. Request for a Freestanding Sign – West Hills Tractor, 1103 W. Jackson Blvd Presented by: Landon Martin, Snyder Signs

Chairman Foster said based on recommendation of Town Attorney Jim Wheeler, the sign request will be deferred to the May 19, 2026, Planning Commission meeting to determine if a variance will be required.

4 Request for a Freestanding and Wall Signage – Trail Blazer Coffee, 304 E. Jackson Blvd

Presented by: Lisa Waldon, 23115 Moonshine Drive, Bristol Sign Company

Request for approval of a monument sign 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 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 sign variance was approved by the Board of Zoning Appeals. (Note: Only one freestanding sign is allowed for properties fronting one street in commercial districts). The directional (enter/exit) sign is smaller, with a signage area under 3-sq.ft. and 3-ft in height. Primary Monument Sign will be no more than 14-ft above the ground and no more than 100-sq.ft. in sign area. The Board of Zoning Appeals approval Directional not to exceed 3 sq.ft. and 3 ft. in height.

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.

Chairman Foster read the staff recommendation for the approval of the monument sign, the wall mounted sign and directional (enter/exit) signs approved by the Board of Zoning Appeals. Chairman Foster asked the Commissioners if they had any

questions or comments. The question was raised regarding whether the brick on the signage would match the brick on the building, and it was noted that it matched as similar as possible. With there being no further questions, Chairman Foster called for a motion.

Motion: Terry Countermine made the motion to approve the monument sign, the wall mounted sign and directional (enter/exit) signs approved by the Board of Zoning Appeals for Trail Blazer Coffee, 304 East Jackson Blvd, as presented. Richie Hayward seconded the motion and it was duly passed.

5. Data Center Ordinance

Presented by: Glenn Rosenoff, Town Administrator

The Jonesborough Board of Mayor and Aldermen (BMA) adopted an Ordinance on October 13, 2025, 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.

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

Chairman Foster asked Commissioners if they had any questions or comments. Terry Countermine asked Glenn Rosenoff if staff had looked at ordinances from other states, cities, and towns. Glenn Rosenoff replied yes. Mr. Rosenoff said the provisions and noise level(s) are more restrictive than the Town's current noise ordinance. Bill Graham raised the question about the cost of utilities and infrastructure. Glenn Rosenoff said the Town of Jonesborough has no control over power, and that it would be BrightRidge. Mr. Rosenoff said the Town has authority over the Jonesborough utility system. Bill Graham asked if an industry wanted to locate a data center inside Jonesborough city limits, would they have responsibility to pay for all utility upgrades and infrastructure costs. Glenn Rosenoff replied yes. Bill Graham asked about a company locating outside of the town limits. Glenn Rosenoff said they would have to pay for upgrades to the town's water utility system if warranted. Mr. Rosenoff stated that the Town does not have "extraterritorial zoning powers outside its corporate limits, so Washington County would have to regulate this type of use through their zoning authority. Robin Harpe asked how violations inside the Town would be addressed. Glenn Rosenoff said the first step would be to cite them into municipal "city" court and then, if necessary, it would escalate to Chancery Court. Robin Harpe asked Angie Charles if Washington County is looking at regulations on data centers. Angie Charles said they have a moratorium through January 2027, and that they are reviewing this matter as well. Terry Countermine encouraged the public to continue sending their concerns or questions to the Board of Mayor and Aldermen, as well as the next BMA meeting to let their voices be heard.

Chairman Foster said this proposed Ordinance is only for inside Jonesborough's town limits and read the staff recommendation for the approval to the Jonesborough 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. Chairman Foster asked Commissioners if they had any further questions or comments. With there being none, called for a motion.

Motion: Bill Graham made the motion to recommend approval to the Jonesborough Board of Mayor and Aldermen an Ordinance Amending the Municipal Code Title 11, Chapter 5, Town of Jonesborough, Tennessee, Regarding Data Processing Centers and Cryptocurrency Mining, as presented. Robin Harpe seconded the motion and it was duly passed.

6. Site Plan Revision – Trail Blazer Coffee, 304 E. Jackson Blvd

Request for approval of a revised site plan for Trail Blazer Coffee, 304 E. Jackson Blvd, 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.

Chairman Foster read the staff recommendation for the approval of the revised Trail Blazer Coffee site plan as submitted. Chairman Foster asked Commissioners if they had any questions or comments. With there being none, called for a motion.

Motion: Terry Countermine made the motion, seconded by Richie Hayward, to approve the revised site plan for Trail Blazer Coffee, 304 E. Jackson Blvd,

for the addition of a canopy over the drive-thru pick-up window as presented. The motion was duly passed.

7. Informational Item – Monument Signage

Chairman Foster asked Commissioners if they wanted to discuss the monument signage and Town sign regulations. Upon consensus of the Commissioners, this was deferred to be discussed at a future Planning Commission workshop.

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

Data Centers & Crypto Mining – Key Gaps to Address Before Approval

Jonesborough, TN

Brandon Crussel

bpcrusse1@gmail.com

765-404-7949

I appreciate the work that's gone into this ordinance, and I agree with the Town's own assessment that these are **high-impact, infrastructure-intensive uses**.

Because of that, I don't think it's enough to just identify the risks—we need to make sure the ordinance actually protects against them.

Here are the main gaps I'm seeing and why they matter:

Infrastructure capacity

Right now, the ordinance requires studies, but it doesn't clearly require proof that our systems can handle the full demand.

Why that matters:

If capacity isn't there, upgrades will be needed—and those decisions happen after approval, not before.

What would fix it:

Require verified proof that electrical and water systems can support the **full build-out** without degrading service.

Long-term cost responsibility

The ordinance says developers are responsible for infrastructure, but it doesn't clearly guarantee that over time.

Why that matters:

In other areas, infrastructure costs and increased demand have led to higher utility rates for residents—even when developers paid upfront.

What would fix it:

Require binding agreements that prevent any **direct or indirect cost from shifting to residents** over time.

Why that matters:

That's a short window for something with long-term infrastructure, environmental, and cost implications.

Before approval, I believe the ordinance should:

- **Require proof of infrastructure capacity, not just studies**
 - **Guarantee no long-term cost transfer to residents**
 - **Evaluate total project impact, not phased growth**
 - **Base noise standards on actual local conditions**
 - **Ensure all nearby residents are accounted for**
-

At the end of the day, this isn't just about regulating a use—it's about making sure the Town isn't taking on long-term risk without clear protections in place.

Once this type of infrastructure is built, the impacts are permanent.

Thank you for your time.

To the planning commission:

I thank you for your careful consideration of requirements for data centers located in town.

Short of banning data centers entirely, I would ask that you please consider additional sound control measures and limits such as dB_C in the proposed ordinance. This would establish a limit for the low-frequency hum or vibration that is present in data centers but that is not detected by the proposed 45-55 decibel (dB_A) limits.

Here is what research indicates: Low frequency sound emitted by a data center is roughly 30-250 Hz. The weighted decibel (dB_A) measure does not incorporate the lower-frequency range, and this lower frequency results in a vibration—which in turn has negative impacts.

Valuable resources that I have located:

1. The difference between a 50dB_A sound at 200 (low frequency) vs the same dB_A at a higher frequency (source: AI).

A 200 Hz sound at 50 dB_A has **significantly higher vibration amplitude (physical movement)** than a 1000 Hz sound at 50 dB_A—even though they “sound” roughly equally in their overall loudness to the human ear.

Because the human ear is less sensitive to low frequencies, the A-weighting scale (dB_A) heavily reduces the measurement of lower-frequency sounds. To register 50 dB_A, the 200 Hz sound must have much higher physical energy (vibration/displacement) than the 1,000 Hz sound—which better aligns with the peak sensitivity of human hearing.

Key Differences (200 Hz vs 1,000 Hz at 50 dB_A)

- **Vibration Amplitude (Physical Motion):** The 200 Hz sound will have a much larger physical amplitude and displacement. To a listener, this often feels more like a physical, thumping or rattling sensation.
- **A-Weighting Effect:** The 1,000 Hz sound at 50 dB_A is roughly 50 dB in true sound pressure (dB SPL). The 200 Hz sound, however, may have a much higher true dB SPL (perhaps 60-70 dB) to measure at 50 dB_A, as A-weighting subtracts a large amount of energy at that low frequency.
- **Perceived Sound:** While both are 50 dB_A, the 200 Hz sound will sound lower-pitched and more “boomy,” while the 1,000 Hz sound will be higher-pitched and clearer.
- **Annoyance:** Low-frequency sounds, such as 200 Hz, are generally more annoying and harder to block out—and they often lead to greater perception of vibration in structures.

2. Why We Need Different Ways to Measure Sound

(From: <https://info.environmental-noise-control.com/resources/dba-vs-dbc>)

No single metric can capture all the important characteristics of sound. Multiple metrics are needed for two primary reasons:

1. **Our ears don't perceive all frequencies the same.** Very low and very high pitches can be damaging to our ears while still sounding relatively quiet to us.
2. **Sound behaves differently across frequencies.** Low-frequency sound travels farther and penetrates buildings more than high-frequency sound.

Measuring only what we hear will prevent us from creating effective **noise mitigation** solutions. There are many different types of measurements for different scenarios, including D, G, and Z weighted decibels. dB_A and dB_C are the most commonly used for large event acoustics.

dBA (A-weighted decibels) is a way of measuring sound that mimics how the human ear perceives it.

dBC (C-weighted decibels) is a way of measuring sound that captures low-frequencies that humans can't hear and dBA sound measurement doesn't register.

3. From the American Public Health Association (2021)

<https://www.apha.org/policy-and-advocacy/public-health-policy-briefs/policy-database/2022/01/07/noise-as-a-public-health-hazard>

Metrics and methods for evaluating the health effects of environmental noise are underdeveloped.[31,39] Use of sound pressure levels (in decibels) as the sole measure of health impacts from noise is insufficient. Data on factors such as noise pattern and duration, frequency band distribution, frequency of exposure, and time of exposure that bear on human response are needed. Furthermore, reliance on A-weighted decibels to reflect the impacts of sound involving strong low-frequency components (e.g., aircraft, outdoor power equipment, [and data centers]) is widely criticized as inadequate, because A-weighting underrepresents those components and their potential harms.[40–42]

4. From the UK Journal Noise and Health

Conclusions

Regulatory authorities must accept that annoyance by low frequency noise presents a real problem which is not addressed by the commonly used assessment methods. In particular, the A-weighted level is very inadequate, as are the NR and NC criterion curves. Assessment methods specific to low frequency noise are emerging, but a limitation of existing methods is that they do not give full assessment of fluctuations. It is possible that application of noise quality concepts, in particular fluctuation and roughness (Zwicker and Fastl, 1999), may be a way forward.

PRESENTATION TO ZONING - M&BOM JONESBOROUGH, TN 4/21/26

Thank you for the opportunity to speak regarding the proposed zoning regulations for data centers and bitcoin mining operations. While this ordinance is a start, it lacks essential protections and contains no meaningful enforcement mechanisms.

If Jonesborough is to retain *any* real control over what may ultimately be proposed or built, the legislation must be stronger. A blanket ban is not the answer—but neither is an ordinance so limited that it leaves the town without oversight or the ability to manage the impacts of these facilities once they are operating.

It is well documented that data centers and digital mining operations place intensive demands on electricity, infrastructure, and noise thresholds, often with significant effects on surrounding communities.

This proposal does not distinguish between different scales of operation. The smallest facilities and the largest hyperscale or high-density mining operations have vastly different environmental and utility impacts, yet the ordinance treats them the same. Setbacks and noise-abatement provisions are inadequate and fail to address key issues. Ratepayers are not protected, and nothing in the proposal prevents infrastructure strain, including grid instability or substation overload. The setbacks are roughly half of what is typically recommended, and the most harmful noise characteristic--pure tone--is not addressed at all.

We need transparent oversight, enforceable standards, and clear definitions. And we must ensure that these facilities are allowed only in locations compatible with surrounding land uses.

We also do not need to reinvent the wheel. Numerous model ordinances and national planning organizations have already published guidance on how to regulate these industries effectively.

Accordingly, I am providing a handout to the members of the board and request that it be included in the public record. I ask that the issues outlined here be addressed as you continue refining this ordinance.

Considerations for Data Centers & Digital Mining Facilities Zoning Ordinance

SECTION 1. Considerations

Zoning ordinance should be designed to protect the **public health, safety, and general welfare** by regulating data centers and digital mining operations whose intensive demands on **electricity, water, infrastructure, and noise levels** may adversely affect surrounding communities. The purpose is to:

1. Protect **ratepayers** from subsidizing private industrial energy loads.
2. Safeguard **water resources** and ensure sustainable water use.
3. Prevent **infrastructure strain**, including electric grid instability and substation overload.
4. Ensure **noise abatement** and prevent nuisance impacts on nearby residents.
5. Establish **transparent oversight**, enforceable standards, and clear definitions.
6. Ensure that any such facilities operate only where compatible with surrounding land uses.

SECTION 2. DEFINITIONS (Tiered System)

2.1 Data Center – Tier 1 (Small / Edge Facility)

A facility under 10,000 sq ft used primarily for data processing or storage with an average electrical load under 1 MW.

2.2 Data Center – Tier 2 (Standard Facility)

A facility between 10,000 and 100,000 sq ft or with an average electrical load between 1–10 MW.

2.3 Data Center – Tier 3 (Hyperscale Facility)

A facility exceeding 100,000 sq ft or with an average electrical load exceeding 10 MW.

2.4 Digital Mining Facility (Cryptocurrency Mining)

A facility using high-density computing equipment to perform blockchain verification or similar computational tasks, with an average power density exceeding 250 kWh per sq ft per year or requiring high-density load service. (Informed by SGRC definition.)

2.5 Sensitive Receptors

Residences, schools, hospitals, parks, and any location where people may reasonably expect quiet enjoyment.

SECTION 3. APPLICABILITY

This ordinance would apply to all new data centers and digital mining facilities, and to expansions or modifications of existing facilities that increase electrical load, water use, or noise output.

SECTION 4. PERMITTED ZONING DISTRICTS

1. **Tier 1 Data Centers:** Allowed by special permit in Light Industrial (LI) zones.
2. **Tier 2 Data Centers:** Allowed by special permit in Heavy Industrial (HI) zones only.
3. **Tier 3 Data Centers (Hyperscale):** Allowed only in a designated **Data Center Overlay District** after full impact review.
4. **Digital Mining Facilities:** Prohibited in all residential, commercial, agricultural, and mixed-use zones; allowed only in Heavy Industrial zones with a special permit.

(APA guidance supports treating these as distinct uses with separate siting rules.)

SECTION 5. RATEPAYER PROTECTIONS

5.1 Cost-Causation Requirement

No utility rate increase, infrastructure upgrade, or substation expansion may be passed on to residential or small-business ratepayers. All costs must be borne by the applicant.

(Aligned with "Ratepayer Protections" in the North Star Toolkit re data centers.)

5.2 Utility Capacity Verification

Before approval, the applicant must provide written verification from the electric utility that:

- Adequate capacity exists without degrading service to existing customers.
- The facility will not cause voltage fluctuations or grid instability.
- All required upgrades are fully funded by the applicant.

(Modeled on SGRC utility verification requirements.)

SECTION 6. WATER USE & RESOURCE PROTECTION

6.1 Water Impact Study

Applicants must submit a water-use impact analysis including:

- Maximum daily and annual water demand
- Cooling method and alternatives
- Impacts on aquifers, municipal systems, and drought resilience
- Emergency shutdown procedures during water shortages

6.2 Water Use Limits

The municipality may impose caps on annual water consumption or require air-cooling or hybrid cooling systems.

6.3 Prohibition on Water-Intensive Cooling in Drought Conditions

During declared drought stages, water-cooled operations must reduce consumption or switch to alternative cooling.

(Reflects water-impact concerns highlighted in APA and North Star materials.)

SECTION 7. NOISE ABATEMENT

7.1 Noise Limits

Noise from any facility shall not exceed:

- **50 dBA daytime**
- **45 dBA nighttime**

Measured at the property line of any sensitive receptor.

(Consistent with SGRC model ordinance noise thresholds.)

7.2 Pure Tone Prohibition

Pure tones exceeding ANSI thresholds are prohibited.

7.3 Noise Study Requirement

A pre-construction acoustical study and a post-construction compliance test are required, costs to be paid by applicant.

7.4 Mandatory Noise Mitigation

If noise exceeds limits, the operator must install barriers, enclosures, or other mitigation at their expense.

SECTION 8. INFRASTRUCTURE & ENVIRONMENTAL PERFORMANCE

8.1 Air Quality & Heat Exhaust

Heat exhaust, dust, or emissions must not be perceptible beyond the property line.

8.2 Backup Generators

Diesel generators must comply with all air-quality standards and may not operate for routine cooling.

8.3 Screening & Aesthetics

All mechanical equipment must be fully enclosed and screened from public view.

8.4 Fire Safety

Facilities must use fire-rated enclosures and automatic suppression systems.

SECTION 9. OVERSIGHT, TRANSPARENCY & REPORTING

9.1 Reporting

Operators must submit quarterly reports in first year of operation and thereafter, annual reports detailing:

- Energy consumption
- Water consumption
- Cooling method
- Noise monitoring results
- Waste heat management
- Electronic waste disposal

(Reflects transparency and oversight recommendations in the North Star Toolkit.)

9.2 Public Disclosure

Non-proprietary portions of reports must be publicly accessible.

9.3 Inspections

The municipality may conduct inspections at any reasonable time.

SECTION 10. ABANDONMENT & DECOMMISSIONING

If a facility ceases operation for 12 months, it is deemed abandoned.

The owner must remove all equipment within 90 days or the municipality may remove it and place a lien on the property.

(Modeled on SGRC abandonment provisions.)

SECTION 11. ENFORCEMENT & PENALTIES

Violations may result in:

- Fines
- Permit suspension
- Revocation of operating license
- Injunctions
- Daily penalties for non-compliance

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 19, 2026 AGENDA ITEM #: 3

SUBJECT: Wash Co Text Amendment Request – Accessory Structures

BACKGROUND:

The following amendment clarifies Zoning Resolution regulations for accessory structures. Whereas accessory structures are explicitly permitted by the A-1 and R-1, clear regulations are currently missing from the A-2 district. Proposed regulations are added to Section 602 (A-2) to reflect those existing in Section 601 (A-1). All wording is amended from accessory “buildings” to “structures” to directly align with the definition provided in Article II. Minor phrasing and listing changes are proposed across all three sections to improve consistency and simplicity.

RECOMMENDATION:

Town staff recommends approval of the text amendment as submitted.

**ARTICLE VI
USE REQUIREMENTS BY DISTRICT**

601. A-1 General Agriculture District

601.1. In order to achieve the intent of the A-1 General Agriculture District, the following uses are permitted:

601.1.14. ~~Accessory Buildings for: (1) residential uses provided the structure is located in the side or rear yard and not closer than 12 feet to any lot line; or (2) as principal structures provided the structure is located no closer than 30 feet to the front lot line and no closer than 12 feet to the rear and side lot lines.~~ Accessory structures, provided:

601.1.14.1. On lots with a residence, the structure is located in the side or rear yard only.

601.1.14.2. The structure has a minimum setback of 12 feet to any lot line, except as required in 604.1.14.3.

601.1.14.3. On lots without a residence, the structure has a minimum front yard setback of 30 feet.

602. A-2 Agriculture-Residential District

602.1. Within the A-2 Agriculture Residential District, the following uses are permitted:

602.1.7. Accessory structures, provided:

602.1.7.1. The structure is located in side or rear yard only.

602.1.7.2. The structure has a minimum setback of 12 feet to any lot line.

604. R-1 Low Density Residential District

604.1. Within the R-1 Low Density Residential District of Washington County, the following uses are permitted:

604.1.4. ~~Customary accessory buildings~~ Accessory structures, provided:

~~604.1.4.1. They are located in the side or rear yard and not closer than seven and one-half feet to any lot line.~~

604.1.4.1. The structure is located in side or rear yard only.

604.1.4.2. The structure has a minimum setback of seven and one-half (7.5) feet to any lot line.

~~604.1.4.2 3. All customary accessory buildings shall not be larger in area~~
The total floor area of all accessory structures (total square footage) ~~than~~ shall not exceed the area within the outside perimeter (footprint) of the principal structure.

~~604.1.4.3. The customary accessory building is used for residential uses only, and not for commercial/industrial use or commercial/industrial storage.~~

~~604.1.4.4. Prior to the issuance of a permit, the property owner shall (1) submit a footprint of the building, and (2) sign a statement affirming that the use of such building is and will remain in compliance with the applicable zone~~

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 19, 2026 AGENDA ITEM #: 4

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:

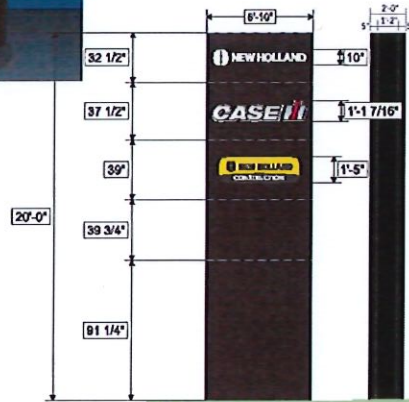
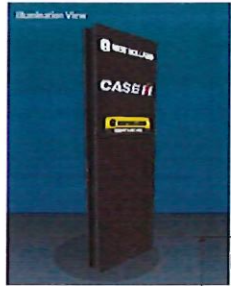
Staff recommends approval of the free-standing sign as submitted, as the variance granted from the Board of Zoning Appeals runs in perpetuity with the land.

**OPTION
B**

20' PYLON

Order of brands will be determined on a site by site basis.

Double-sided pylons with illuminated icons.
All construction aspects to be verified upon approval.



**West Hills Tractor
New Holland
Service Cabinets**

1103 West Jackson Boulevard
Jonesborough, TN 37659 United States

Project No.: **260046-01**

Site Rep.: **Landon Martin**

Designer: **JLG**

Date: **01/12/26**

Revisions:
 ① **01/19/26**
 ② **02/09/26**

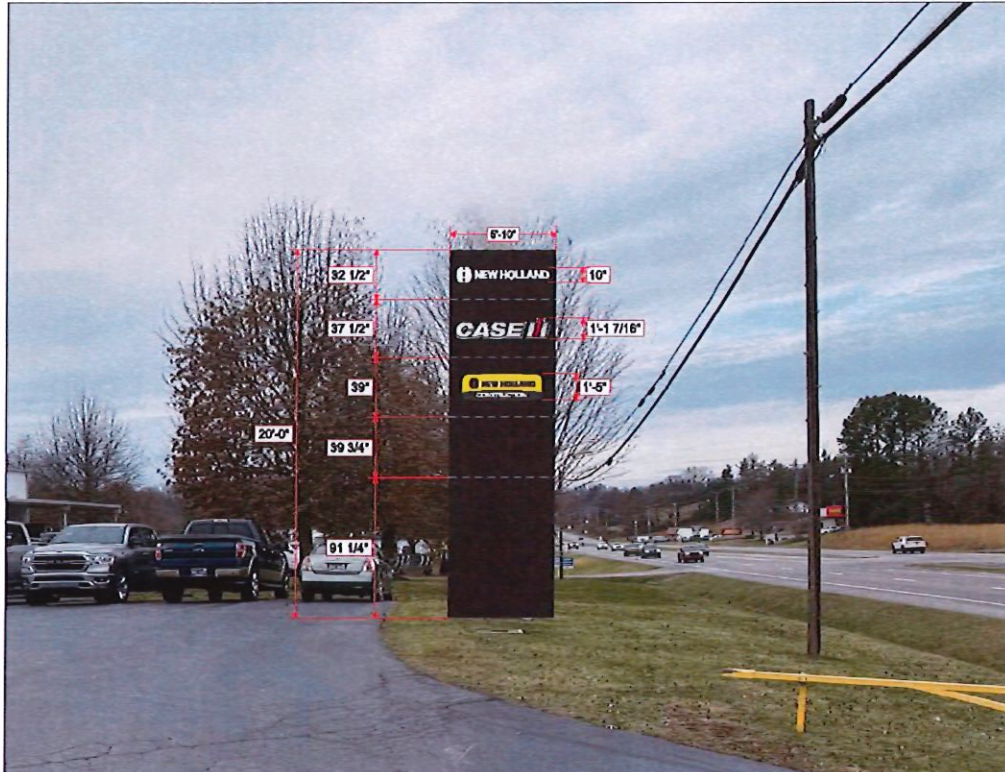
Customer Approval: _____ Date: _____
 Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____
 Landlord's Phone Number: _____

Snyder Signs
 8916 COLUMBIAN DRIVE, JOHNSON CITY, TN 37601
 615-933-6321 snyder@snys.com

This design is the exclusive property of Snyder Signs, Inc. and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: 1/4"=1' Page: 1 of 2



**West Hills Tractor
New Holland
Service Cabinets**

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Jonesborough, TN 37659 United States

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Printed Landlord's Name: _____
 Landlord's Phone Number: _____

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Scale: 1/4"=1' Page: 2 of 2



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 (x) Metal (x) 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)

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. _____

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

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 19, 2026 AGENDA ITEM #: 5

SUBJECT: Warren's Way Planned Unit Development - Freestanding Signage

BACKGROUND:

A freestanding ground-mounted sign is proposed for the Warren's Way residential planned unit development, located off W. Jackson Blvd. The property is 2.38-ac in size, and zoned B-3 (arterial business district).

The sign meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(3)(f), as it will exceed the 7.5-ft setback requirement from property lines and will not extend more than 14-ft above the ground, nor exceed 100-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 as submitted.



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 Warrens Way Townhome PHONE: (423) 791-4351
BUS. ADDRESS: Parcel ID 059C J 017.00 Zone: _____
TYPE OF BUSINESS: Subdivision / Townhomes
OWNER OF BUSINESS: Warrens Way Townhome Assoc. Inc. PHONE: 423-791-4351
SIGN CONTRACTOR: Foster Signs PHONE: (423) 707-8084
TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ 1,050

TYPE OF SIGNAGE

FREE-STANDING

1. Size Of Structure: Height 55" x Width 48" Illum: NO
(Yes/No)
Sign Area: Height 27.8" x Width 27.8" = sq/ft 5.4

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

Structure Material: Stone base Brick base _____ Other _____

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. $\frac{\text{Yes}}{\text{(Yes/No)}}$

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 (X) Vinyl (X) Other () _____

2. Wall Height; _____ Wall Width; _____ Illum. $\frac{\text{Yes}}{\text{(Yes/No)}}$

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: *Quinn Bean* Date: 05/06/2026
(Representative of Sign Company/Owner)

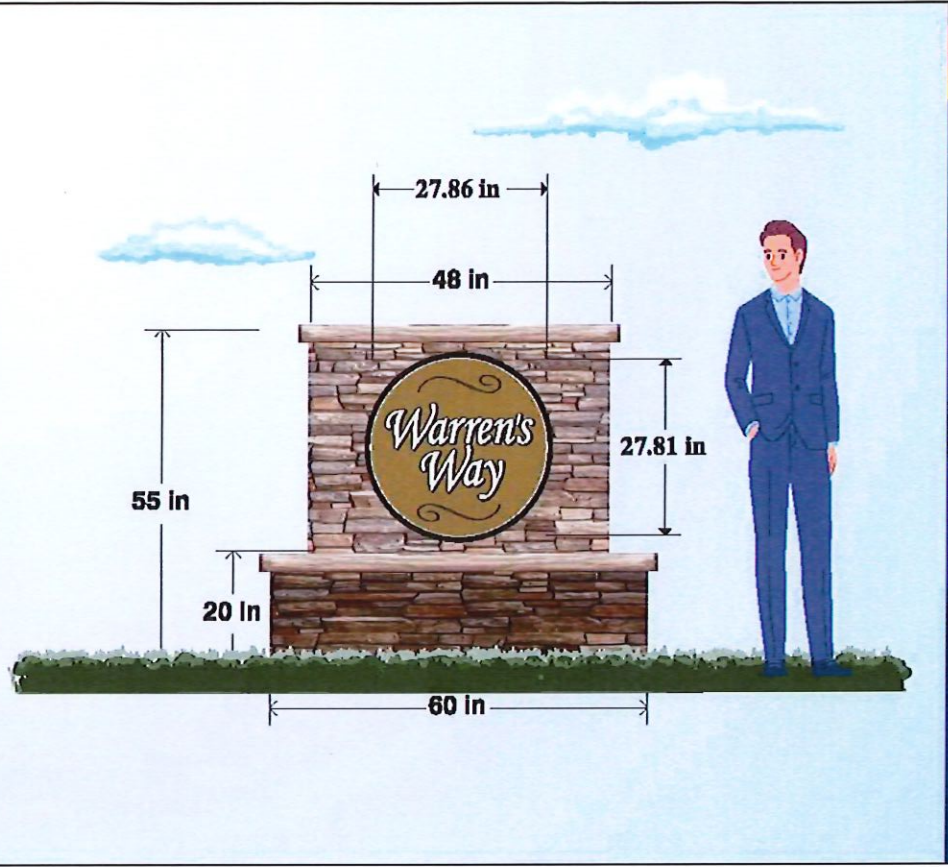
Sign Approved _____ Date _____ Building Inspector _____

Permit # _____ Amount \$ _____

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

THE OLDEST TOWN IN TENNESSEE


 Version Code: H/H/MS/V4
 Start Date: 11/13/25
 Revisior: 4/1/25
 Site: Park North Town
 Client: City of
 N/A
 Client Approval
 Landlord Approval
 PKG 1



Customer: THOMAS CONSTR Project: MONUMENT SIGN

