

# MEETING NOTICE

The Jonesborough Planning Commission will meet in Regular Session at 6:00 p.m., June 16, 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 4:00 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. Request for Security Deposit Release – The Reserve at Boones Creek Phase 3
4. Request for Freestanding Signage – 11E Diner, 1406 West Jackson Blvd
5. Adjournment

# JONESBOROUGH PLANNING COMMISSION

## MINUTES – May 19, 2026

The Jonesborough Planning Commission met in regular session on Tuesday, May 19, 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 Countermine, Darrell Fowler, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

**Members Absent:**

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

1. **Public Comments** – There were none
2. **Approval of Minutes – Meeting of April 21, 2026**

Chairman Foster asked Commissioners if they had any comments or corrections to the minutes of April 21, 2026. With there being none, Chairman Foster called for a motion.

**Motion:** Bill Graham made the motion to approve the minutes of the April 21, 2026 Planning Commission meeting as submitted. Richie Hayward seconded the motion, and it was duly passed.

3. **Washington County Text Amendment Request for Accessory Structures**  
**Angie Charles, Washington County Planning Director**

Request for approval of the Washington County Zoning Resolution text amendment clarifying regulations for accessory structures. Accessory structures are explicitly permitted by the A-1 and R-1; and clear regulations are currently missing from the A-2 district. The 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, as follows:

### 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.~~

Chairman Foster read the staff recommendation for the approval of the text amendment as submitted. Chairman Foster asked Commissioners if they had any questions or comments. With there being none, called for a motion.

**Motion:** Bill Graham made the motion to approve the Washington County Zoning Resolution text amendment clarifying regulations for accessory structures as submitted. Richie Hayward seconded the motion., and it was duly passed.

#### **4 Freestanding Monument Ground-Mounted Sign, West Hills Tractor, 1103 West Jackson Blvd**

Request for approval of a new freestanding monument ground-mounted sign 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.

Chairman Foster read the staff recommendation for the approval of the freestanding sign as submitted, as the variance granted from the BZA (Board of Zoning Appeals) runs in perpetuity with the land. Chairman Foster asked Commissioners if they had any questions or comments. Frank Collins asked if West Hills Tractor had been asked to reduce the sign to the monument sign height of 14 feet. Chairman Foster said yes, but due to their signage variance being passed in 2009 they are not required to do so. Bill Graham asked if a variance runs with the land. Angie Charles said yes. Chairman Foster asked if there were any further questions or comments. With there being none, called for a motion.

**Motion:** Jim Rhein made the motion, seconded by Josh Conger, to approve the freestanding sign for West Hills Tractor, as submitted, as the variance granted from the BZA runs in perpetuity with the land. The motion was duly passed.

Chairman Tom Foster recused himself from acting as a Commissioner, and Vice Chairman Jim Rhien presided the meeting.

#### **4. Freestanding Sign – Warren’s Way Planned Unit Development Presented by: Tom Foster, Foster Signs**

Request for approval of a freestanding ground-mounted sign for 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.

Vice Chairman Jim Rhein read the staff recommendation for the approval of the freestanding sign as submitted; and asked Commissioners if they had any questions or comments. With there being none, Vice Chairman Jim Rhein called for a motion.

**Motion:** Bill Graham made the motion to approve the freestanding sign for Warren's Way residential planned unity development located off West Jackson Blvd. as submitted. Darrell Fowler seconded the motion and it was duly passed.

Vice Chairman Jim Rhein asked if there were any further questions or comments. Commissioner Graham asked for clarification on a Washington County Resolution supporting a bill passed by both the Senate and House during the 114<sup>th</sup> General Assembly, which gives Washington County jurisdiction regarding zoning, land use and development regulations in all unincorporated areas within the County limits. Angie Charles noted that the bill has not been signed by Governor Lee and will not go into effect without his signature. She added the bill does not remove the Town of Jonesborough and Johnson City's urban growth boundaries; but it returns the zoning and subdivision development authority to the County in those unincorporated areas. The question was asked if the County's subdivision regulations were the same as the Town's. Angie Charles said they are very similar.

With there being no further business for discussion, Vice Chairman Jim Rhein called for a motion to adjourn. Darrell Fowler made the motion, seconded by Bill Graham and duly passed, to adjourn the Planning Commission meeting.

# JONESBOROUGH PLANNING COMMISSION

## *AGENDA PRESENTATION*

**DATE:** June 16, 2026      **AGENDA ITEM #:** 3

**SUBJECT:** The Reserve at Boones Creek Phase 3 – Security Deposit Release

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### **BACKGROUND:**

A Performance Security Deposit was issued for grading in the amount of \$13,430.00 for The Reserve at Boones Creek Phase 3, located at Headwater Springs. The site was inspected by Kevin Fair on June 1, 2026, and found to be complete and in compliance. The request is for the release of the grading security.

### **RECOMMENDATION:**

Approve the release of the grading security for The Reserve at Boones Creek Phase 3 Subdivision in the amount of \$13,430.00, as submitted.



## TOWN OF JONESBOROUGH

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

**DATE:** June 1, 2026

**TO:** Staff/Administration

**FROM:** Department Of Building and Standards, Jonesborough, Tn  
Kevin R. Fair, Code Official

**SUBJECT:** Request for Release of Performance Security Deposit for The Reserve at  
Boones Creek Phase 3

This is a request for the release of the Performance Security Deposit in the amount of \$13,430.00 for Phase 3 of The Reserve at Boones Creek, located at Headwater Springs, Jonesborough, TN 37659. The Performance Security Deposit was made by Wolfe Development, which developed the lots and built the apartment homes. I have inspected Phase 3 and confirmed that construction has been completed. The grading is complete, grass, trees, and plants have been installed, and the area is fully stabilized. Based on this inspection, I recommend the full release of the deposit.

Thank you,

A handwritten signature in black ink that reads "Kevin R. Fair".

Kevin R. Fair



**TOWN OF JONESBOROUGH**

123 BOONE STREET  
JONESBOROUGH, TN 37659  
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Grading Permit Security Calculation Form

**Wolfe-Boones Creek Phase 3 Grading Only**

The purpose of this form is to calculate the security amount needed to protect adjoining and downstream properties and streams in case the development fails to complete the required improvements and the site is left in an un-stabilized condition.

Erosion and Sediment Control Devices

(perimeter plus any items associated with storm drain or stormwater management systems noted below)

- |    |  |          |
|----|--|----------|
| 1. | 1 construction exit @ \$500/EA             | = \$500  |
| 2. | 350 LF of wire backed silt fence @ \$5/ LF | = \$1750 |
| 3. | 400 LF of silt fence @ \$3/ LF             | = \$1200 |
| 4. | 4 check dams @ \$100 / EA                  | = \$400  |

Storm Drain System

(only items, if any, needed to protect adjoining and downstream properties)

Stormwater Management System

(only items, if any, associated with detention)

Soil Stabilization

- |    |  |           |
|----|--|-----------|
| 1. | 95,832 SF of disturbed area @\$0.10 / SF | = \$9,580 |
|----|--|-----------|

**TOTAL SECURITY REQUIRED = \$13,430**

***THE OLDEST TOWN IN TENNESSEE***

# JONESBOROUGH PLANNING COMMISSION

## *AGENDA PRESENTATION*

**DATE:** June 16, 2026      **AGENDA ITEM #:** 4

**SUBJECT:** 11-E Diner - Freestanding Signage

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### **BACKGROUND:**

A freestanding monument ground-mounted sign is proposed for the 11-E Diner restaurant, located at 1406 W. Jackson Blvd. The property is 0.57-ac in size, and zoned B-3 (arterial business district) and CO (corridor overlay district).

The proposed sign meets the requirements outlined in Chapter 12 (Business and Advertising Signs), Section 11-1214.(3) for commercial districts, the sign area being approximately 56-sq.ft. in size and 7-ft in height. The freestanding sign will also meet or exceed the minimum 7.5-ft setback from property lines.

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 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 11E DINER PHONE: 423 483-4249  
BUS. ADDRESS: 1406 W. JACKSON Zone: \_\_\_\_\_  
TYPE OF BUSINESS: RESTAURANT  
OWNER OF BUSINESS: Gene WISHON PHONE: 423-483-4249  
SIGN CONTRACTOR: MIKE WISHON PHONE: 423 833-7397  
TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ 1500.00

TYPE OF SIGNAGE

FREE-STANDING

1. Size Of Structure: Height 7' x Width 8' Illum: YES  
Sign Area: Height 7' x Width 8' = sq/ft 56 <sup>(Yes/No)</sup>  
Sign Material: Plastic ( ) Metal  Vinyl ( ) Other ( ) \_\_\_\_\_  
Structure Material: Stone base \_\_\_\_\_ Brick base \_\_\_\_\_ Other CONCRETE

2. (If two separate streets)  
Size Of Structure: Height \_\_\_\_\_ x Width \_\_\_\_\_ Illum: \_\_\_\_\_  
Sign Area: Height \_\_\_\_\_ x Width \_\_\_\_\_ = sq/ft \_\_\_\_\_ <sup>(Yes/No)</sup>

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 \_\_\_\_\_ "See PHOTO"

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

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

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

Select One

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

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

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

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

**BRACKET MOUNTED (Projecting Sign)**

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

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

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

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

**CHANGEABLE MESSAGE SIGNS (Billboards)**

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

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

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

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

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**TEMPORARY SIGN:**

I. 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: \_\_\_\_\_

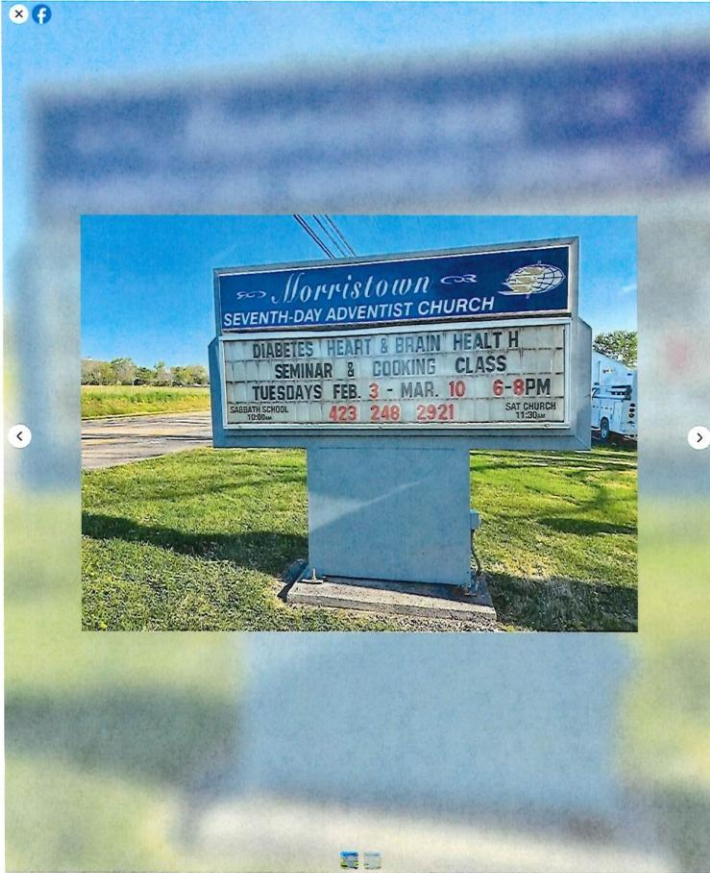
Signature:  Date: 5/21/21  
(Representative of Sign Company/Owner)

Sign Approved \_\_\_\_\_ Date \_\_\_\_\_ Building Inspector \_\_\_\_\_

Permit # \_\_\_\_\_ Amount \$ \_\_\_\_\_

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

**THE OLDEST TOWN IN TENNESSEE**



### Church Sign

\$2,000 \$2,250

Posted 3 weeks ago in Bulls Gap, TN

Message again

#### Details

Condition Used - Good

Has lights also large assortment of letters and numbers that go with it easy to maintain located in Morrystown TN

Bulls Gap, TN - Location is approximate

Seller information [Seller details](#)

Steven Heath

Very Responsive on Marketplace

Joined Facebook in 2009