

MEETING NOTICES

The Jonesborough Planning Commission and Design Review Commission will meet in a Called Session at 8:00 a.m., Monday, June 24, 2024, in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN.

Opening Prayer

Pledge to the Flag

PLANNING COMMISSION

Agenda

Call to Order

1. Review and Consideration of a Final Plat for Skyline Landing Subdivision
2. Adjournment

DESIGN REVIEW COMMISSION

Agenda

Call to Order

1. Review and Consideration of the Building Design Plan for Wendy's Restaurant, located along East Jackson Blvd
2. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: June 24, 2024 AGENDA ITEM #: 1

SUBJECT: Final Plat for Skyline Landing Subdivision

BACKGROUND:

The request is for final plat approval for 20 lots in the Skyline Landing Subdivision (aka original name Giant Oak" located off Skyline Drive with 4 new internal subdivision roads labeled Azure Landing, Middays Rest, Twilight Falls, and Daybreak Crest, and containing approximately 33.72 acres. The subject property is further described on Washington County Tax Map 51-L, Group D, Parcel 1.00. The current owner is RET Partnership, and the surveyor is McCoy Land Surveying.

At the time of staff preparing the agenda presentation, the final plat shows the following details needed prior to the Planning Commission being able to approve the plat and the Secretary of the Planning Commission being able to sign the Certificate of Approval for Recording:

1. In lieu of sidewalks in the amount of \$26,369.00.
2. Estimate on bonding for topcoat of asphalt to complete internal roads.
3. Estimate on sidewalk (one side only) if not complete by time of Planning Commission meeting.
4. Proof that streetlights have been ordered.

A final recommendation will be provided at the meeting based on the status of the 4 items identified above.

RECOMMENDATION:

A recommendation will be provided at the time of the Planning Commission meeting.

CLOSURE: 1-1000+

JONESBOROUGH DESIGN REVIEW COMMISSION

AGENDA PRESENTATION

DATE: June 24, 2024 AGENDA ITEM #: 1

SUBJECT: Building Design Plan for Wendy's Restaurant

BACKGROUND:

The Wendy's Restaurant site and grading plan was approved by the Planning Commission May 21, 2024. Wendy's is located within the Design Overlay District and therefore additional details of façade building materials is reviewed for Design Review Commission consideration and approval. The subject property is off East Jackson Boulevard (376 E. Jackson Blvd), and further described on Washington County Tax Map 060A, Group D, Parcel 6.02. The total area site area is 1.2 acres.

Staff have had several communications with Wendy's representatives over the project and both parties have attempted to reach the minimum 75% exterior wall standards as provided for in the design guidelines (see attached). The front façade has the following materials and percentages proposed:

- Masonry 75%
- Fiber Cement 20%
- Concrete 5%

The proposed façade plan meets the minimum requirements of the design guidelines, primarily by achieving 75% exterior wall material of **masonry**.

The guidelines state the following regarding *Building Facades*:

A minimum of seventy-five percent (75%) of every exterior building wall, excluding glass, which is visible from a public right-of-way or an abutting residential development (if not buffered) shall be comprised from the following materials: **natural clay brick; and/or natural quarried stone products**. Secondary façade materials, which may be used up to twenty percent (20%) on exterior building walls include: all-encompassing synthetic stuccos or concrete based products; and/or other materials as approved by the Building Inspector. Painted smooth-faced concrete block, wood, architectural metal, and/or other materials differing from those used as primary and secondary materials may be utilized, in an amount not to exceed five percent (5%).

Exterior building materials for roofed overhangs, porches, porch-ceilings, and soffits are excluded from these design guidelines.

The secondary material consisting of fiber cement has been approved by the Building Inspector as an acceptable material to concrete based products representing 20% of exterior materials. The remaining 5% materials consisting of concrete storefront curb, meets the minimum requirements of the design guidelines to not exceed 5%.

RECOMMENDATION:

Approve the design of the building, as presented.



[illegible]

BL-1	ISOLATED ALLEVE - "YELLOW"
MA-1	CROWNWOOD FINISHED ALUM GROUND - "LIGHT OAK"
MA-3	EXCEPTIONAL METALS DRIP EDGE - "BRIGHT RED"
MA-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAZE METAL - "CLEAR ANODIZED"
MA-7	EXCEPTIONAL METALS - "DARK GRAY"
BA-1	FACE BRICK - TAN
BR-2	FACE BRICK - DARK GRAY
NP-2	NICHIA FIBER CLOUTIER PANEL - "BLACK" (RED)
PED-1	NICHIA FIBER COMFORT PANEL - "TANGLAS AMARQ" (G)
PED-2	EXTENSION PAINT DANCE BIOCHISEL (SEE PAINT CONTROLLER)

CA-54	INTERNALLY ILLUMINATED CAUGED 54"
VW-42	INTERNALLY ILLUMINATED WAVE 42" (WHITE OR RED FACED)
MF-51	NON-ILLUMINATED WPTO LETTER SIGN
GR-69	NON-ILLUMINATED SIGR LETTER SIGN 8" (US AND CANADA MARKETS)
DP-69	NON-ILLUMINATED DELIVERY PICKUP LETTER SIGN 8"
AP-44	CREW DOOR DIGITAL
AP-45	"HIM ME" SIGN

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SOUTH ELEVATION (WINDY'S)	29.3
SOUTH ELEVATION (DELIVERY PICK-UP)	27.9
EAST ELEVATION (QIBR)	8.46
EAST ELEVATION (CAUSE)	21.8
WEST ELEVATION (CAUSE)	21.9
WEST ELEVATION (RFTO)	18.48
TOTAL	152

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Wendy's

FN	Gr 15	RECORDING
	06/22/2014	ISSUED FOR PERMIT

PLU: 6495 6/17/2024 24XXX
/NOB CI NOB/BSR LMI

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PRECEDENT INFORMATION. IT SHALL NOT
BE USED OR REPRODUCED ON ITS CONTENTS
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CONCRETE ARCHITECTS, LTD.

THESE DRAWINGS HAVE BEEN PREPARED AT
AND/OR UNDER MY SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF
CONFORM AND COMPLY WITH THE
REQUIREMENTS OF THE DEPARTMENT OF
BUILDINGS AND CODES IN THE JURISDICTION.

STATE OF TENNESSEE
#160148
REGISTERED ARCHITECT
DONALD J. WALLIN
EXPIRATION DATE: 03/01/2008



EXTERIOR ELEVATIONS

A2.1

[illegible]

Architectural elevation drawing of a Wendy's restaurant facade. The drawing shows a two-story building with a brick upper section and a stone lower section. The Wendy's logo is prominently displayed on the upper brick portion. The facade includes large windows, a central entrance with a door, and various architectural details like cornices and moldings. Numerous callouts with leader lines point to specific features, including roof framing, skylight locations, panel framing, and material specifications like brick and stone. Dimensions and material codes (e.g., C-23, C-24, C-25) are indicated throughout the drawing.

T.O. FRAMING 
18" - 11"


 ANCHOR FRAMING
 11' - 4"
 B.O. FRAMING
 10' - 0 1/2"

LOCATED PER LOCAL
MENTS, 6" HIGH
SHED ALUMINUM NUMBER

1.0 CONC. SLAB

