

MEETING NOTICES

The Jonesborough Board of Zoning Appeals and Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, June 17, 2025 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. Variance request to the 25' Green Space Buffer (PRD Zoning District) located at 130 Slonaker Circle
3. Adjournment

JONESBOROUGH REGIONAL PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes for May 20, 2025
3. Request for Approval of Seile Subdivision final plat.
4. Request for Approval of Hairetown Estates final plat.
5. Request for Approval of Irrevocable Letter of Credit for Skyline Landing Development
6. Request for Approval of the Thomasson Annexation located on Shell Road
7. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: June 17, 2025 AGENDA ITEM #: BZA-2

SUBJECT: Variance Request – 130 Slonaker Circle

BACKGROUND:

Vicky Laxton-Weil is requesting a 12-foot variance to the PRD 25' green space buffer requirement for property located at 130 Slonaker Circle, and within "The Cottages at Boones Creek" development. The subject property is further described on Washington County Tax Map 52-B, Group A, Parcel 13.00. The land was rezoned a few years ago to the PRD Zoning District, which includes the following requirements regarding the green space.

(k) There shall be a twenty-five foot (25') green space buffer along the perimeter of the original tract, and no structures including houses, sheds, decks, patios, pools, etc. may be built in this perimeter buffer unless the structure(s) are owned by a homeowners association, the Town of Jonesborough, or if in a rental based development these structures must be in designated common space that is accessible to all renters. In the event the allowed common or open space structures are developed within a portion of the perimeter buffer, there still must be at least a ten foot (10') green space area remaining along the exterior property line. Where proposed single-family lots can immediately adjoin the exterior property line of the original tract, the perimeter twenty-five foot (25') green space may be included as part of the rear of the single-family lots; provided it is approved by the planning commission and a twenty-five foot (25') restricted area is created and protected by easement, deed restriction, covenant or other such method acceptable to the town attorney, that results in a green space area with the homeowner being prohibited from constructing or placing any buildings or structures in the restricted area

A black metal perimeter fence has been installed within the 25' buffer area. Twelve (12) feet of fencing is within the buffer area. No structures including houses, sheds, decks, patios, pools, etc. may be built in this perimeter buffer unless the structure(s) are owned by a homeowner's association, the Town of Jonesborough, or if in a rental based development these structures must be in designated common space that is accessible to all renters. According to our records, the fence in question does not meet any of the unless standards.

There are no identified constraints to the physical condition of the property that would justify the fence being located within the 25' green space buffer along the perimeter of the yard (rear yard to white picket fence – see picture provided).

RECOMMENDATION:

Deny the request for the 12-foot variance to the PRD 25' green space buffer requirement, as presented.

[Planner's Note: If the Board of Zoning Appeals denies the variance request, the property owner needs to work with the Building Inspector to remedy the issue within an agreed upon time (fence to be outside the 25' green space buffer area).



TOWN OF JONESBOROUGH

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

Date: 5/6/25

**From: Department of Buildings and Standards.
Kevin R. Fair, Building Inspector**

**Re: Variance request by Vicky Laxton Weil, 130 Slonaker Circle, Jonesborough, TN
37659**

To: Glen Rosenoff

Mrs. Weil is requesting a variance to keep her back yard fence where it is. It currently stands in the 25' greenway buffer of the PRD zoning. The fence is only +/- 13 feet away from the property line. It is my recommendation to have this fence be moved back to meet the Town municipal code regarding PRD zoning. I feel left in place this will open a can of worms of neighbors wanting to build whatever they want in this 25' buffer. Let me know if there is anything else you need from me.

**Sincerely, *Kevin R. Fair*
Kevin R. Fair**

THE OLDEST TOWN IN TENNESSEE



TOWN OF JONESBOROUGH

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

Jonesborough:

Planning Commission; Board of Zoning Appeals;
Design Review Commission; Board of Mayor & Alderman

Owner/Applicant: Vicky Laxton-Weil Phone Number: 423-676-7772

Representative

Attending Meeting: Vicky Phone Number: 423-676-7772

Site Location/Area: 130 SIDNAKER CIRCLE
(COTTAGES AT BOONES CREEK)

Describe reason for Request Review:

☐ Major Subdivision Plat ☐ Site Plan ☐ Design Review ☐ Rezone ☐ Annexation ☒ Variance ☐ Other

Submittals Included:

FOR STAFF USE ONLY:

Zoning District: PRD Development Type: ☒ Single Family ☐ Multifamily ☐ PUD ☐ Commercial

Setbacks: Front Side Rear Tax Map: Group: Parcel ID:

☐ Planning Commission ☒ Board of Zoning Appeals ☐ Design Review Commission ☐ BMA

Next Meeting Date & Time: Application Due Date:

Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

Fee (see fee schedule): \$ 300.00 Date of Payment: 5/19/2025

Owner Signature/Applicant: Vicky Laxton-Weil Date: 05/19/2025

#156 #5200

MAY 19 2025

**Town of Jonesborough
Miscellaneous Receipt**

Misc. Receipt No: 248
POS Receipt No: 5200
Receipt Date: 05/20/2025

Received By: Kathy Lamb
Received On: 05/19/2025 3:25 PM

Customer ID: 156
Name: Vicky Laxton-Weil
Description:

Miscellaneous Receipt Total
\$300.00

GL Account Number	GL Account Description	Debit	Credit
110-32661	Rezoning/Plan Review/Variance Fee	\$0.00	\$300.00
Miscellaneous Receipt Totals:		\$0.00	\$300.00

Thank You!





× Search Results

Showing results 1-1 of 1

Parcel ID: 052B A 013.00

Owner: WEIL VICKY LAXTON

Address: SLONAKER CIR 130

Subdivision: THE COTTAGES AT BOONES CREEK PH 2



Length

CLEAR ×

31.989 ft

Units

Feet









TOWN OF JONESBOROUGH

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

Date: 6/3/25

PUBLIC NOTICE

**FROM: THE JONESBOROUGH PLANNING
AND ZONING COMMISSION**

RE: VARIANCE REQUEST

Please be advised that Mrs. Vicky Laxton-Weil, owner of the property at 130 Slonaker Circle, (Parcel ID= 052B A 013.00) is requesting a variance to keep the black aluminum fence that was placed inside the 25 feet greenspace buffer of the PRD zoning requirement in the backyard of her home in this neighborhood.

The Planning Commission is scheduled to discuss this variance request at their meeting Tuesday, June 17, 2025, at 6:00 p.m. in the board room at the Town Hall. Located at 123 Boone Street, Jonesborough, TN 37659. All interested parties are encouraged to attend.

Mail Public Notices to the following people/addresses. Regarding 130 Slonaker Variance request to be heard June 17th, at 6:00 p.m. at the PZC meeting.

1) Carolyn Hammersmith

135 Slonaker Circle

Jonesborough, TN 37659

2) Carolyn Fittz

141 Slonaker Circle

Jonesborough, TN 37659

3) Tony & Doreen Accoglio

142 Slonaker Circle

Jonesborough, TN 37659

4) Mark & Tasha Redd

148 Slonaker Circle

Jonesborough, TN 37659

5) Samardia Missick

154 Slonaker Circle

Jonesborough, TN 37659

* Letters sent out
6/4/25.

in such format, as may be required according to procedures adopted and published by the Jonesborough Regional Planning Commission;

(h) Any special conditions permit shall expire twelve (12) months from and after its issuance if the development as planned has not been adhered to or is not being adhered to; provided however, that for good cause shown said special conditions permit may be extended for additional periods not to exceed one (1) year. (as added by Ord. #94-10, Sept. 1994, and replaced by Ord. #99-03, May 1999)

11-512A. Planned residential development. The regulations established in this section for a planned residential district are intended to provide optional methods of land development which encourage imaginative solutions to environmental design problems. A planned development permits design innovation, encourages a maximum choice of types of environment, and optional methods of land development, which encourage imaginative solutions to environmental design problems. The goal is a development plan in which buildings, land use, transpiration facilities, utility systems and open spaces are integrated through overall design. The planned development permits the placement of buildings on land without adherence to conventional lot approach common to traditional zoning. By planning the total parcel rather than the single lot, flexibility is provided in the building site, thereby permitting a mixture of housing and building types and uses as well as the grouping of units to create more usable open space for the preservation of significant natural features.

(1) This section hereby establishes a Planned Residential District (PRD). This district shall be shown on the zoning map of Jonesborough, Tennessee and shall be established as follows:

(a) A request for a planned residential district shall not become effective unless it is first submitted to the Jonesborough Regional Planning Commission for approval or disapproval.

(b) Following approval or disapproval by the planning commission and a public hearing as provided by law, the Jonesborough Board of Mayor and Aldermen may, by a favorable vote of a majority of the entire membership of said board, create a planned residential district as herein provided.

(c) From and after the approval of any zone for a planned development district, it shall be unlawful to commence the filling or leveling of any land or the excavation for, or the construction of any building including accessory buildings, until such time as the owner or developer of the proposed development has submitted and received approval of a comprehensive development plan by the Jonesborough Regional Planning Commission.

(2) Permitted uses. The purpose of the planned residential districts is to permit optional methods of residential development. This zone would

permit development to other than the traditional single lot development yet maintain the character of the neighborhood. The PRD classification may be utilized to promote flexibility in the design of a planned residential development while maintaining the current residential integrity of the surrounding development.

(a) The following uses are permitted in the planned residential development district: Single-family attached and detached dwellings, two (2) family dwellings, multi-family dwellings and their customary accessory structures. Mobile homes are not an allowed use in this zone.

(b) The minimum initial development site for a planned residential district shall be at least five (5) acres. Additional tracts less than five (5) acres may be added to an existing PRD zone under the following conditions:

(i) The property considered for PRD zoning is immediately adjacent to an existing PRD zone.

(ii) A site plan is developed for the smaller tract that shows how the parcel is connected to and coordinated with the plan for the exiting PRD development.

(iii) The conceptual site plan for the property requesting PRD zoning is approved by the planning commission.

(iv) The conceptual PRD site plan approved by the planning commission may not be changed without receiving additional planning commission approval.

(3) PRD standards. The following standards apply, and must be included in site plans submitted to the Jonesborough Planning Commission for approval:

(a) The minimum development site for a planned residential district shall be five (5) acres. Planned residential districts may be developed in phases, however, the initial phase must be a minimum of five (5) acres or as allowed under § 11-512A(2)(b) of the Jonesborough Zoning Ordinance. After the initial phase, the planning commission may accept phases less than five (5) acres; provided that the open/common space amenities and infrastructure improvements are in reasonable proportion to the residential construction.

(b) All planned residential districts shall be served by sanitary sewer.

(c) Public street pavement widths shall be a minimum of twenty-two feet (22') wide for two-way traffic or as required in the Jonesborough subdivision regulation, whichever is less, and must meet all development standards of the Jonesborough subdivision regulations. Private street widths shall be a minimum of twenty feet (20') wide for two-way traffic and twelve feet (12') wide for one-way traffic. Alleys shall be a minimum twelve feet (12') wide for one-way traffic and minimum sixteen feet (16') wide for two-way traffic.

(d) Sidewalks shall be required on both sides of all streets except in common open space areas, and to the extent possible shall meet all ADA requirements. Sidewalks may be constructed on one (1) side of the street when trails are also associated with the development. A pedestrian access plan must be submitted to the planning commission as part of the site plan. The planning commission, at its discretion, may waive the requirement for sidewalks if the pedestrian access plan shows adequate alternative pedestrian access to residences and facilities within the development.

(e) There shall be no more than four (4) principal buildings per acre.

(f) There will be a maximum of four (4) single-family dwelling units per acre. When multi-family units or two (2) family (duplex) units are used alone or in conjunction with single-family dwelling units, the maximum density shall be eight (8) dwelling units per acre. If the development is a mixture of unit types including single-family units, the single-family units shall be less than four (4) per acre so there are no more than four (4) residential buildings per acre.

For example, on a one (1) acre parcel of land there are two (2) single-family dwellings, four (4) multi-family dwellings within a single building, and one (1) two (2) family (duplex) building totaling eight (8) dwelling units which meets the maximum PRD density of eight (8) dwelling units per acre, and there are four (4) buildings which meets the maximum of four (4) buildings per acre requirement.

(g) There shall be a minimum of six inch (6") ductile iron water lines, or acceptable alternative to the Jonesborough Water Department, serving the interior of the development.

(h) Necessary fire hydrants shall be provided within the development.

(i) A minimum of twenty percent (20%) of the entire development tract shall be common or open space, with the common or open space being defined as the area outside of private streets, rights-of-way for public streets, parking lots or driveways (unless associated with a common space structure), buildings (unless associated with a common space structure), and any individual lots. Alleys, if used, within the perimeter green space may be counted towards common space. Common or open space must be a defined area separate from individual lots and owned by a homeowners association, the Town of Jonesborough, or if in a rental based development be a designated area accessible to all renters within the development.

(j) Specific means by which the preservation and maintenance of the common or open space or other common property is achieved shall be required as part of the development plan, and should be included in the subdivision plat notes.

(k) There shall be a twenty-five foot (25') green space buffer along the perimeter of the original tract, and no structures including houses, sheds, decks, patios, pools, etc. may be built in this perimeter buffer unless the structure(s) are owned by a homeowners association, the Town of Jonesborough, or if in a rental based development these structures must be in designated common space that is accessible to all renters. In the event the allowed common or open space structures are developed within a portion of the perimeter buffer, there still must be at least a ten foot (10') green space area remaining along the exterior property line. Where proposed single-family lots can immediately adjoin the exterior property line of the original tract, the perimeter twenty-five foot (25') green space may be included as part of the rear of the single-family lots; provided it is approved by the planning commission and a twenty-five foot (25') restricted area is created and protected by easement, deed restriction, covenant or other such method acceptable to the town attorney, that results in a green space area with the homeowner being prohibited from constructing or placing any buildings or structures in the restricted area.

(l) The twenty-five foot (25') perimeter green space buffer must meet the requirements in the landscape ordinance for a class one buffer, or an alternative landscape plan may be submitted to the tree and townscape board that provides specific plantings to address screening and landscape beautification around the perimeter of the development, as well as any interior common or open spaces. Information provided in a landscape plan submitted must include variety, caliper and height of trees planted, existing trees in good condition, pot/ball size of shrubs, grasses and perennials, height and spread at maturity of trees and shrubs, planting location, as well as any hardscape structures.

(m) Developers are encouraged to preserve existing trees and vegetation when reasonable in buffer areas and open and common space areas. Removal of existing trees within required buffers or in open and common space areas is only allowed with planning commission approval.

(n) Other than the twenty-five foot (25') setback along the exterior property line of the development, setbacks for individual lots shall be determined by the developer, and must be listed clearly on the site plan. The planning commission reserves the right to approve or deny the setbacks submitted, however, any individual lot setback approved must meet any minimum standards established in the building code adopted by the Town of Jonesborough.

(o) There shall be parking provided on the site equal to two (2) spaces per dwelling unit. Garages are considered parking spaces based on the number of cars the garage is designed for.

(p) Alleys are allowed in perimeter green space but they must be at least ten feet (10') from the exterior property lines of the original

tract. Alleys may be designated one-way. Alleys outside of the perimeter green space must be at least twelve feet (12') wide if one-way and sixteen feet (16') wide if two-way, or as allowed by the subdivision regulations.

(q) Any required plantings within the green, open space or common areas, any sidewalk, walkway or trail, or hardscape structures resulting from site plan, subdivision, and/or landscape approval, must be installed or constructed, or properly secured with a bond, letter of credit, or cash deposit, before final approval of the subdivision plat or issuance of a certificate of occupancy.

(r) Notes on the subdivision plat must explain ownership, maintenance responsibilities, and restrictions of common or open space, the perimeter green space and any vegetated buffer. (as added by Ord. #2001-16, Dec. 2001, and amended by Ord. #2012-03, April 2012, and 2012-15, Nov. 2012)

11-513. R-1 (Low Density) Residential District. It is the intent of this district to establish low density residential areas along with open areas that appear likely to develop in a similar manner. The requirements for the district are designed to protect essential residential, historic and aesthetic characteristics of the district and to promote and encourage an environment for family life; and to prohibit all business activities. In order to achieve the intent of the R-1 (Low Density) Residential Districts, as shown on the zoning map of the Town of Jonesborough, Tennessee, the following uses are permitted:

- (1) Single-family residences, except mobile homes.
- (2) Two (2) family residences.
- (3) Multi-family residences; provided that a site plan is submitted to the building inspector for review and approval.
- (4) Customary general farming.
- (5) Incidental home occupations; provided that a home occupation permit application is approved by the Jonesborough Regional Planning Commission.

(a) The planning commission shall use the following criteria in determining the appropriateness of an incidental home occupation permit request:

- (i) The home occupation shall be clearly incidental to the principal residential use.
- (ii) The home occupation shall be carried on by residents living full-time in the dwelling.
- (iii) One (1) additional person may be employed who is not a resident in the dwelling and working in the dwelling at any given time.
- (iv) The home occupation shall not utilize more than one-third (1/3) the area of the principal building or a maximum of five hundred (500) square feet. The calculation is based on livable

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: June 17, 2025 **AGENDA ITEM #:** 2

SUBJECT: Approval of Minutes – May 20, 2025

Planning Commission minutes from May 20, 2025 are attached for review and approval.

JONESBOROUGH PLANNING COMMISSION
Jonesborough Town Hall – Board Room
123 Boone Street, Jonesborough, TN
May 20, 2025 – 6:00 PM
MINUTES

The Jonesborough Planning Commission met in a regular meeting on Tuesday, May 20, 2025, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Chairman Tom Foster, Frank Collins, Terry Countermine, Darrell Fowler, Bill Graham, Robin Harpe, Jim Rhein, Josh Conger, Richie Hayward

Staff Present: Glenn Rosenoff, Brandi Miller, JW Greene, Kevin Fair

Others Present: Renee Johnson, James Lively, Mat Epling

1. Public Comments:

James Lively, 1310 McCoy Circle, shared concerns about repercussions of rezoning 1215 E. Jackson Blvd. Primary concerns are 1) Privacy (if a restaurant is created on property); 2) No barrier between the subject property and his residence; and 3) Subject property drainage/erosion.

Matt Epling, Medicine Shoppe Owner, shared concerns about the potential for increased traffic depending on the ingress/egress plan for Chapmans Reserve.

2. Approval of Minutes – April 15, 2025

Motion: *Josh Conger made a motion, seconded by Robin Harpe, to approve the April 15, 2025 minutes as presented. Motion passed unanimously.*

3. Request to Rezone Property Located at 1215 East Jackson Boulevard from R-4 (Transition Residential District) to B-3 (Arterial Business District)

Sisana Sasorith, requested a rezoning of a tract of land located at 1215 East Jackson Blvd. from R-4 (Transition) Residential District to B-3 Arterial Business District. The subject property is further described on Washington County Tax Map 52-K, Group A Parcel 004.00. The proposed use of the property is to construct a Miso Teriyaki House.

The existing R-4 district is a unique zoning district as it requires commercial use within the R-4 to architecturally resemble residential structures to preserve the residential neighborhood integrity adjacent to arterial routes. The immediate zoning of the area (abutting the subject property) is R-1 and R-4 zones, both of which are “residential” in character. The immediate land uses are predominantly residential, with commercial use (professional offices) that does preserve the neighborhood integrity architecturally.

The R-4 District does permit “small cafés or eating establishments with seating seventy-five (75) seats or less and no drive-in windows”. The significant reason for the rezoning request

is that the owners' proposed eating establishment is primarily a drive-in window-oriented business. The B-3 district has more flexible type uses related to eating establishments. The rezoning of the subject property to B-3 would not be in character to the immediate and existing zoning and land uses, which are predominantly residential in nature, with the existing commercial use in the R-4 preserving the neighborhood integrity architecturally.

Staff recommended to deny the requested rezoning.

Motion: *Darrell Fowler made a motion, seconded by Josh Conger to deny the request to rezone the property as presented. Motion carried unanimously.*

4. Request to Rezone Property Located at 1776 Hwy 11-E (Washington County) from A-1 General Agriculture District to B-3 General Business District.

The rezoning request is for property not located within the town's city limits but within the town's Planning Region, and as such, the Jonesborough Planning Commission makes recommendations to the Washington County Board of Commissioners on rezoning matters within the region.

Robert Eastep requested the rezoning of a tract of land from A-1 General Agriculture District to B-3 General Business District. The subject property is located on Hwy 11-E, and further described on Washington County Tax Map 59, Parcel 169.02, and containing 1 acre. The current land use of the subject property is vacant.

The purpose of the rezoning is to permit the property owners of Jonesborough Funeral Home and Cremation Services located at 1776 Hwy 11-E (Parcel 175.00) to expand their business and add much needed parking for the funeral home business.

Staff's analysis of the immediate area abutting and adjacent to the subject property is a mixture of vacant, agriculture, residential, and commercial land uses. The expansion of the B-3 zone would not be out of character with the immediate land uses. Also, the expansion of the business to the south would require a landscaping buffer adjacent to the agricultural parcel (169.00).

It was recommended, based on the land use analysis and the immediate area, to rezone the subject tract from the A-1 General Agriculture Zoning District to the B-3 General Business District, to the Washington County Board of Commissioners.

Motion: *Terry Countermine made a motion, seconded by Jim Rhein, to approve the rezoning of the subject tract from the A-1 General Agricultural zoning district to the B-3 General Business District to the Washington County Board of Commissioners as presented. Motion passed unanimously.*

5. Request for approval by the Washington County Planning Office for Approval of a Zoning Text Amendment to Washington County Zoning Resolution Article VI, Use Requirements by District, Section 611, B-1 Neighborhood Business District Text Amendment.

Washington County Planning Director, Angela Charles, requested Jonesborough Planning Commission's approval of a zoning text amendment to Washington County Zoning Resolution Article VI, Use Requirements by District, Section 611, B-1 Neighborhood Business District.

Tennessee Code Annotated (TCA) requires that all jurisdictions within a County's urban growth boundary to consider text amendments prior to review by the County's legislative body. Therefore, the Jonesborough Planning Commission is being asked to consider the amendment to add churches and cemeteries to the county's B-1 Neighborhood Business District.

The text amendment would allow churches and cemeteries in the commercial districts, as the B-2 through B-4 districts pyramid back to the B-1, so allowing the uses in the B-1 also allows them in the other commercial districts.

Staff recommended the zoning text amendment to the Washington County Zoning Resolution Article VI, Use Requirements by District, Section 611, B-1 Neighborhood Business District to the Washington County Board of Commissioners, as presented.

Motion: *Josh Conger made a motion, seconded by Robin Harpe, to approve the zoning text amendment to the Washington County Zoning Resolution Article VI, use requirements by District, Section 611, B-1 Neighborhood Business District to the Washington County Board of Commissioners as presented. Motion passed unanimously.*

6. Request for Release of the Following Bonds:

a. Cash Bond for Elite Development Group LLC for Wendy's

A Cash Bond for Elite Development Group LLC was issued in the amount of \$35,160 for Wendy's at 300 East Jackson Boulevard. On March 18, 2025, the Planning Commission approved the reduction of the bond amount to hold back 30% of the bond (\$10,548). The site was inspected by Kevin Fair on April 30, 2025, and he recommended the release of the remainder of the bond as the site has been cleaned up and stabilized.

b. Performance Bond for Bradford Park PUD Phase II

A Performance Bond was issued for Bradford Park PUD Phase II in the amount of \$29,315 for the completion of topcoat and sidewalks. The site was inspected by Jonesborough Building Inspector, Kevin Fair, on May 13, 2025, and he recommended the release of the bond as the road and sidewalk are complete.

Motion: *Darrell Fowler made a motion, seconded by Terry Countermine, to approve the release of Cash Bond for Elite Development Group LLC in the amount of \$35,160 and the release of the Performance Bond for Bradford Park PUD Phase II in the amount of \$29,315. Motion passed unanimously.*

7. Request for approval of new monument sign for Starbucks located at 1504 East Jackson Blvd.

Starbucks requested approval for a monument sign to be located at 1504 East Jackson Boulevard, and further described on Washington County Tax Map 52, Part of Parcel 225.03.

In the B-3 district, a monument size may not exceed 100 square feet in sign area and not exceed 14 feet in height at ground level. The proposed sign is to be internally lighted, 14 feet in height, and 70 square feet in sign area. The monument sign meets the minimum requirements of the town's sign regulations.

Motion: *Bill Graham made a motion, seconded by Richie Hayward, to approve the new monument sign for Starbucks as presented. Motion carried unanimously.*

8. Request for final plat approval of the Eldridge Subdivision, Lots 4-7, located on Headtown Road and John France Road.

Item withdrawn.

9. Request for approval of a Home Occupation Permit located at 229 Spring Street.

Property owner, Renee Johnson, requested approval to establish a home occupation in an outbuilding located on the same lot as her primary residence. The proposed use is to hand pour candles and wax melt (Cozy Cottage Candles) and ship to customers with no retail sales taking place on the property. The subject property is zoned R-2 which allows any use in the R-1 zone, which contains the regulations for home occupations. The total square footage of the outbuilding is 400 square feet. The building will include space for one car for a total of 250 square feet for the business. A home occupation shall not utilize more than 1/3 the area of the principal building or a maximum of 500 square feet. At present time, the outbuilding has not been placed on site. The building will require a permit and meet all applicable codes.

Motion: *Jim Rhein made a motion, seconded by Josh Conger, to approve the Home Occupation permit located at 229 Spring Street as presented. Motion carried unanimously.*

10. Request for approval of a Site Plan and Grading Security for Wolfe-Boones Creek Phase 3.

Request made for site plan approval for the Construction Plans for Wolfe-Boones Creek Phase 3 located off of Boones Creek Road and a part of the "Reserve at Boones Cree" residential development, and further described on Washington County Tax Map 52, Part of Parcel 70.00. The overall preliminary plans for Wolfe-Boones Creek was approved by the Planning Commission in April 2021. Engineer, Todd Wood, attended the meeting and participated in the discussion.

The property is within the town limits and is zoned Planned Residential District (PRD). The developer plans to continue with multi-family townhome units as a Planned Unit Development. The proposed development meets the density of the zoning district. The total

site area permits for 197 dwelling units but is proposed for 130 dwelling units. Phase 3 consists of 18 dwelling units. The development's major access point is through the existing portion of development identified as "Section 1" or said section of The Reserves at Boones Creek. The proposed street will be public and 24 feet wide paved.

A trail system has been previously approved by the Planning Commission as part of the comprehensive pedestrian plan for the entire development, therefore no in lieu of sidewalk fee is required.

All utilities are available at the site for Phase 3. The site plan includes 1 fire hydrant to be installed by the developer. According to the development's engineer, Todd Wood, there is an overall stormwater plan for the comprehensive development plan. There will be additional phases across the valley and up the hill in the near future. At the time of presenting the construction plans for the future Phase 4, the plan will include the design and construction of a large stormwater pond for phase 3, 4, and the remaining phases. Currently, a detention pond is not needed because of the size of the open space for water from Phase 3 flows through and the size of the drainage area through the property.

The Grading permit Security Calculation Form was completed and totaled \$15,770.00.

Motion: *Bill Graham made a motion, seconded by Josh Conger, to approve the development layout for grading, road, stormwater, and utility plans as presented. Motion carried unanimously.*

Motion: *Bill Graham made a motion, seconded by Richie Hayward, to approve the grading security in the amount of \$15,770.00. Motion carried unanimously.*

11. Request for approval of a Site Plan, Grading Security, In-Lieu of Sidewalk Fee for Chapman's Reserve Subdivision located off East Main Street.

The request is for site plan approval for the Construction Plans for Chapman's Reserve Subdivision located off E. Main Street and connecting to Chuck's Alley, and further described on Washington County Tax Map 52, Parcel 225.00. The property is within the town limits and is split zoning R-1 Low Density Residential District and B-3 Arterial Business District. The proposed use will be for single family and two-family residential properties.

The B-3 zoning density reverts to the R-3 zone and has a minimum lot size of 6,000 square feet. The proposed lot sizes are 7,440 square feet. The zone permits single family, two-family (duplex) and multi-family dwellings. Only single family and two-family dwellings are proposed in the area zoned B-3. The R-1 zoning density has a minimum lot size of 15,000 square feet and permits single family dwellings. The plans indicate a total of 32 single family dwellings – 1 dwelling per lot; and a total of 8 duplexes (16 dwelling units), for a total of 48 dwelling units. The plans as submitted are less than the allowable density of the property under the current R-1/B-3 zoning.

The site plan shows a series of internal roads to be constructed as part of the development, including Road A, B, and C. There are 2 existing road systems shown on the plans that include access at E. Main Street and access at Chuck's Alley (Chuck's Alley connects from and to East Jackson Boulevard). The construction entrance is located at E. Main St. The

proposed streets are public and paved 24 feet wide. It is proposed to construct a sidewalk along one side of the new street in the development; therefore, an in-lieu fee of sidewalk is required. The total fee is \$17,200. All utilities are available at the site. The site plan includes 3 fire hydrants to be installed by the developer. A stormwater management plan has been submitted as part of the site plan dated May 1, 2025.

The Grading Permit Security Calculation Form was completed and totaled \$85,125.00.

Staff spoke with the Engineer and developers when the plans were received on May 1, 2025, regarding the Planning Commission discussing multiple growth issues and that the Subdivision Regulations were being amended soon regarding traffic impact studies for residential and commercial developments.

The proposed development based on density permitted is well below the maximum allowed so the impact is less, however without a traffic impact study, staff is utilizing a trips per day number of 10 per residential dwelling. The site plan indicates 48 dwelling units or an estimated total of 480 trips per day. Of course, the number may somewhat less or more depending on the circumstances of the day.

The main concern of planning staff to include the Operations Manager/Public Safety Director and Chief of Police is primarily the ingress/egress for the development at Chuck's Alley, and that Chuck's Alley is not capable of handling the projected traffic load. When you have two vehicles in the left turn lane, it blocks traffic trying to exit Pal's and it blocks access into the north entrance of the Medicine Shoppe. Mat Epling, Medicine Shoppe Owner, shared earlier in the meeting that currently there are upwards of 2,000 cars per day on that road.

One of the options is extending the "Ex. 50' Transportation Easement" as indicated on the site plan to the Lowes Home Center. The cost has not been determined but the elevation and topographical challenges, and the distance of approximately 320 feet could reach as high as \$500,000. The second option would be to remove the road median on East Jackson Blvd. and install a traffic signal. The recent bid for the mast-arm signalization project at Tiger Way is close to \$900,000 and is estimated at \$1M at this intersection.

Motion: Josh Conger made a motion, seconded by, Darrell Fowler, to approve the development layout for grading, road, stormwater, and utility plans as presented. Motion carried unanimously.

Motion: Terry Countermine made a motion, seconded by, Robin Harpe, to approve the grading security in the amount of \$85,125.00. Motion carried unanimously.

Motion: Frank Collins made a motion, seconded by, Terry Countermine, to approve the in-lieu of sidewalk fee in the amount of \$17,200.00. Motion carried unanimously.

Motion: Jim Rhein made a motion, seconded by, Robin Harpe, directing Staff and the Developer to work on a fire gate, traffic calming and an exit strategy options prior to the road being constructed. Motion carried unanimously.

Addition to the agenda:

Motion: Robin Harpe made a motion, seconded by, Josh Conger to add Traffic Impact Study to the Agenda. Motion carried unanimously.

12. Traffic Impact Study

The Planning Commission needs to vote on the proposed amendment and determine the number of dwelling units (residential) or square feet (non-residential) to establish the circumstances to indicate a traffic impact study is needed.

Glenn Rosenoff is working to get a traffic impact study cost estimate. In most cases the developer would be responsible for the cost of the traffic impact study.

Motion: Bill Hayward made a motion, seconded by Robin Harpe, to require a traffic impact study with a residential development with 25 or more dwelling units or non-residential development with 30,000 square feet of floor space or more. Roll call vote was called. Tom Foster, no vote; Frank Collins, yes; Terry Countermine, yes; Darrell Fowler, yes; Bill Graham, yes; Robin Harpe, yes; Jim Rhein, yes; Josh Conger, yes; Richie Hayward, yes. Motion carried.

Motion: Frank Collins made a motion, seconded by Jim Rhein, to eliminate the mixed-use criteria of the traffic impact study resolution. Motion carried unanimously.

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

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: June 17, 2025 AGENDA ITEM #: 3

SUBJECT: Seile Subdivision Final Plat

BACKGROUND:

The request is for final plat approval of the Siele Subdivision, containing 4 lots, totaling 4.314 acres, and located with Jonesborough's Planning Region at the intersection of Creasy Creek Road and Sand Valley Road. The subject property is further described on Washington County Tax Map 67, Parcel 15.05.

The owner is Mark Siele, and the surveyor Ty LaRue. The subdivision plan meets the minimum lot size requirement as per county zoning and meets the minimum requirements of the Subdivision Regulations.

All required certifications have been acquired for the final plat.

RECOMMENDATION:

Approve the final plat for Siele Subdivision, as presented.



TOWN OF JONESBOROUGH

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

Date: 5/29/25

**From: Department of Buildings and Standards.
Kevin R. Fair, Building Inspector**

Re: 4 Lot Subdivision – for Mark Siele located @ Creasy Creek Rd. & Sand Valley Rd.

To: Glenn Rosenoff

Mr. Siele is requesting the 4.314 acres subdivided into 4 lots, as follows.

- 1) .840 acre**
- 2) .758 acre**
- 3) .828 acre**
- 4) 1.888 acre**

I have attached the preliminary survey, along with the PZC request and fee payment.

Sincerely, 
Kevin R. Fair

THE OLDEST TOWN IN TENNESSEE



TOWN OF JONESBOROUGH

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

Jonesborough:

Planning Commission; Board of Zoning Appeals;
Design Review Commission; Board of Mayor & Alderman

Owner/Applicant: Mark Siele Phone Number: 631-828-0053

Representative

Attending Meeting: Mark Siele Phone Number: 631-828-0053

Site Location/Area: Washington County, Sand Valley Rd + Crowsy Creek Rd

Describe reason for Request Review:

☒ Major Subdivision Plat ☒ Site Plan ☐ Design Review ☐ Rezone ☐ Annexation ☐ Variance ☐ Other

Submittals Included:

Plat Review

FOR STAFF USE ONLY:

Zoning District: _____ Development Type: ☐ Single Family ☐ Multifamily ☐ PUD ☐ Commercial

Setbacks: Front _____ Side _____ Rear _____ Tax Map: _____ Group: _____ Parcel ID: _____

☐ Planning Commission ☐ Board of Zoning Appeals ☐ Design Review Commission ☐ BMA

Next Meeting Date & Time: _____ Application Due Date: _____

Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

Fee (see fee schedule): \$ 400.00 Date of Payment: 6/2/25

Owner Signature/Applicant: Mark Siele Date: 6-2-25

Town of Jonesborough
Plan Review Fees
Effective: August 12, 2024

FEE DESCRIPTION	FEE AMOUNT	TOTAL FEES
Plat Review Fees		
Minor Subdivision Plat (maximum of 2 lots)	\$75.00 Plat + \$25/per lot	
Major Subdivision Plat (3 Lots and Greater)	\$200.00 Plat + \$50/per lot	\$ 400 (4 lots)
Site Plan Review Fees (includes Storm Water)		
Per Acre *Round down for fractions	\$250.00*	
Grading Permit Fees *Round down for fractions	\$250.00*	
Rezoning Review Fees		
Single-family Residential Rezoning (less than 5 Acres)	\$250.00	
R-1 Low Density District	\$250.00 per Acre	
All Other Zoning Districts	\$500.00 per Acre	
Annexation Review Fee	\$300.00	
Board of Zoning Appeals Fee	\$300.00	
Design Review Commission (Appeals to BMA)	\$300.00	
Text Amendments Fee	\$200.00	
TOTAL ALL FEES		\$ 400

Date: _____

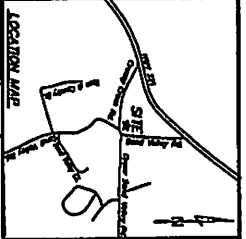
Applicant Name: Mark Sida

Project Name: Sida Subdivision

Receipt Number: _____

****ATTENTION****

FEES MUST BE PAID FOR **PRIOR** TO ADMINISTRATIVE OR BOARD APPROVAL.



(BASIS OF BEARINGS)
TENNESSEE STATE PLANE GRID NORTH (NAD83)

[illegible]

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2	NAME AND NEW (PRESENT)	2	DATE
3	FORMER "LAST NAME"	3	DATE
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9			

USEFUL & IMPORTANT EXERCISE NOTES

[illegible]

CERTIFICATE OF THE REMOVAL OF WATER STAINS

[illegible]

I WROTE CORDY THAT HE ADDRESS AS
BOYD ON THE FIVE FIVE, AND APPROVED AS
ASSOCI.

IT IS REQUESTED THAT THE ABOVE NAMED INDIVIDUALS BE KEPT UNDER CLOSE AND CONSTANT SURVEILLANCE BY THE FBI AND THEIR FAMILY BE ACTUALLY MONITORED BY THE FBI TO DETERMINE THEIR PLACES OF TRAVEL AND THAT BE REPORTED IMMEDIATELY TO BUREAU AND TO BE PERSUADED TO BE SOONER RELEASED.

OWNER <u>BLACK STAFF</u>		CIVIL DISTRICT <u>5TH</u>	
ACRES NEW ROAD <u>0</u>		MILES NEW ROAD <u>0</u>	
TOTAL NO. LOTS: <u>4</u>		TOTAL ACREAGE <u>4.514 AC.</u>	
TOWN OF JONESBOROUGH REGIONAL PLANNING COMMISSION			

EXPERIMENTAL SECTION ON AUTOMATED INFORMATION

COUNTRY ROAD SUPERSTITION OF AUTOMOBILE ROADSIDE THE

Effect of my feeding of my horse's laminitis

FORCIBLE POSSESSION AND SEIZURE

SCALE: 1" = 30'

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C-750217

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: June 17, 2025 AGENDA ITEM #: 4

SUBJECT: Approval of Hairetown Estates Final Plat

BACKGROUND:

The request is for final plat approval of the Hairetown Estates, containing 26 lots, totaling 23.34 acres, and located with Jonesborough's Planning Region on Hairetown Road. The subject property is further described on Washington County Tax Map 51, Parcel 41.00. A total of 0.22 miles of new road was complete, named Tortoise Way.

The owner is Wolfe Development GP, and the surveyor McCoy Surveying. The subdivision plan meets the minimum lot size requirement as per county zoning and meets the minimum requirements of the Subdivision Regulations.

All required certifications have been acquired for the final plat.

RECOMMENDATION:

Approve the final plat for Hairetown Estates, as presented.

LOCATION MAP (NUTS)



FROM BARRY L. GORDON FOR
LACROIX MECA

THE ATTENTION POINTS SHOWN HEREON WILL SECURE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PAID FOR AND PLACED ON.

[illegible]

CONTINUED OF MEMORIAL OF PUBLIC SENSORY SOUND EVENTS

CERTIFICATION OF THE APPROVAL FOR BILL-STREET ASSOCIATION

UNITED STATES OF AMERICA

THE HIGHER COURT said it would not be bound by the previous cases and it should hear and decide the matter on its merits. It said it would not be bound by the previous cases and it should hear and decide the matter on its merits.

[illegible]

CERTIFICATE OF AGENCY

[illegible]

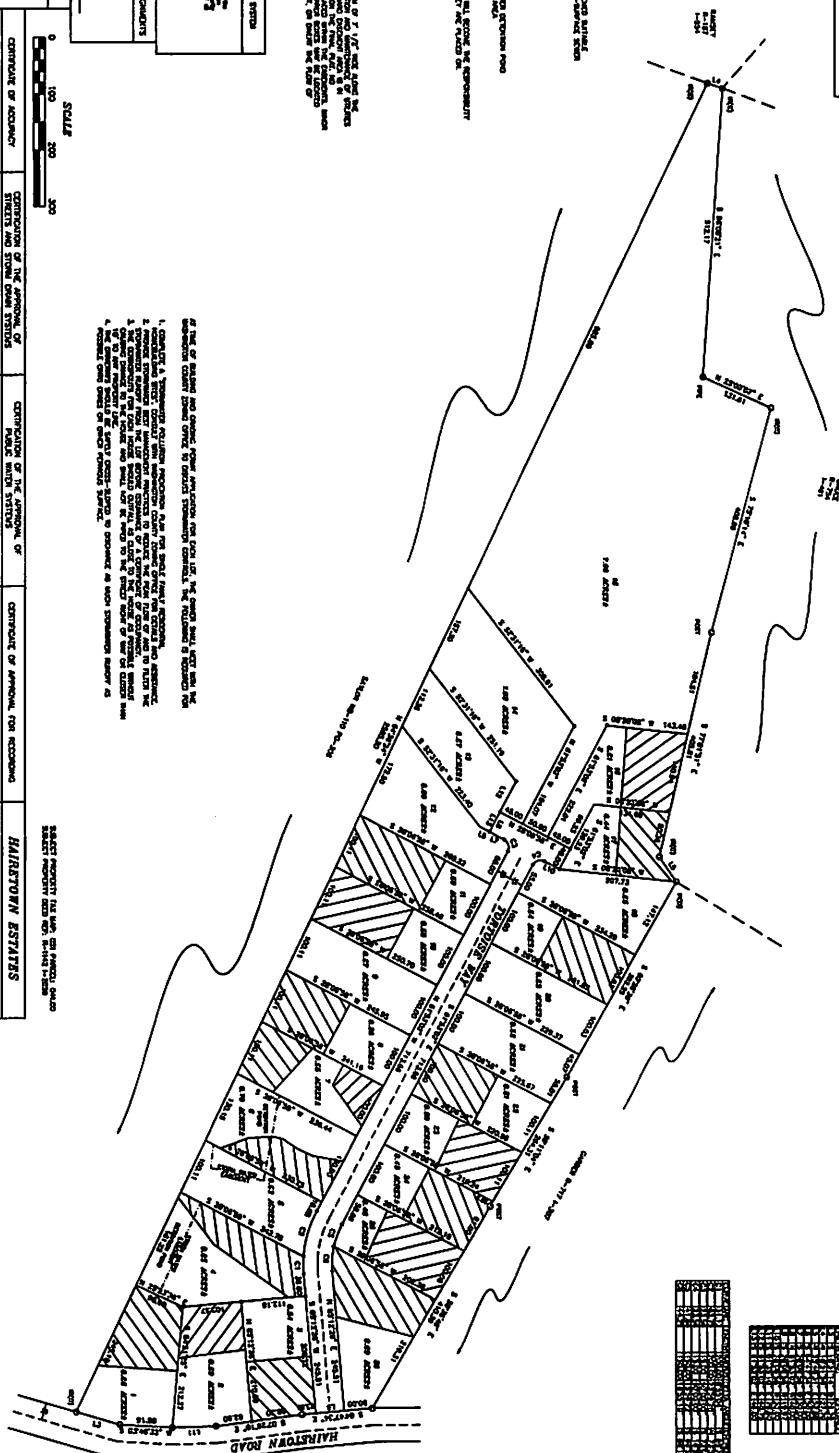
CONVICTION OF THE APPROVAL OF
PUBLIC HEALTH STATUTES

[illegible]

HAIKSTOWN ESTATES	
APPROXIMATE SQUARE FOOTAGE, COMMENTS	
TOTAL ACRES 13.146	TOTAL LOTS 89
SUBDIVISION 100-0000-0	PLATS NEW ROAD 0 22
CITY, TOWNSHIP & COUNTY	
OWNER, CARRIER	CLASSIFIED 1-1-10000+
SCALE 1:1-100	DATED 6/7/1984

11

1



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: June 17, 2025 **AGENDA ITEM #:** 5

SUBJECT: Irrevocable Letter of Credit for Skyline Landing Development

BACKGROUND:

An Irrevocable Letter of Credit #520 was issued for the Skyline Landing residential development project located off Skyline Drive. The site was inspected by Building Inspector Kevin Fair and Engineer Todd Wood on June 10, 2025, and both found the erosion and sediment, storm drain system, and stormwater management system to be installed per plans. The request is for the release of the Irrevocable Letter of Credit. The total security bond was \$142,400.00. Mr. Fair is recommending the release of the Irrevocable Letter of Credit.

RECOMMENDATION:

Approve the release of the Irrevocable Letter of Credit #520 for Skyline Landing residential development off Skyline in the amount of \$142,400.00, as presented.



TOWN OF JONESBOROUGH

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

Date: 6/3/25

From: Building and Standards Department,
Kevin R. Fair, Building Inspector.

RE: Bond Release request.
To: Glenn Rosenoff

Mr. Ethan Buckingham has requested a release of a grading bond on the Skyline Landing neighborhood off of Skyline Dr. in Jonesborough, TN. I have attached the letter of credit to the is in the S drive. I have checked this neighborhood, as well as had Todd Wood inspect it on Tuesday, 6/10/25. We both agree it is good to release this grading bond at this time.

Thank You, *Kevin R. Fair*
Kevin R, Fair



LETTER OF CREDIT

#520

Citizens Bank
3028 Peoples Street
Johnson City, TN 37605-1265

June 28, 2023

JONESBOROUGH REGIONAL PLANNING COMMISSION
Town of Jonesborough, Tennessee
123 Boone Street
Jonesborough, Tennessee 37659

Re: Irrevocable Letter of Credit

Ladies and Gentlemen:

This is our irrevocable credit in your favor, available by your drafts at sight drawn on us for a sum not exceeding \$142,400.00 for the account of RET Partnership, the developer(s) of Giant Oak located in Jonesborough, Tennessee, to be accepted by your signed statement that drawing is due to the default or failure to perform by the Developer(s) the following improvements on or before June 28, 2025:

The construction and installation of all erosion and sediment control, stabilization, storm water management facilities, storm drain system, and all other improvements in accordance with the site development plans approved by the Town of Jonesborough's Regional Planning Commission.

Acting through the Jonesborough Building Inspector or the Jonesborough Town Administrator, you will notify us when either:

1. The improvements have been timely and satisfactorily completed and the credit may be released; or
2. The subdivider/developer has failed to perform is in default.

We agree with the drawers, indorsers and bona fide holders of drafts that drafts drawn under and in compliance with the terms of this credit shall be duly honored if presented on or before June 28, 2025.

Very truly yours,
Citizens Bank

By: 
R. Ford Davis, Executive Vice President

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: June 17, 2025 AGENDA ITEM #: 6

SUBJECT: Approval of the Thomasson Annexation located on Shell Road

BACKGROUND:

The Town has received a written annexation request from property owner Micah Thomasson. The subject property is located off Shell Road and is further described on Washington County Tax Map 59, Parcel 219.01. The request is to annex approximately 5.47 acres. The request includes zoning the tract of land to R-1 (Low Density) Residential District. The original request was for only a portion of the 5.47 acres, but after further consideration and discussions with staff, Mr. Thomasson revised his request to include the entire Parcel 219.01.

The Plan of Services known as the "Micah Thomasson Shell Road Annexation" reflects that all town services **are available** to the subject tract at the time of annexation. Future development of the tract would need to coordinate with the Town's development services and meet the Town's development regulations and standards. This annexation process does not constitute the approval of any future development plans that may or may not require infrastructure improvements to be made by the Town or Owner/Developer, only that town services are available to the subject tract.

RECOMMENDATION:

1. Approve the Plan of Services as presented.
2. Recommend to the BMA the Resolution annexing, by request, property owned by Micah Thomasson, identified as Parcel 219.01 on Washington County Tax Map 59, located off Shell Road.
3. Recommend to the BMA the Ordinance zoning the property R-1 (Low Density) Residential District.

**ANNEXATION OF PROPERTY KNOWN AS THE "MICAH THOMASSON SHELL
ROAD ANNEXATION"
WASHINGTON COUNTY TAX MAP 59, PARCEL 219.01
INFORMATION SUMMARY**

PLAN OF SERVICES

A. Police

Jonesborough Police Services will be provided in accordance with Town policies from the effective date of annexation.

B. Fire Protection

The area proposed for annexation is currently served by the Jonesborough Fire Department.

C. Water Service

Public water is available to the subject property. Future development of the tract would need to coordinate with the Town's development services and meet the Town's development regulations and standards. This annexation process does not constitute the approval of any future development plans that may or may not require infrastructure improvements to be made by the Town or Owner/Developer, only that town services are available to the subject tract.

D. Sewer Service

Public sewer is available to the subject property. Future development of the tract would need to coordinate with the Town's development services and meet the Town's development regulations and standards. This annexation process does not constitute the approval of any future development plans that may or may not require infrastructure improvements to be made by the Town or Owner/Developer, only that town services are available to the subject tract.

E. Electrical Service

Electric service will be provided by BrightRidge.

F. Refuse and Recycling Collection

Regular weekly refuse and recycling collection service will be provided to the property and any future development on it from the effective date of annexation.

G. Streets

The road within the annexation area, Shell Road, will be served and maintained by the Town of Jonesborough. In the case of future development of the subject property,

the developer is required to consult the Town Staff regarding street infrastructure. If properly constructed to meet the regulations and standards of the Town, the streets and sidewalks will be accepted by the Town.

H. Streetlights

Streetlights will be provided in accordance with Town policies from the effective date of annexation.

I. Inspections

Inspection services provided by the Town (building, plumbing, mechanical, zoning, etc.) will be extended to the annexed area on the effective date of annexation.

J. Planning and Zoning

The Town's planning and land use control authority as authorized by state law will be extended to the annexed area on the effective date of annexation. This will include the administration and enforcement of zoning and subdivision regulations. The proposed annexation area is recommended to be zoned R-1 (Low Density) Residential District.

RESOLUTION NO. _____ ANNEXATION
(SEE ALSO ORDINANCE NO. (_____))

A RESOLUTION TO ANNEX A PORTION OF CERTAIN PROPERTY LOCATED WITH THE 15th CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE ADJOINING THE PRESENT CORPORATION BOUNDARIES OF THE TOWN OF JONESBOROUGH, TENNESSEE, AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF JONESBOROUGH, TENNESSEE, SAID PROPERTY BEING KNOWN AS THE **"MICAH THOMASSON SHELL ROAD ANNEXATION"**; DESCRIBED ON WASHINGTON COUNTY TAX MAP 59, PARCEL 219.01; AND TO ZONE SAID PROPERTY R-1 (LOW DENSITY) RESIDENTIAL DISTRICT AS DESCRIBED HEREIN AND TO AMEND THE ZONING MAP OF THE TOWN OF JONESBOROUGH, TENNESSEE ACCORDINGLY, BEING A PART OF THE APPENDIX TO ORDINANCE NO. _____.

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the territory as well as for the welfare of the town as a whole; and

WHEREAS, the Jonesborough Regional Planning Commission has considered and approved the area for annexation during regular session on _____, 2025; and

WHEREAS, the Jonesborough Regional Planning Commission has considered and approved a Plan of Services for the area during regular session on _____, 2025, a copy of which is attached hereto; and

WHEREAS, the Jonesborough Regional Planning Commission has considered and approved a proposal for zoning said property during regular session on _____, 2025, which proposal is made a part of this resolution as Section 2;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF JONESBOROUGH AS FOLLOWS:

SECTION 1. Pursuant to authority conferred by the Town of Jonesborough. Tennessee Charter, there is hereby annexed to the Town of Jonesborough, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries and situate, lying and being in the 15th Civil District of Washington County, Tennessee.

SECTION 2. BE IT FURTHER RESOLVED that the area herein described and annexed be zoned R-1 (Low Density) Residential District. (See also Ordinance No. _____).

SECTION 3. BE IT FURTHER RESOLVED that this resolution shall become operative from and after its passage as provided in the Town of Jonesborough, Tennessee Charter.

Approved by the Planning Commission _____

Passed on First Reading _____

Public Hearing Held _____

Passed on Second Reading _____

Approved and Signed in Open Meeting _____
CHUCK VEST, MAYOR

Attest: _____
JANET JENNINGS, TOWN RECORDER

Approved as to Form: _____
JAMES R. WHEELER, TOWN ATTORNEY

ORDINANCE NO. _____
(SEE RESOLUTION NO. _____)

AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF JONESBOROUGH, TENNESSEE BEING PART OF THE APPENDIX TO ORDINANCE NO. _____ ENTITLED "AN ORDINANCE TO ADOPT A CODE OF LAWS AND ORDINANCES FOR THE TOWN OF JONESBOROUGH, TENNESSEE, AND TO REPEAL ALL LAWS AND ORDINANCES IN CONFLICT THEREWITH", AND AMENDATORY THEREOF, BY ASSIGNING AN R-1 (LOW DENSITY) RESIDENTIAL DISTRICT TO CERTAIN PROPERTY WITHIN THE 15TH CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE AND DESCRIBED ON WASHINGTON COUNTY TAX MAP 59, PARCEL 219.01, AND KNOWN AS THE "MICAH THOMASSON SHELL ROAD ANNEXATION".

BE IT ORDAINED BY THE TOWN OF JONESBOROUGH AS FOLLOWS:

SECTION 1. That the Zoning Map of the Town of Jonesborough, Tennessee, being a part of the appendix to Ordinance No. _____ entitled, "An Ordinance to Adopt a Code of Laws and Ordinances for the Town of Jonesborough, Tennessee, and to Repeal All Laws and Ordinances in Conflict Therewith," and all ordinances supplementary thereto and amendatory thereof, be and the same is hereby amended and modified by assigning the zoning on the following described property on Washington County Tax Map 59, Parcel 219.01 of a R-1 (Low Density) Residential District. See descriptions marked "Exhibit A" and "Exhibit B" hereto.

SECTION 2. BE IT FURTHER ORDAINED, that all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. BE IT FURTHER ORDAINED, that this ordinance shall take effect from and after its passage on second and final reading and publication as required by law, the public welfare requiring it.

This Ordinance takes effect from and after its passage on second and final reading, the 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 _____

CHUCK VEST, 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 _____

CHUCK VEST, MAYOR

ATTEST:

JANET JENNINGS, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY



TOWN OF JONESBOROUGH

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

Date: 6/3/25

From: Building and Standards Department,
Kevin R. Fair, Building Inspector.

RE: Annexation Request
To : Glenn Rosenoff

Mr. Micha Thomasson has requested a property annexation on Shell Road in Jonesborough, TN. Parcel ID 059 219.01. He wants to divide the land into 4 parcels. One large parcel, and 3 smaller parcels. Please see the attached map.

Thank You,


Kevin R, Fair

Planner's Note: Property owner Micah Thomasson changed the request to annexation of the entire tract of land described on Washington County Tax Map 59, Parcel 219.01 (6-12-2025)

THE OLDEST TOWN IN TENNESSEE



TOWN OF JONESBOROUGH

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

Receipt #
6614

Jonesborough:

Planning Commission; Board of Zoning Appeals;
Design Review Commission; Board of Mayor & Alderman

Owner/Applicant: Micah Thomasson Phone Number: 423-213-1168

Representative

Attending Meeting: Micah Thomasson Phone Number: 423-213-1168

Site Location/Area: Shell Rd, Jonesborough TN

Parcel ID 059 219.01

Describe reason for Request Review:

☐ Major Subdivision Plat ☐ Site Plan ☐ Design Review ☐ Rezone ☒ Annexation ☐ Variance ☒ Other

Divide land into 4 parcels. One large Parcel 7+ acres.
and 3 smaller parcels (roughly 1/2 acres). Would like

Submittals Included: to annex the smaller parcels into the
town of Jonesborough.

Annexation is the first/main concern.

FOR STAFF USE ONLY:

Zoning District: _____ Development Type: ☐ Single Family ☐ Multifamily ☐ PUD ☐ Commercial

Setbacks: Front _____ Side _____ Rear _____ Tax Map: _____ Group: _____ Parcel ID: _____

☐ Planning Commission ☐ Board of Zoning Appeals ☐ Design Review Commission ☐ BMA

Next Meeting Date & Time: _____ Application Due Date: _____

Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

Fee (see fee schedule): \$ 300.00 Date of Payment: _____

Owner Signature/Applicant: Micah Thomasson Date: 5/30/25

Planner's Note: Property owner Micah Thomasson changed the request to annexation of the entire tract of land described on Washington County Tax Map 59, Parcel 219.01

**Town of Jonesborough
Miscellaneous Receipt**

Misc. Receipt No: 372
POS Receipt No: 6616
Receipt Date: 05/30/2025

Received By: Stephanie Mauk
Received On: 05/30/2025 11:10 AM

Customer ID: 233
Name: MICAH THOMASSON
Description: SHELL RD DIVIDE 4 PARCELS

Miscellaneous Receipt Total
\$300.00

GL Account Number	GL Account Description	Debit	Credit
110-32661	Rezoning/Plan Review/Variance Fee	\$0.00	\$300.00
Miscellaneous Receipt Totals:		\$0.00	\$300.00

Thank You!

[GIS Map](#)[PDF](#)[Return to Results](#)

Parcel Details

WASHINGTON COUNTY, TN | TAX YEAR 2025

County Information

County Number: 090

Reappraisal Year: 2024

Property Owner and Mailing Address

January 1 Owner

EDWARDS CARL T
& COLEEN
9 CLEVELAND AVE
ASHEVILLE NC 28803

Current Owner

THOMASSON MICAH JUDE
& ABIGAIL BRYAN
837 PKWY BLVD
ELIZABETHTON TN 37643

Property Location

Address: SHELL RD

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
059		219.01		000

Value Information

Land Market Value:	\$87,700
Improvement Value:	\$0
Total Market Appraisal:	\$87,700
Assessment Percentage:	25%
Assessment:	\$21,925

Additional Information

2010 COUNTY BOARD CHANGE

General Information

Class: 00 - Residential

City #:

Special Service District 1: 000

District: 15

Number of buildings: 0

Utilities - Water/Sewer: 00 - PUBLIC / NONE

Utilities - Gas/Gas Type: 00 - NONE

City:

Special Service District 2: 000

Neighborhood: B01

Number of mobile homes: 0

Utilities - Electricity: 01 - PUBLIC

Zoning:

Outbuildings & Yard Items

Building/Card#	Type	Description	Area/Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Ty In: ?
5/7/2025	\$200,000	R1189	I324	I - IMPROVED	WI W/ DE
8/8/2003	\$0	R347	I583		TE BY EN DE
2/13/1997	\$5,500	R111	I414	V - VACANT	WI W/ DE

Land Information

Deed Acres: 5.47

Calculated Acres: 0

Total Land Units: 5.47

Land Code	Soil Class	Units
02 SMALL TRACT		5.47

Division of Property Assessments

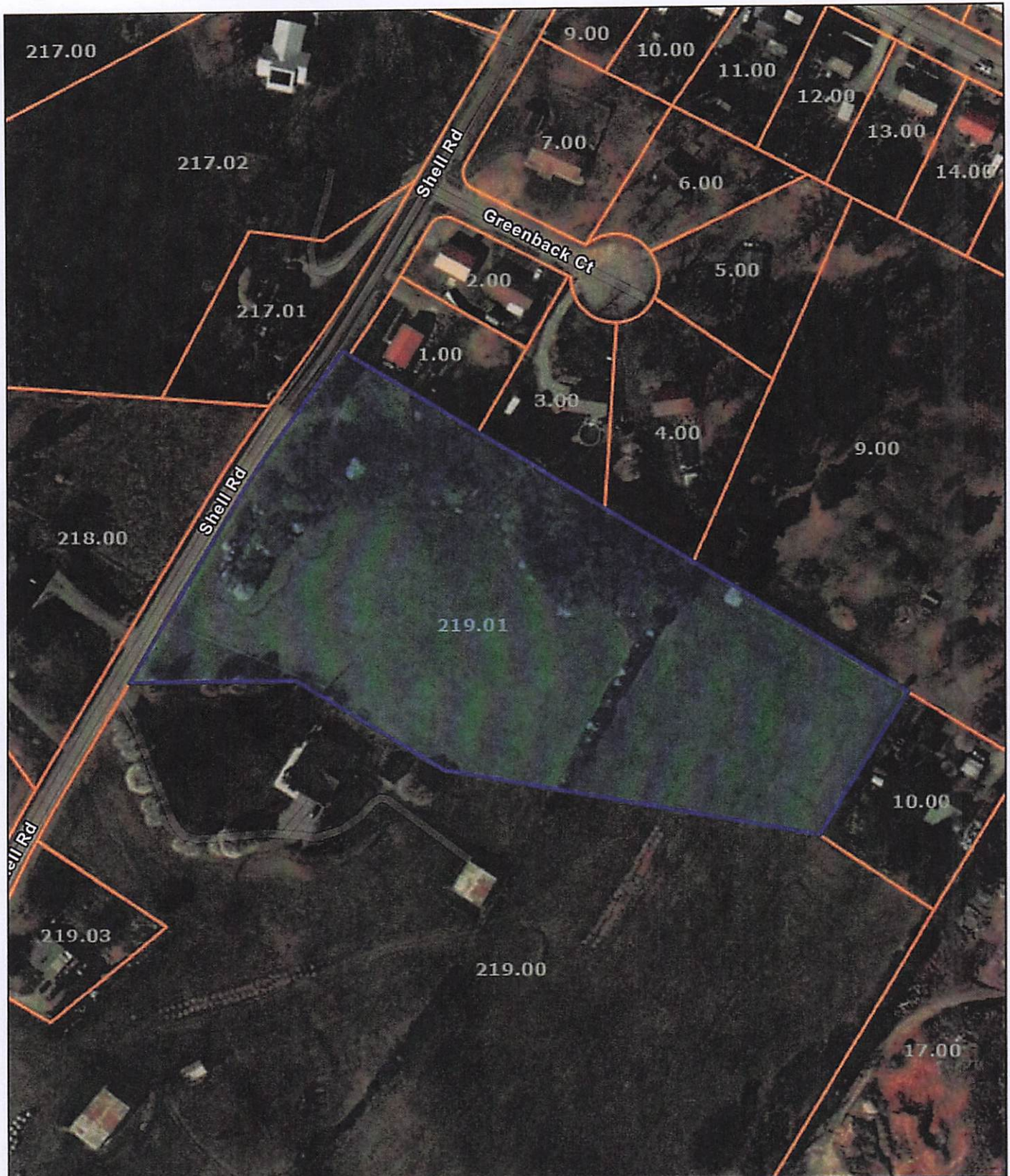
Comptroller of the Treasury

State of Tennessee



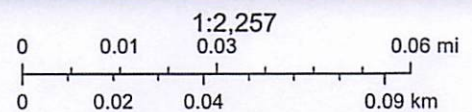
Our Mission: Make Government Work Better

Washington County - Parcel: 059 219.01



Date: June 12, 2025

County: WASHINGTON
Owner: EDWARDS CARL T & COLEEN
Address: SHELL RD
Parcel ID: 059 219.01
Deeded Acreage: 5.47
Calculated Acreage: 0



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The property lines are compiled from information maintained by your local

Re: Annexation and subdivision of Shell rd Parcel ID 059 219.01

From Micah Thomasson <micahtomasson@gmail.com>

Date Thu 6/12/2025 3:06 PM

To Kevin Fair <kfair@JonesboroughTN.org>

Thank you for the response! Just so I am clear I am intending to annex the entire parcel! If it is possible to go ahead and annex in the entire parcel and then do the subdivision on the next meeting that would be phenomenal but if not, we will just have to wait till I get that survey

. I am working towards having our surveyor, go ahead and get us the survey, reflecting our intent. I know he is busy and because I didn't reach out to him until late regarding it I may or may not be able to have it prior to the meeting on the 17th

On Thu, Jun 12, 2025 at 8:55 AM Kevin Fair <kfair@jonesboroughtn.org> wrote:

Micah,

Speaking with our Town Administrator we will need a survey to show the 4 points of the annexation property. The 2 options are an official survey detailing the annexation property amount/location, or annexing the entire tract. The conceptional drawing is great to see what you want to do, but we have to present this request with definite and precise points laid out. Let me know when you can get this to me.



KEVIN FAIR
Building Inspector

📞 423-753-1032

✉ kfair@jonesboroughtn.org

📍 123 Boone St. Jonesborough, TN 37659

🌐 jonesboroughtn.org

From: Micah Thomasson <micahtomasson@gmail.com>

Sent: Thursday, June 5, 2025 12:29 PM

To: Kevin Fair <kfair@JonesboroughTN.org>

Subject: Re: Annexation and subdivision of Shell rd Parcel ID 059 219.01

I didn't realize request for the drawing! I can work one up today and submit it! I'm presuming we are talking about a drawing reflecting proposed subdivisions within whole lot?
Sorry for my ignorance here!

On Thu, Jun 5, 2025 at 10:16AM Kevin Fair <kfair@jonesboroughtn.org> wrote: