

MEETING NOTICE

The Jonesborough Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, August 19, 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. Approval of Minutes
3. Request for a Variance to the Front Yard Setback Requirements for 785 Twilight Falls, Skyline Landing Subdivision – Buckingham Development
4. Adjournment

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for release of the grading security for the Starbucks project, 1504 East Jackson Blvd
4. Request for approval of Washington County Zoning Text Amendment - *Electronic Message Boards*
5. Request for approval of a Home Occupations Permit located at 776 Barley Loop
6. Request for Final Plat approval for 3-Lot Division located on Shell Road – Thomasson Property
7. Request for approval to rezone property located at 705 West College Street from R-1 (Low Density Residential) to PRD (Planned Residential Development) – Wolfe Development
8. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: August 19, 2025 **AGENDA ITEM #:** BZA-2

SUBJECT: Approval of Minutes

Attached for approval are the minutes of the June 17, 2025 BZA meeting.

JONESBOROUGH BOARD OF ZONING APPEALS

Jonesborough Town Hall – Board Room

123 Boone Street, Jonesborough, TN

June 17, 2025 – 6:00 PM

MINUTES

The Jonesborough Board of Zoning of Appeals met in a regular meeting on Tuesday, June 17, 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, Kevin Fair

Others Present: Micah Thomasson, Vicky Laxton Weil, Mark Siele

Chairman Tom Foster called the meeting to order and noted a quorum was present.

- 1. Public Comments** – There were no comments
- 2. Variance Request to the 25-foot Green Space Buffer (PRD Zoning District) – 130 Slonaker Circle**

Vicky Laxton-Weil requested a 12-foot variance to the PRD 25 foot green space buffer requirement for her property located at 130 Slonaker Circle, within the Cottages at Boones Creek development. A 4-foot, black metal perimeter fence was installed within the 25-foot buffer area. Twelve feet of fencing is within the buffer area. Per regulations no structures including houses, sheds, decks, patios, pools, etc. may be built in the 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. Ms. Weil stated she received approval from the HOA and developer to install the fence and asked the commission for a variance. Commissioner Graham expressed concern about approving the request and setting a precedence for future requests.

Chairman Foster stated that staff recommendation was to deny the variance request.

Motion: Josh Conger made a motion, seconded by Bill Graham, to deny the 12-foot variance to the PRD 25-foot green space buffer requirement as presented. Motion passed unanimously.

- 3. Chairman Tom Foster adjourned the meeting.**

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: August 19, 2025 AGENDA ITEM #: BZA-3

SUBJECT: Variance – Front Yard Setback for 785 Twilight Falls, Skyline
Landing Subdivision – Buckingham Development

BACKGROUND:

The variance request applicant/owner is Buckingham Development for a front yard variance at 785 Twilight Falls within the Skyline Landing subdivision. The subject property is zoned R-1A and is further described on Washington County Tax Map 51-L, Group D, Parcel 23.00. The purpose for approval is to move the construction of the future home (Lot 23) closer to the street to better line up with the other homes in this cul-de-sac.

The illustration shows the distances, with structure meeting the 30 feet requirement until the time the home is located closer to the cul-de-sac radius where it decreases to 19 feet. Included in the agenda is an aerial view of the tract of land and shows Lot 22 and down are consistently aligned along the subdivision road.

The Jonesborough Municipal Code does contain a section in the General Provisions of Zoning as follows:

Front yards. The front yard requirements of this chapter shall not apply to any lot where the average depth of existing front yards on developed lots, located within the same block and zoning district and fronting on the same street as such lot, is less than the minimum required front yard depth. In such case, the minimum front yard shall be the average of the existing front yard depths on the developed lots.

The above section is often associated with existing or older neighborhood residential areas where infill development occurs and there is an attempt to "lineup" a new home to other existing homes on the same street.

Staff opine that although the above section could apply, since this is a new development, granting a variance is a much better method that provides a record of the variance and why the portion of the home in the front is only 19 feet to the street versus the required 30 feet.

Granting the front yard setback variance is reasonable as the home will predominantly meet the required 30 feet, and only a slight portion of the home will need a variance in the area of the cul-de-sac road radius. The granting of said variance does not appear to be detrimental to the public good.

RECOMMENDATION:

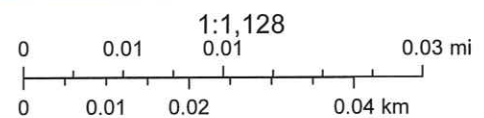
Approve the front yard setback variance of 11 feet in the area of the cul-de-sac radius as shown on the Concept Illustration, as presented.

Washington County - Parcel: 051L D 023.00



Date: August 14, 2025

County: WASHINGTON
Owner: RET PARTNERSHIP
Address: TWILIGHT FALLS 785
Parcel ID: 051L D 023.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexel Imagery Date: 2023



Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property



TOWN OF JONESBOROUGH

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

Date: 7/30/25

To: Glenn Rosenoff

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

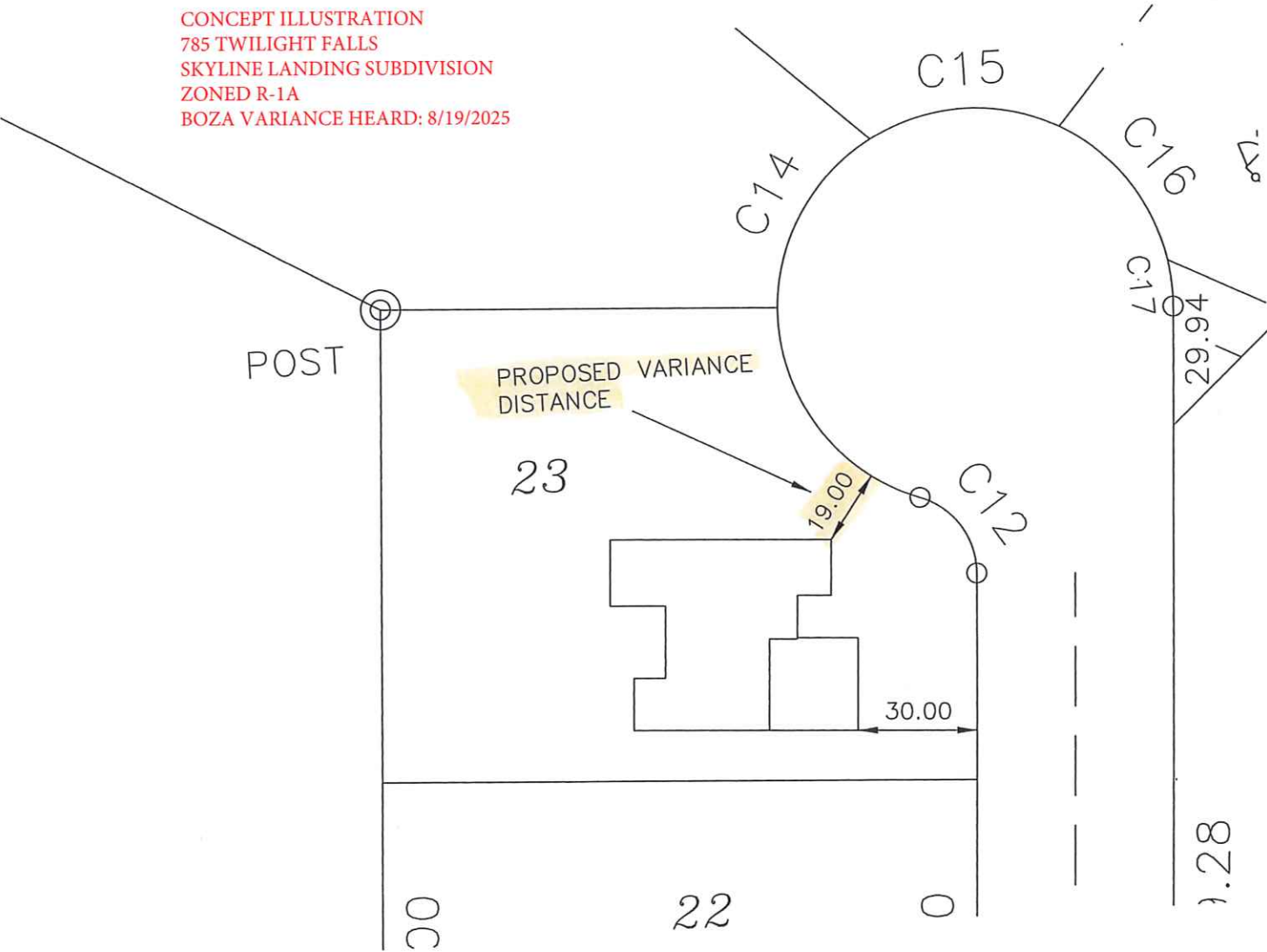
Re: Variance Request on 785 Twilight Falls Jonesborough, TN 37659.

This is a variance request by Ethan Buckingham, of Buckingham Development to move the construction of the future home zoned R-1A known as lot 23 in the Skyline Landing development. (785 Twilight Falls) He wishes to build a home 11 feet closer to the street to better line up with the other homes in this cul-de-sac. He has requested a 19.00 Feet distance from the street to the corner of the home. Please see the attached drawing showing the requested placement of this home.

Sincerely, 
Kevin R. Fair

THE OLDEST TOWN IN TENNESSEE

CONCEPT ILLUSTRATION
785 TWILIGHT FALLS
SKYLINE LANDING SUBDIVISION
ZONED R-1A
BOZA VARIANCE HEARD: 8/19/2025







TOWN OF JONESBOROUGH

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

Date: 8/4/25

Public Notice

Re: Variance Request

Please be advised that Buckingham Development, owner of the property located at 785 Twilight Falls parcel ID (51L D 023.00) Jonesborough, TN 37659. Is requesting a variance to the setback of the future home to be built on this site.

The board of Zoning Appeals is scheduled to discuss this variance at their meeting on Tuesday, August 19th, 2025 at 6:00 p.m. in the Town Hall Board Room located at 123 Boone Street Jonesborough, TN 37659. All interested parties are encouraged to attend.

THE OLDEST TOWN IN TENNESSEE

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 19, 2025 **AGENDA ITEM #:** 2

SUBJECT: Approval of Minutes

Attached for approval are the minutes of the July 15, 2025 Planning Committee meeting.

JONESBOROUGH PLANNING COMMISSION

MINUTES – JULY 15, 2025

The Jonesborough Planning Commission met in a regular meeting on Tuesday, July 15, 2025, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Terry Countermine, Darrell Fowler, Bill Graham, Robin Harpe, Richie Hayward

Members Absent: Frank Collins, Josh Conger, Jim Rhein

Staff Present: Donna Freeman

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

1. **Public Comments** – There were none.
2. **Approval of Minutes – Meeting of June 17, 2025**

The motion to approve the minutes of the June 17, 2025 meeting, as presented, was made by Bill Graham, seconded by Robin Harpe and duly passed.

3. **Request for approval of the Release of a Performance Bond for Chelsea's Place Phase 2, Presidential Way**

The site was inspected by the Kevin Faire, Building Inspector, on June 23, 2025, and he found the site to be stabilized and no problems were seen. Chairman Foster read staff recommendation to approve the release of the Performance Bone in the amount of \$64,800 for the Chelsea's Place Phase 2 project located off Presidential Way. Chairman Foster asked Commissioners if they had questions or comments and with there being none, called for a motion.

Motion: Richie Hayward made the motion to approve the release of the Performance Bone for Chelsea's Place Phase 2 in the amount of \$64,800. Bill Graham seconded the motion, and it was duly passed.

4. **Request for approval of Washington County Zoning Text Amendment *Public Services***

Washington County Planning Director Angela Charles requested Jonesborough Planning Commission's approval of a zoning text amendment to Washington County Zoning Resolution Article II, Definitions, Public Services, and Article V, General Provisions, Section 513, Uses Permitted in all Zoning Districts, adding 513.2, Public

Services. The proposed text amendment is to add a definition for Public Services, and Permit Public Services in all zoning districts.

Public Services: Uses for essential services provided by a unit of government, including but not limited to any county, school district, or nonprofit volunteer fire department receiving funds appropriated by a county legislative body, for the direct benefit of the public, such as law enforcement (with or without jail), solid waste facilities and convenience centers, fire service, emergency medical service or ambulance, judicial court, or government offices.

Sec. 513 - Uses Permitted in all Zoning Districts - adding the following 513.2: Public Services

Both the Washington County Regional Planning Commission and Johnson City Regional Planning Commission recommended unanimously for the text amendment.

Chairman Foster read the staff recommendation for the approval of the zoning text amendment to the Washington County Zoning Resolution Article II, Definitions, adding a definition for Public Services, and Article V, General Provisions, adding Section 513.2, Public Services, to the Washington County Board of Commissioners. Chairman Foster asked Commissioners if they had questions or comments and with there being none, called for a motion.

Motion: Darrell Fowler made the motion, seconded by Terry Countermine, to approve the zoning text amendment to the Washington County Zoning Resolution Article II, Definitions, adding a definition for Public Services, and Article V, General Provisions, adding Section 513.2, Public Services, to the Washington County Board of Commissioners. The motion was duly passed.

5. Request for approval of an Accessory Building Apartment at 703/705 West Main Street

Presented by: Matthew Kehn, Property Owner

The request is for approval of an accessory building apartment located at 703/705 West Main Street. The building is a pre-existing garage that was being repaired due to a motorist running into the building creating the need for repairs. The new plan is to have approval of new living space over the garage building. The building is 1,680 square feet, and the living space is 300 square feet. Staff has reviewed the request and the apartment above the garage is no more than the remaining floor space of the first-floor garage area (much less); there is appropriate ingress/egress; the garage and apartment must meet the building codes; and the garage is incidental or subordinate to the principal structure which is the residential home. Staff finds that the proposal meets the intent of the regulations pertaining to accessory building apartments. Matthew Kehn said the Historic Zoning Commission has approved the accessory building apartment. Matthew Kehn said that in the future they would like to possibly have a small farmers market business in the garage area. Chairman Foster

informed Mr. Kehn he would have to bring that plan for a business back to the Planning Commission for approval.

Chairman Foster read the staff recommendation for the approval of the accessory building apartment as presented. Chairman Foster asked Commissioners if they had questions or comments and with there being none, called for a motion.

Motion: Terry Countermine made the motion to approve the accessory building as presented, seconded by Robin Harpe and duly passed.

6. Request for final plat approval of Chapman's Reserve Subdivision Phase 1, located along East Main Street

Presented by: Todd Wood, Engineer

The request is for final plat approval of the Chapman's Reserve Subdivision Phase 1 containing 7, totaling 2.684 acres, with a remaining 11.354 acres for future development (Chapman Reserve comprehensive site plan approved by the Planning Commission on May 20, 2025) and located on East Main Street, as describe on Washington County Tax Map 52, Part of Parcel 225.00. The subdivision plan meets the minimum lot size requirement as per the Zoning Ordinance and meets the minimum requirements of the Subdivision Regulations. Todd Wood said there is seven (7) road frontage lots and each house will have direct access to East Main Street.

Chairman Foster read the staff recommendation for the approval of the 7-lot Chapman's Reserve Subdivision Phase 1. Chairman Foster asked Commissioners if they had questions or comments and with there being none, called for a motion.

Motion: Bill Graham made the motion to approve the final plat for the 7-lot Chapman's Reserve Subdivision Phase 1 as presented. Richie Hayward seconded the motion and it was duly passed.

7. Request for a site plan approval for Buckingham Hairetown Subdivision, located along Hairetown Road

Presented by: Todd Wood Engineer

The request is for site plan approval for the Construction Plans for the Buckingham Hairetown Subdivision as described on Washington County Tax Map 51, Parcel 42.00. The subdivision is in the county but within the Jonesborough Planning Region, and the Jonesborough Planning Commission approval is required. The following is a review of the site plan:

Zone: The property is within the county and is zoned R-1 Low Density Residential District

Proposed Use: 23 Single Family Lots

Density

The R-1 zoning density has a minimum lot size of 15,000 square feet and permits single family dwellings. The subdivision plan meets the density requirements of the zoning district. The smallest lot size is 21,900 square feet.

Setbacks: Front 25 feet; Rear 30 feet and Side 12 feet.

Site Area: 23.35 acres

Ingress/Egress: The site plan shows one internal road being constructed to serve the proposed 23 single family lots off Hairetown Road.

Streets: The street proposed is a 50-foot right of way and 24 feet wide paved public road.

Sidewalks: Since the property is outside the town corporate limits, but within our planning region, and as there are no plans of the town to annex this area in the near future, the developer is not required to install sidewalks. No sidewalks are planned for this subdivision.

Utilities: All utilities are available at the site.

Stormwater: A Stormwater Management Plan has been submitted as part of the site plan dated July 1, 2025.

Bonding: This project is outside the corporate limits therefore the Washington County Planning and Zoning Office will be the jurisdiction over any grading permits and/or future building permits.

Todd Wood said public water is available, no fire hydrants, and with there being no public sanitary sewer system each house will be on a septic system.

Chairman Foster read the staff recommendation for the approval of the development layout for grading, road, stormwater, and utility plans, as presented. Chairman Foster asked Commissioners if they had questions or comments, with there being no further discussion, Chairman Foster called for a motion.

Motion: Bill Graham made the motion to approve the development layout for grading, road, stormwater, and utility plans, as presented. Terry Countermine seconded the motion and it was duly passed.

8. Other

Discussion took place on the following items to give to Town staff:

1. Traffic Studies for new developments, and if the Town could to do review.
2. Explore a text amendment to clarify what is allowable or permitted in the 25 foot buffering area in the perimeter of a PRD zone development.
3. Training on the different zonings, i.e. PRD, B-1, B-2, B-3, etc.
4. Change of By-Laws regarding the time in which Commissioners receive their planning packet information.

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

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 19, 2025 AGENDA ITEM #: 3

SUBJECT: Release of Grading Security Starbucks Project, 1504 E. Jackson

BACKGROUND:

A Performance Security Deposit was issued for grading in the amount of \$6,596.80 for the Starbucks project located at 1504 East Jackson Boulevard. The site was inspected by Kevin Fair and J Greene on July 30, 2025, and they found the site to be stabilized, and no problems were seen. The request is for the release of the grading security.

RECOMMENDATION:

Approve the release of the grading security for the Starbucks project located at 1504 East Jackson Boulevard in the amount of \$6,596.80, as presented.



TOWN OF JONESBOROUGH

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

Date: 7/30/25

To: Glenn Rosenoff

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

Re: Grading Security Release on Starbucks Coffee

This is a request for release of grading bond security in the amount of \$6,596.80 on the new Starbucks Coffee located at 1504 E. Jackson Blvd. Jonesborough, Tn 37659. The bond was secured by V3 Realty, LLC. As they performed the exterior lot work and building shell construction. Another company has permitted the interior construction finish out, however the exterior is completely done. Landscaping and drainage are all set and to approved plans. J. Greene and I checked on this as well as asking Lauren Little to verify the landscaping plan was complete and ready for release.

Sincerely, 
Kevin R. Fair

THE OLDEST TOWN IN TENNESSEE

PERFORMANCE SECURITY DEPOSIT AGREEMENT

KNOW ALL MEN By these presents:

WHEREAS v3 Jonesborough Principal herein is the owner and developer of the (project name) located in Jonesborough, Tennessee and _____, a surety company authorized to do business in the State of Tennessee (hereinafter called the "surety"), and

WHEREAS, the plans and specifications of said project having been approved by the Jonesborough Regional Planning Commission, and which are referred to and made a part of this instrument, as if fully copied and set forth herein, and

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all erosion and sediment control, stabilization, storm water management facilities, storm drain system, and all other improvements in the said project in accordance with the plans and specifications attached hereto and made a part of this deposit.

NOW, THEREFORE, the v3 Jonesborough, as Principal, and _____, as Personal Guarantor (*only if required*), do hereby firmly bind ourselves, our heirs, executors, administrators and successors unto the Jonesborough Regional Planning Commission and the State of Tennessee for and on behalf of Jonesborough, Tennessee in the sum of \$6,596.80 which amount shall be deposited with the Recorder of the Town of Jonesborough subject only to the terms of this agreement upon the acceptance of this agreement by the Jonesborough Regional Planning Commission or its designee, return of said amount conditioned upon the performance by the Principal of its undertaking herein, and its completion of said improvements noted above.

NOW, if the Principal shall in all respects fulfill his/her said obligation according to the terms thereof, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Personal Guarantor from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Personal Guarantor all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect. Upon certification by the Town Staff that all improvements are completed and all requirements have been met, the Planning Commission will review that certification and upon finding all improvements have been completed and all obligations hereunder met, shall release the remaining funds from this deposit.

NOW, If the principal fails to complete the construction, and the improvements of said (project name) shown and provided for by said plans and specifications attached hereto within and the time herein specified, the commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said commission for a period of up to 90 days, said extension to granted in writing and certified by the Secretary of the Jonesborough Planning Commission. At the end of the period provided in this Agreement and any duly authorized extension, the Planning Commission may in their sole discretion determine whether the improvements referenced herein have been completed and if not, may authorize the Town Staff to complete the improvements using the funds deposited under

Grading Permit Security Calculation Form

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 exits @ \$500/EA | = \$500 |
| 2. 409 LF of silt fence @ \$3/ LF | = \$1,227 |
| 3. check dams @ \$100/ EA | = |
| 4. stone filter rings @ \$100/ EA | = |
| 5. 3 inlet protection @ \$100/ EA | = \$300 |
| 6. @\$ / | = |

Storm Drain System

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

- | | |
|---------------------------|---|
| 1. LF of " pipe @ \$ / LF | = |
| 2. LF of " pipe @ \$ / LF | = |
| 3. inlets @\$ / EA | = |
| 4. manholes @\$ / EA | = |
| 5. CY of rip rap @\$ / CY | = |
| 6. @\$ / | = |

Stormwater Management System

(only items, if any, associated with detention)

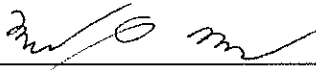
- | | |
|----------------------------------|---|
| 1. pond grading @\$ / EA | = |
| 2. riser @\$ / EA | = |
| 3. LF of " outlet pipe @ \$ / LF | = |
| 4. CY of rip rap @\$ / CY | = |
| 5. @\$ / | = |

Soil Stabilization

- | | |
|---|-----------|
| 1. 45,738 SF of disturbed area @\$0.10 / SF | = 4,573.8 |
|---|-----------|

TOTAL SECURITY REQUIRED = \$6,596.8

this Agreement. Any notice of such determination will be mailed by U.S. Postal Service First Class Mail to the address set forth below by the Principal and the Personal Guarantor.



Principal

Personal Guarantor

Principal's mailing address for notice:

Personal Guarantor's mailing address for notice:

2015 Gladstone Ave.
Nashville, TN
37211

Witness:



signature

MITZI McCallum
print name



Outlook

Re: Starbucks Landscaping

From Kevin Fair <kfair@JonesboroughTN.org>
Date Mon 7/14/2025 8:53 AM
To Lauren Little <laurenI@JonesboroughTN.org>

Awesome, thank you.



KEVIN FAIR
Building Inspector

📞 423-753-1032
✉ kfair@jonesboroughtn.org
📍 123 Boone St. Jonesborough, TN 37659
🌐 jonesboroughtn.org

From: Lauren Little <laurenI@JonesboroughTN.org>
Sent: Monday, July 14, 2025 8:28 AM
To: Kevin Fair <kfair@JonesboroughTN.org>
Subject: Starbucks Landscaping

Good morning!

I went by Starbucks last week to check out their landscaping and it all appears to be correct. So far so good!

Best,
Lauren



Re: Starbucks Shell Building - 1504 E Jackson Blvd

From Lauren Little <laurenl@JonesboroughTN.org>

Date Fri 7/25/2025 8:29 AM

To Kevin Fair <kfair@JonesboroughTN.org>

Good morning!

I visited Starbucks a couple of weeks ago to review their landscaping and they are in the clear!

Best,
Lauren



LAUREN LITTLE

Open Spaces Coordinator

📞 423-609-0997

✉ laurenl@jonesboroughtn.org

📍 123 Boone St. Jonesborough, TN 37659

🌐 jonesboroughtn.org

From: Kevin Fair <kfair@JonesboroughTN.org>

Sent: Friday, July 25, 2025 6:50:14 AM

To: Lauren Little <laurenl@JonesboroughTN.org>

Subject: Fw: Starbucks Shell Building - 1504 E Jackson Blvd

Lauren,

Can you please go look over the landscaping at Starbucks and let me know if they are good on your end? They have what they need for my department, I just want to check off all the boxes before releasing their deposit. Let me know, I plan to put this on our Planning Commission docket by the end of this month.(If they are approved by you too.) I Have printed an 11x17 Landscaping plan for you and left it in the chair by the door of my office. Let me know if you need anything else. Thanks.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 19, 2025 AGENDA ITEM #: 4

SUBJECT: Washington County Zoning Text Amendment – *Electronic Message Boards*

BACKGROUND:

Washington County Planning Director Angela Charles is requesting Jonesborough Planning Commission's approval of a zoning text amendment to Washington County Zoning Resolution Article V, General Provisions, Section 510, amending Section 510.11 "Electronic Message Boards". As you are aware, any proposed zoning text amendment to the Washington County Zoning Resolution must be reviewed by the regional planning commissions in Washington County, and Jonesborough is a Regional Planning Commission.

The county's proposed amendment is very similar to the town's sign amendment related to electronic message boards for government buildings, schools, and churches.

The Washington County Zoning proposed text amendment is provided below for reference:

Proposed Amendment to the Washington County Zoning Resolution

The following text amendment is recommended to the County's Zoning Resolution. The purpose is to allow electronic message board signage for government buildings, schools, and churches.

Sign Regulations Sec. 510.11.

- 510.11. Electronic Message Boards that are not animated shall be allowed in the following districts B-3 (General Business District), B-4 (Arterial Business District), PBD-2, (Planned Business District 2), M-1, (Industrial District), and M-2 (High Impact Use District) only along and facing collector and arterial streets as designated on Major ~~Therefore~~ Thoroughfare Plan and only on parcels with a minimum road frontage of 100 feet. Electronic Message Boards shall also be allowed on property associated with a government building or public services use, school offering general education, or church. Developments or parcels which are allowed multiple signs, including wall signs, shall be allowed only one (1) electronic message board, which shall be counted towards the total allowable signage for the development (including wall signs). Electronic message shall include an automatic dimmer as not to cause a danger

or nuisance to drivers. No permit for an electronic message board shall be issued for any sign display that interferes with traffic signal devices as determined by the Washington County Planning director. Any display on an electronic message board shall be for a minimum of eight (8) seconds in duration. Electronic message boards shall not be used for off-premise advertising, but may be used for noncommercial copy. Any animation or streaming video is prohibited.

The maximum area of an electronic message board wall sign is sixty-two and one-half (62.5) square feet. The maximum area of a freestanding electronic message board is thirty-two (32) square feet, or 25 percent of the maximum sign area allowed, whichever is greater. The maximum freestanding sign area allowed is determined by its setback distance from the adjoining qualifying street, according to the following table:

<u>setback distance</u>	<u>maximum area</u>
10 to 45 feet	32 square feet + (the setback distance – 10); (not to exceed 62.5 square feet)
45 feet or greater	62.5 square feet

RECOMMENDATION:

Recommend the zoning text amendment to the Washington County Zoning Resolution Article V, General Provisions, Section 510, amending Section 510.11 "Electronic Message Boards", to the Washington County Board of Commissioners, as presented.

Proposed Amendment to the Washington County Zoning Resolution

The following text amendment is recommended to the County's Zoning Resolution. The purpose is to allow electronic message board signage for government buildings, schools, and churches.

Sign Regulations ***Sec. 510.11.***

- 510.11. Electronic Message Boards that are not animated shall be allowed in the following districts B-3 (General Business District), B-4 (Arterial Business District), PBD-2, (Planned Business District 2), M-1, (Industrial District), and M-2 (High Impact Use District) only along and facing collector and arterial streets as designated on Major ~~Therefore~~ Thoroughfare Plan and only on parcels with a minimum road frontage of 100 feet. Electronic Message Boards shall also be allowed on property associated with a government building or public services use, school offering general education, or church. Developments or parcels which are allowed multiple signs, including wall signs, shall be allowed only one (1) electronic message board, which shall be counted towards the total allowable signage for the development (including wall signs). Electronic message shall include an automatic dimmer as not to cause a danger or nuisance to drivers. No permit for an electronic message board shall be issued for any sign display that interferes with traffic signal devices as determined by the Washington County Planning director. Any display on an electronic message board shall be for a minimum of eight (8) seconds in duration. Electronic message boards shall not be used for off-premise advertising, but may be used for noncommercial copy. Any animation or streaming video is prohibited.

The maximum area of an electronic message board wall sign is sixty-two and one-half (62.5) square feet. The maximum area of a freestanding electronic message board is thirty-two (32) square feet, or 25 percent of the maximum sign area allowed, whichever is greater. The maximum freestanding sign area allowed is determined by its setback distance from the adjoining qualifying street, according to the following table:

<u>setback distance</u>	<u>maximum area</u>
10 to 45 feet	32 square feet + (the setback distance – 10); (not to exceed 62.5 square feet)
45 feet or greater	62.5 square feet

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 19, 2025 AGENDA ITEM #: 5

SUBJECT: Home Occupations Permit – 776 Barley Loop

BACKGROUND:

A request has been received from property owner Fritz Bentlan, located at 776 Barley Loop to establish a home occupation in the garage of the primary residence. The garage is part of the original construction of the home. As you will find from the Building Inspector report, the use is already taking place (without home occupation approval) as a start-up business in non-emergency medical transit. You will find that there is a current violation on the home occupation use not meeting the requirements (see attached documentation as part of the agenda packet). The subject property is zoned PRD which allows any use in the R-1 zone, which contains the regulations for home occupations.

The following are excerpts from the Municipal Code on Customary Incidental Home Occupations:

11-168

CHAPTER 14

HOME OCCUPATIONS

SECTION

11-1401. Customary incidental home occupations.

11-1401. Customary incidental home occupations. A home occupation shall be clearly incidental to and subordinate to the principle residential use. The home occupation shall be carried on by residents of the dwelling plus one (1) additional person may be employed who is not a resident of the dwelling. The home occupation may not display or create outside the building any external evidence of the home occupation except for an unanimated, non-illuminated flat or window sign having an area of not more than two hundred (200) square inches. The home occupation shall not utilize more than one-third (1/3) of the area of the principle building not to exceed five hundred (500) square feet. The parking and traffic generated by the home occupation shall not be significantly different than that generated by the normal single-family dwelling unit. No sounds, dust, or odors shall be created that are not compatible with single-family residences. (Ord. of January 13, 1986)

showing ingress and egress and associated parking.

(c) Only one (1) commercial vehicle may be used for the incidental home occupation, including storage and transport of materials, and if the vehicle has exterior advertising associated with the home occupation, such vehicle must be stored in a garage or building or other mode of concealment when it is located at the dwelling.

11103.

(i) Parking associated with home occupation must be accommodated on the property in which the occupation is taking place. A commercial vehicle must conform to requirements outlined in § 11-513(5)(c) of this chapter and may not be parked on the public street. Any vehicle associated with an employee may not be parked on the public street, unless there are parking spaces, public or private, that do not restrict the flow of traffic through the subdivision. If the applicant intends to park his or her vehicle on the public street as a result of the home occupation business activity, the applicant must:

- (A) Provide justification for such street parking.
- (B) Provide an explanation as to why such parking cannot be located on the property in which the home occupation will be undertaken.
- (C) Show evidence of how any on-street parking resulting from the home occupation will not present a traffic safety concern to other residents within the subdivision.

The garage is less than the maximum allowed square feet of 500. Any approvals for the home occupation are based on the applicant's ability to meet the requirements of code.

The picture provided by the Building Inspector at the time of preparing this agenda presentation shows significant changes to vehicles parked outside of the residence.

RECOMMENDATION:

Approve the home occupation permit for the proposed business located at 776 Barley Loop based on meeting the requirements of the Customary incidental home occupations of the Jonesborough Municipal Code "Chapter 14 Home Occupations", as presented.

Subject Property of Home Occupation
Picture by Kevin Fair: August 14, 2025





TOWN OF JONESBOROUGH

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

Date: 7/15/25

To: Owner/Owners of 776 Barley Loop Jonesborough, TN 37659

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

Re: Incidental Home Occupation

This letter is to inform you that I have received a phone call complaint regarding excessive vehicles on the property of 776 Barley Loop and in the street around the home. The Home Occupation you are currently conducting has not been approved/permitted by the Towns Planning Commission. It is not compliant with the Town Municipal codes found in Chapter 14 Section 11-1401, which I have attached copies to this letter for you to read through. I have also attached several pictures showing the vehicles on and around this property. To move forward with this business at the above listed address, you will need to apply to be heard at the next Planning Commission meeting which will be Tuesday, August 19th. All application/paperwork must be paid for and turned in to Town Hall before the end of July in order to be placed on the August 19th docket. Until your case is heard, you will need to remove the vehicles from the property and cease running the business from this home within 10 business days from todays date. That date will be July 29th of 2025.

Sincerely, 
Kevin R. Fair

THE OLDEST TOWN IN TENNESSEE

CHAPTER 14

HOME OCCUPATIONS

SECTION

11-1401. Customary incidental home occupations.

11-1401. Customary incidental home occupations. A home occupation shall be clearly incidental to and subordinate to the principle residential use. The home occupation shall be carried on by residents of the dwelling plus one (1) additional person may be employed who is not a resident of the dwelling. The home occupation may not display or create outside the building any external evidence of the home occupation except for an unanimated, non-illuminated flat or window sign having an area of not more than two hundred (200) square inches. The home occupation shall not utilize more than one-third (1/3) of the area of the principle building not to exceed five hundred (500) square feet. The parking and traffic generated by the home occupation shall not be significantly different than that generated by the normal single-family dwelling unit. No sounds, dust, or odors shall be created that are not compatible with single-family residences. (Ord. of January 13, 1986)

*776 Barley Loop Home occupation present
and neighbor complaint on vehicle traffic called in.
5 Business vans in front of the home, plus one
personal vehicle. Home office in the 2 car garage.

applicant must detail how sales will be made, and why said sales are not retail. The planning commission shall ultimately determine whether sales are considered retail.

(xi) No equipment or process used in the incidental home occupation shall create noise, vibration, glare, smoke, fumes or odors detectable beyond the property lines of the lot to any additional extent than what is normal for the residential character of the neighborhood.

(xii) The following are examples of acceptable and unacceptable incidental home occupations, and the listing is intentionally incomplete and used as examples only.

(A) Examples of acceptable occupations: Lawyer, insurance, accountant, architect, engineer, counselor, clergy, financial planners, and other similar professional services; Tupperware, Amway, Mary Kay products and other such home marketed products, provided a group at any given time is not larger than ten (10) people, barber or beauty shop with only one (1) chair, pet grooming, artist studios, small repair services for jewelry, appliances, computers, etc.

(B) Occupations not meeting incidental home occupations criteria include: Most retail sales, daycares (more than four (4) children), dance studios serving more than four (4) students, kennels, motor vehicle repair unless in separate outbuilding with only two (2) vehicles present, gun sales, florist shop, restaurants.

(b) A site plan shall be submitted to the planning commission showing ingress and egress and associated parking.

(c) Only one (1) commercial vehicle may be used for the incidental home occupation, including storage and transport of materials, and if the vehicle has exterior advertising associated with the home occupation, such vehicle must be stored in a garage or building or other mode of concealment when it is located at the dwelling.

(d) The holder of an incidental home occupation permit must continuously comply with all provisions of the permit requirements.

(e) An incidental home occupation permit is not transferrable. The permit terminates if the permit holder ceases to occupy the dwelling.

(f) An incidental home occupation permit may be revoked by the planning commission when it is determined that the conditions of the issuance have not been met.

(i) The permit holder shall be notified in writing that the conditions of the permit issuance are not being met, and the specific infraction(s) noted.

(ii) The permit holder shall be given a minimum of ten (10) calendar days from the date of the written correspondence to

bring the conditions noted into compliance or to obtain written approval from the building inspector of a plan to get in compliance within a minimum and reasonable time period.

(iii) Correspondence shall include the date the planning commission shall consider a possible revocation of the incidental home occupation permit.

(g) The board of zoning appeals shall not issue a variance from the established criteria of the issuance of an incidental home occupation permit.

(6) Public owned buildings and uses, schools offering general education, and churches provided that:

(a) The location of these uses shall first be reviewed by the Jonesborough Planning Commission and a site plan approved;

(b) The buildings are placed not less than fifty feet (50') from the side and rear property lines; and

(c) There are planted buffer strips along side and rear property lines.

(i) Parking associated with home occupation must be accommodated on the property in which the occupation is taking place. A commercial vehicle must conform to requirements outlined in § 11-513(5)(c) of this chapter and may not be parked on the public street. Any vehicle associated with an employee may not be parked on the public street, unless there are parking spaces, public or private, that do not restrict the flow of traffic through the subdivision. If the applicant intends to park his or her vehicle on the public street as a result of the home occupation business activity, the applicant must:

(A) Provide justification for such street parking.

(B) Provide an explanation as to why such parking cannot be located on the property in which the home occupation will be undertaken.

(C) Show evidence of how any on-street parking resulting from the home occupation will not present a traffic safety concern to other residents within the subdivision.

(ii) The applicant must provide documentation of subdivision restrictions, if any, that might impact the appropriateness of the home occupation in the subdivision in which the residence involved is located. The applicant must declare "yes" or "no" if there are subdivision regulations that do apply. If yes, documentation of those restrictions must be provided in the application submittal. If subdivision restrictions impacting the appropriateness of a home occupation being permitted are submitted, the planning commission shall determine if the information provided should impact the commission's











TOWN OF JONESBOROUGH

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

PAID

JUL 24 2025

Jonesborough:

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

Owner/Applicant: FRITZ BENTLAN Phone Number: 919 886 6560

Representative
Attending Meeting: FRITZ BENTLAN Phone Number: 919 886 6560

Site Location/Area: 776 BARLEY LOOP, JONESBOROUGH, TN, 37659

Describe reason for Request Review:

☐ Major Subdivision Plat ☐ Site Plan ☐ Design Review ☐ Rezone ☐ Annexation ☐ Variance ☒ Other
USING MY GARAGE AS OPERATING AN OFFICE FROM MY
GARAGE FOR A START UP BUSINESS IN NON EMERGENCY MEDICAL TRANSFERS

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): \$ 100.00 Date of Payment: 7/24/25

Owner Signature/Applicant: [Signature] Date: 07/22/2025

**Town of Jonesborough
Miscellaneous Receipt**

Misc. Receipt No: 994
POS Receipt No: 18077
Receipt Date: 07/24/2025

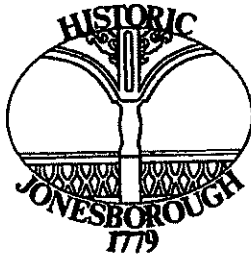
Received By: Stephanie Mauk
Received On: 07/24/2025 1:30 PM

Customer ID: 513
Name: FRITZ BENTLAN
Description: GARAGE STARTUP BUSINESS

Miscellaneous Receipt Total
\$100.00

GL Account Number	GL Account Description	Debit	Credit
110-32661	Rezoning/Plan Review/Variance Fee	\$0.00	\$100.00
Miscellaneous Receipt Totals:		\$0.00	\$100.00

Thank You!



TOWN OF JONESBOROUGH

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

APPLICATION FOR INCIDENTAL HOME OCCUPATION PERMIT

Applicant Name FRITZ BENTIAN
Address of Home Occupation (Street Address) 776 BARLEY LOOP, JONESBOROUGH, TN, 37659
Zoning _____
Name of Proposed Home Occupation 776 B MEADOWS III SUBDIVISION
Home Phone 919 886 6560 Cell Phone 919 886 6560
E-Mail _____
Property Owner Name (If different from applicant) FRITZ BENTIAN
Property Owner Address 776 BARLEY LOOP, JONESBOROUGH
Property Owner notified (If different from applicant) N/A

Briefly describe your proposed business and the business activity at the residence:

NON-EMERGENCY MEDICAL TRANSPORT SUPPORTING SENIORS AND DISABILITY COMMUNITIES, ~~AND~~ VETERANS TRANSPORT NEEDS.

Note: Attach additional comments if needed

Total livable area of residence 2600 SQ.F.

Total square footage of residence: _____ Square footage used for Business: _____

Will any signage be erected at this location? NO If yes, please attach a drawing of the sign

Note: Sign area limited to 2.25 square feet

Describe all products, articles or services connected with home occupation: 3 TOYOTA SIENNA VANS PARKED AT DRIVEWAY.

Note: Retail sales are generally prohibited through a Customary Incidental Home Occupation. If products are produced for sale, describe products, and why sales out of the home should not be considered prohibited retail sales. Attach comments if needed.

Describe the portion of the home to be used for this home occupation: GARAGE START UP BUSINESS OPERATING FROM THE GARAGE SPACE.

Will customers call at this location by phone or in person? PHONE

What, if any, commodities will be stored on the premises? NONE

Describe any business vehicle which will be used for this home occupation TOYOTA SIENNA VANS

Will business be conducted entirely within the home? YES

Is business in an accessory building? NO If so what is square footage N/A

Did accessory building pass code inspection? N/A

Is site plan attached to Application N/A

Are their restrictions and if so provide documentation of subdivision restrictions that might impact the appropriateness of the home occupation Yes _____ No _____

Is there a Home Owner's Association Yes ☒ No _____

Name and Address of Home Owner's Association or designated person who facilitates communication within the subdivision CEDAR MANAGEMENT GROUP.

Provide site plan parking arrangements for visitors or employees EMPLOYEES PARKED
AT INGLES. ALL EMPLOYEES ARE DRIVERS. THE EMPLOYEES
PARKED AT INGLES, BUS EMPLOYEES TO THE RESIDENCE AND
THEY PICKUP COMPANY VANS AND DRIVE AWAY

Approved by Planning Commission _____ Date _____

Secretary of Planning Commission

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 19, 2025 **AGENDA ITEM #:** 6

SUBJECT: Final Plat 3-Lot Division Located on Shell Road – Thomasson Property

BACKGROUND:

The request is for final plat approval of the Division of the Thomasson Property containing 3 lots, totaling 5.40 acres and located on Shell Road. The subject property is further described on Washington County Tax Map 59, Parcel 219.01. The owner is Thomasson, and the surveyor McCoy Land Surveying. The subject property was annexed by the town on August 18, 2025. The subdivision plan meets the minimum lot size requirement as per the Zoning Ordinance and meets the minimum requirements of the Subdivision Regulations.

RECOMMENDATION:

Approve the final plat of the Division of the Thomasson Property.

REGISTER OF DEEDS

EASEMENT NOTE. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS, RECORDED AND/OR UNRECORDED. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1--1000+ AS SHOWN HEREON.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

FLOOD HAZARD AREA NOTE

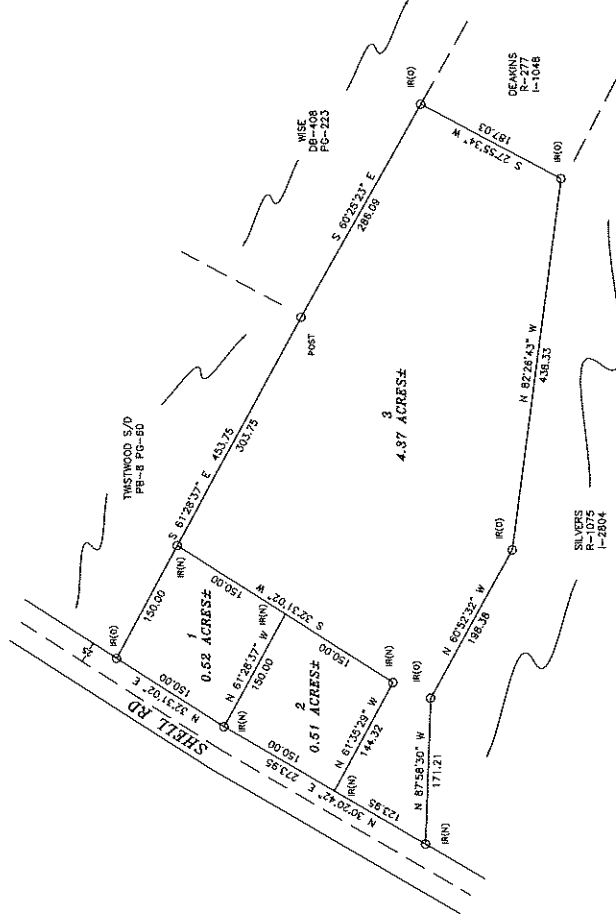
THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP
47179C0161D DATED SEPTEMBER 29TH 2006

PERMIT NOTES

1. GRADING AND BUILDING PERMITS ARE REQUIRED FROM THE TOWN OF JONESBOROUGH FOR EACH LOT PRIOR TO STARTING CONSTRUCTION ON THE LOT.
2. A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE TOWN OF JONESBOROUGH AND/OR TPOD PRIOR TO STARTING CONSTRUCTION FOR ANY LOT WITH DRIVEWAY ACCESS ONTO A COUNTY OWNED ROAD.

BUILDING SETBACK NOTE

THE BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY AT THE TIME OF CONSTRUCTION.



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

CERTIFICATE OF ACCURACY

HEREBY CERTIFY THAT (1) THE PUBLIC STREET AND PUBLIC HISTORY DRAIN SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS APPROVED BY THE JONESBOROUGH TENNESSEE PLANNING COMMISSION OR (2) ADEQUATE RIGHT-OF-WAY DEDICATION, STREET WIDTH AND DRAINAGE ALONG EXISTING PUBLIC ROADS SHALL SERVE THESE LOTS AS PROPOSED.

CERTIFICATION OF THE APPROVAL OF
PUBLIC UTILITIES SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OF SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS BEING FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE STATE OF TENNESSEE, WITH THE EXCEPTION OF SUCH AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY REGIST

SUBJECT PROPERTY TAX MAP: 059 PARCEL: 219.01
SUBJECT PROPERTY DEED REF: R-1189 1-324

DIVISION OF THE THOMASSON PROPERTY

JONESBOROUGH REGIONAL PLANNING COMMISSION
TOTAL ACRES: 5.40± TOTAL LOTS: 3
ACRES NEW ROAD: 0-- MILES NEW ROAD: 0--
OWNER: THOMASSON CLOSURE: 1-10000+
SURVEYOR: McCOY
CIVIL DISTRICT: 15TH
SCALE: 1"=100 DATE: 7/15/2025

CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS BEING FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE STATE OF TENNESSEE, WITH THE EXCEPTION OF SUCH AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY REGIST

CERTIFICATION OF THE APPROVAL OF
PUBLIC UTILITIES SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OF SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION. THE LOT AREA, PERMITS, AND EASEMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS & ALLEYS

PRIVATE USE AS NOTED _____

DATE _____ PRISON NAME _____

_____ PRISON NAME _____

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: August 19, 2025 **AGENDA ITEM #:** 7

SUBJECT: Rezone Property at 705 West College St from R-1 to PRD

BACKGROUND:

A rezoning request has been received from Wolfe Development GP to rezone 1 tract of land from R-1 to PRD off West College Street and West Jackson Boulevard. The PRD is a Planned Residential Development District. A conceptual plan has been submitted to show a proposed 4 dwelling units. The concept plan is for illustration purposes only and is not for consideration at this time. The subject property is further identified on Washington County Tax Map 59-D, Group A, Parcel 1.00, totaling approximately 3.47 acres. If the rezoning were to go through the Planning Commission and Board of Mayor and Aldermen, then the development plan/site plan is required to go through the Planning Commission for final approval prior to grading and construction activities. The 4 units shown on Parcel 1.00 are considered low density based on the tract totaling 3.47 acres. The subject property as you can see on the concept plan is an extension of an already approved development plan "Wolfe Miller Drive Subdivision". The other tract totaling 7.06 acres was approved for rezoning in August 2024 from R-1 to PRD so the connection of Parcel 1.00 to the development tract is contiguous with the existing PRD zoned tract of land.

The PRD zone was established to encourage a residential design that is not based on a minimum lot size, but on a plan that considers the terrain, the drainage ways, and the design varies to meet the existing environmental factors. You grade streets and actual house locations, but grading is kept at a minimum. Owners may have less yards, but there are open spaces built into the development.

Again, the request for a rezoning to PRD is a reasonable request and the proposed 4 units are in character with the immediate area, including the previous approvals for the Wolfe Miller Drive Subdivision plans.

RECOMMENDATION:

Approve rezoning of Wolfe Development GP tract of land from R-1 to PRD as identified on Washington County Tax Map 59-D, Group A, Parcel 1.00, as presented.

PUBLIC NOTICE
JONESBOROUGH BOARD OF ZONING APPEALS
REZONING REQUEST

Please be advised that Wolfe Development, owner of property located at 705 West College St, (Parcel 001.00, Washington County Tax Map 059D), Jonesborough, TN is requesting that Jonesborough Planning Commission consider a rezoning of this property from R-1 to PRD. (Planned Residential Development).

The Jonesborough Planning Commission is scheduled to discuss the rezoning at their meeting Tuesday, August 19, 2025 at 6:00 p.m. in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN. All interested parties are encouraged to attend.





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: Wolfe Development Phone Number: _____

Representative
Attending Meeting: Todd Wood Phone Number: 423-791-4730

Site Location/Area: W. College St

Describe reason for Request Review:

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

Submittals Included:

Plan for Rezoning R-1 to PRD

FOR STAFF USE ONLY:

Zoning District: R-1 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: 8-19-25 Application Due Date: 8-1-25

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): \$ 1500 Date of Payment: 7-28-25

Owner Signature/Applicant: [Signature] Date: 7-28-25

Rec # 18887

Town of Jonesborough
Rezoning Request
R-1 Zoning District to PRD Zoning District
PC Review: 8/19/2025

Washington County - Parcel: 059D A 001.00

