

MEETING NOTICE

The Jonesborough Board of Zoning Appeals and the Jonesborough Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, September 16, 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 left side property setback for 143 Holmes Road, Ketih Johnson, Property Owner
4. Request for a Variance to the left side property setback for 202 Ida Sue Drive, Adam & Christina Ogle, Property Owners
5. Adjournment

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for approval to rezone property located at 110 Polo Lane (Washington County) from A-1 (General Agriculture District) to R-1 (Residential District)
4. Request for approval to rezone properties located at 304, 326, and 350 Hairetown Road (Washington County) from R-1 (Residential District) to A-1 (General Agriculture District)
5. Request for Final Plat approval for State of Franklin Subdivision – Phase 1, Sand Valley Road
6. Consideration and approval of Local Parks & Recreation Fund (LPRF) Grant
7. Consideration and approval of Recreation Trail Project (RTP) Fund Grant
8. Election of Officers
9. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

MINUTES – August 19, 2025

The Jonesborough Board of Zoning of Appeals met in a regular meeting on Tuesday, August 19, 2025, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Frank Collins, Josh Conger, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Terry Countermine, Darrell Fowler, Bill Graham

Staff Present: JW Greene, Kevin Fair, Donna Freeman

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

1. Public Comments – There were no comments.

2. Approval of Minutes – Meeting of June 17, 2025

The motion to approve the minutes of the June 17, 2025 meeting was made by Josh Conger, seconded by Richie Hayward and duly passed.

3. Variance Request – Front Yard Setback Requirements for 785 Twilight Falls, Skyline Landing Subdivision – Buckingham Development

The variance request is 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 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 area of the cul-de-sac radius.

Chairman Foster read the staff recommendation to approve the front yard setback variance of 11 feet in the area of the cul-de-sac radius. Chairman Foster called for a motion.

Motion: Jim Rhein made the motion to approve the front yard setback variance of eleven feet (11') in the area of the cul-de-sac radius for 785 Twilight Falls, Skyline Landing Subdivision, as presented. Robin Harpe seconded the motion and it was duly passed.

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

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: September 16, 2025 **AGENDA ITEM #:** BZA-3

SUBJECT: 143 Holmes Rd – 5 ft. side yard setback variance request

BACKGROUND:

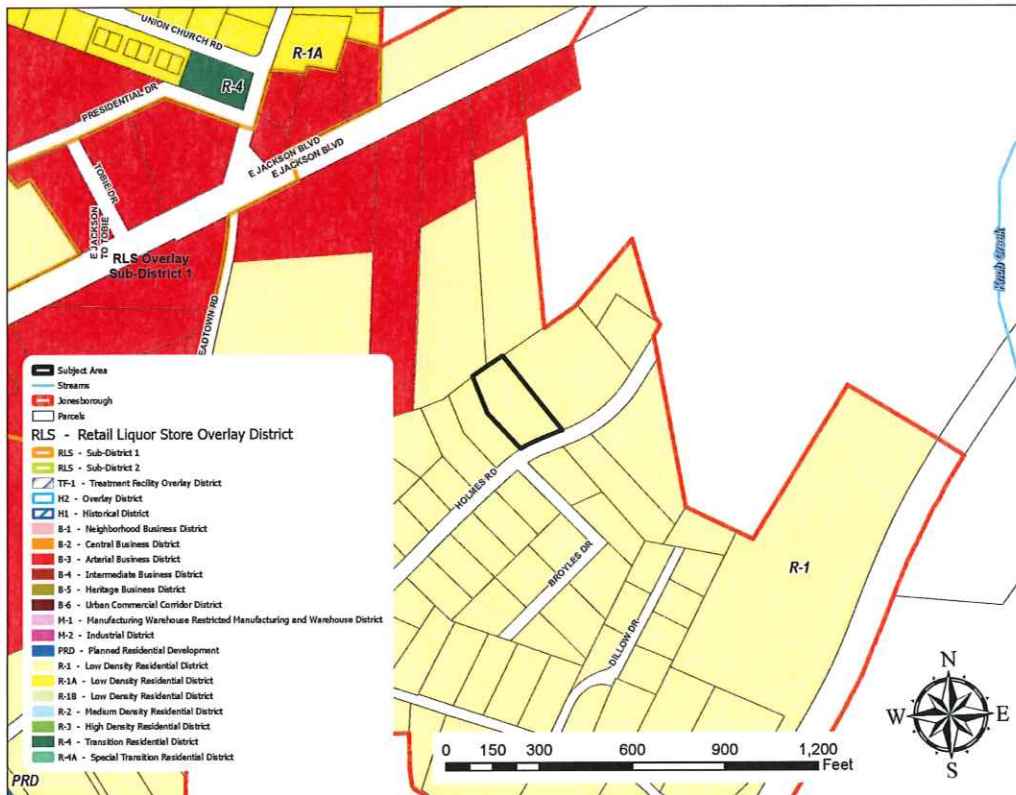
The petitioner requests a 5-ft side yard setback variance to Section 11-530. of the Zoning Ordinance (chart found on p. 11-105), which requires a 15-ft setback. The variance would allow for a 10-ft side yard setback for the property.

The petitioner requests to convert an existing carport into an attached garage, and the renovation would extend into the required setback. While there is additional lot width on the other side of the residence, the property is not level. The topography drops in elevation towards the westerly side property line (to the right of the structure). A significant amount of fill and grading work would be necessary to locate an addition on the right side of the home.

Staff assesses that Section 11-528(4)(c) of the Zoning Ordinance standards for variances (p. 11-102) are met for granting a variance to the side yard setback requirement due to topographical conditions.

RECOMMENDATION:

Staff recommends approval of a variance to Section 11-530. to allow for a 10-ft side yard setback.



JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: September 16, 2025 **AGENDA ITEM #:** BZA-4

SUBJECT: 2020 Ida Sue Dr – 5 ft. side yard setback variance request

BACKGROUND:

The petitioner requests a 5-ft side yard setback variance to Section 11-512A.(3)(n) of the Zoning Ordinance (p. 11-71), which requires individual lot setbacks to be established on the development's site plan. The variance would allow for a 2.5-ft side yard setback for the property.

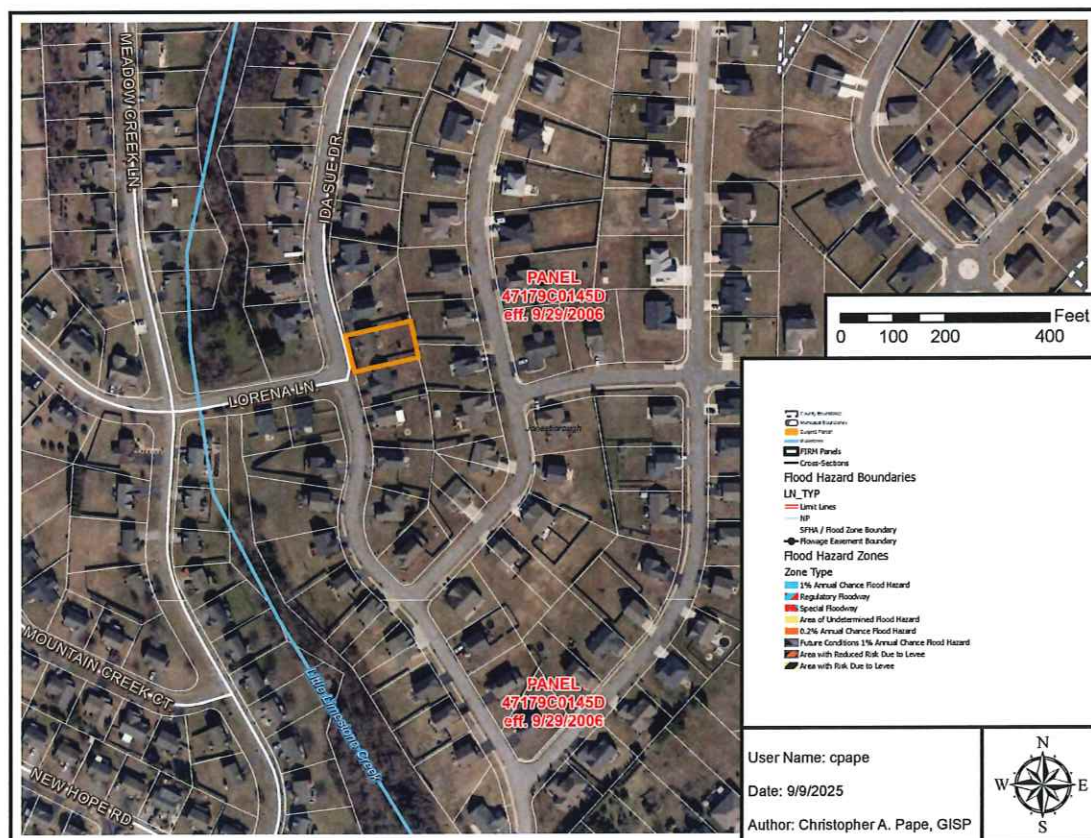
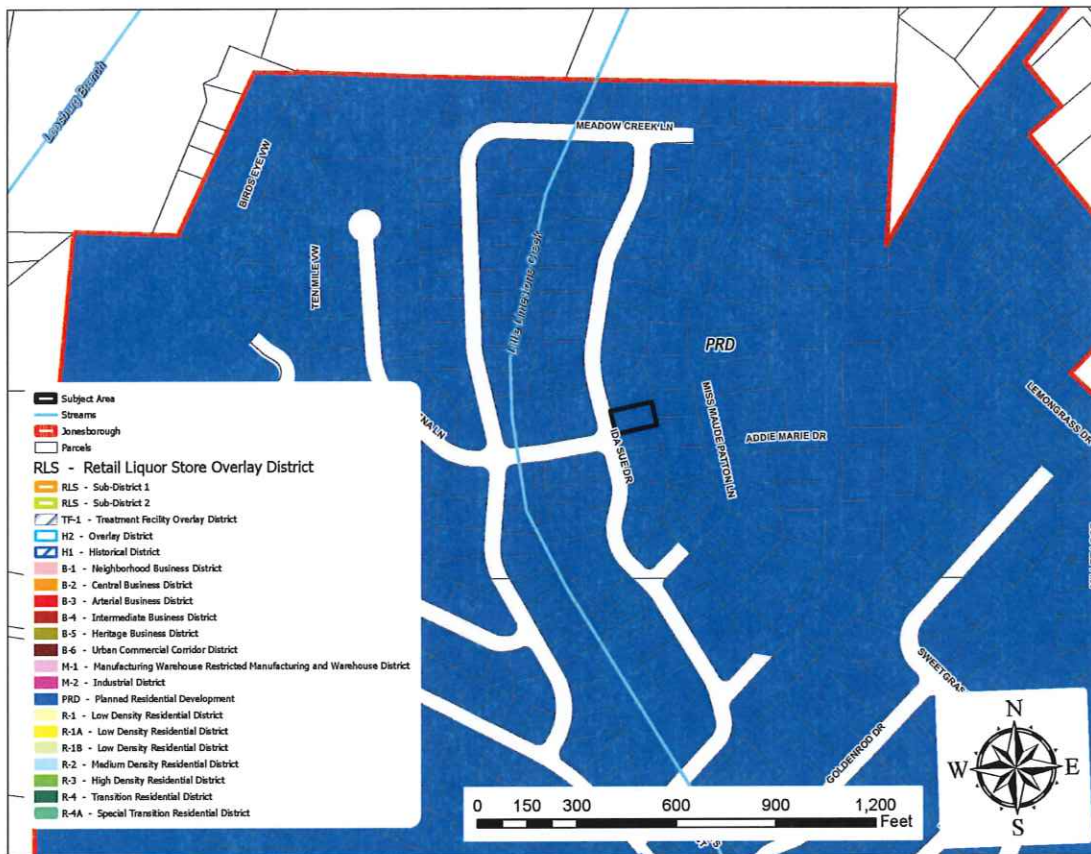
The property owner claims that drainage issues prevent construction of a carport in the rear of the property; however, Town staff has photographed an existing accessory structure (yard barn) in the rear yard with no visible water damage.

Of concern is that unpermitted construction of the lean-to carport has already occurred and been attached to the principal structure without inspections, and, at this time, staff does not determine that a special circumstance exists on this property

Staff's assessment is that Section 11-528(4)(c) of the Zoning Ordinance standards for variances (p. 11-102) are not met for granting a variance to the side yard setback requirement.

RECOMMENDATION:

Staff recommends denial of a variance to Section 11-512A.(3)(n). to allow for a 2.5-ft side yard setback.



JONESBOROUGH PLANNING COMMISSION

MINUTES – August 19, 2025

The Jonesborough Planning Commission met in a regular meeting on Tuesday, August 19, 2025, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Frank Collins, Josh Conger, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Terry Countermine, Darrell Fowler, Bill Graham

Staff Present: JW Greene, Kevin Fair, Donna Freeman

1. Public Comments – Chairman Foster asked if there were any comments.

Danny Love, 700 May Drive, addressed the Commission in regard to the proposed rezoning for 705 West College Street. Mr. Love asked if the proposed development would access West College Street or Miller Drive and what type of homes would be built. Chairman Foster said the homes would be single family and town homes, and the access would be off of Miller Drive. Mr. Love asked about the current house on that property. Chairman Foster said there was nothing on the conceptual plan presented to the Planning Commission about the current house on the property.

John Walker, 901 West College Street, addressed the Commission in regard to the proposed rezoning for 705 West College Street. Mr. Walker said he was not opposed to the rezoning for the development. Mr. Walker said his concern was about the traffic impact, and said he felt there should be a red light at Washington Drive and at Payne Road and 11-E. Chairman Foster advised John Walker that he would have to address the traffic light concerns with the Traffic Advisory Committee.

2. Approval of Minutes – Meeting of July 15, 2025

The motion to approve the minutes of the July 15, 2025 Planning Commission meeting was made by Josh Conger, seconded by Robin Harpe and it was duly passed.

3. Release of the grading security for the Starbucks project, 1504 East Jackson Blvd

The request was for the release of a performance security bond for grading for the Starbucks project in the amount of \$6,596.80. Chairman Foster read the staff recommendation for the approval of the release of the grading security for the Starbucks project located at 1504 East Jackson Boulevard in the amount of \$6,596.80. Chairman Foster asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Jim Rhein made the motion to approve the release of the grading security for the Starbucks project located at 1504 East Jackson Boulevard in the amount of \$6,596.80. Frank Collins seconded the motion and it was duly passed.

**4. Request for approval of a Home Occupations Permit located at 776 Barley Loop
Presented by: Fritz Bentlan, Property Owner**

Fritz Bentlan addressed the Planning Commission in regard to his home occupation business which is a start-up non-emergency medical transit. Mr. Bentlan said that he has five vans, employees three drivers, and two employees that work in the home office.

The property is zoned PRD (Planned Residential District) which allows any use in the R-1 (Low Density Residential) District, which contains the regulations for home occupations. Town staff noted that the garage is less than the maximum allowed of 500 square feet; and there have been complaints from neighboring property owner(s) on the five business vans in front of the home plus one personal vehicle, which creates increased vehicle traffic in the neighborhood. Chairman Foster read the staff recommendation for 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".

Chairman Foster read Chapter 14 – Home Occupations of the Jonesborough Municipal Code, Section 11-1401. Customary incidental home occupations. *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 of the building any external evidence of the home occupation... The parking and traffic generated by the home occupation shall not be significantly different than that generated by the normal single-family dwelling unit.*

(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.

(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.

Chairman Foster Chairman Foster said that the Home Occupation for 776 Barley Loop does not meet Jonesborough's Municipal Code. Robin Harpe asked Fritz Bentlan when he anticipates moving out to a new space. Fritz Bentlan said he is looking at the space behind the 11-E Diner to possibly relocate his business. Chairman Foster informed Mr. Bentlan to be sure to look at the zone of the space he is looking at. Chairman Foster asked Commissioners if they had any more questions or comments, and with there being none called for a motion.

Motion: Josh Conger made the motion to deny the Home Occupation for 776 Barley Loop based on not meeting the requirements of the Home Occupations Ordinance and there being more than the one commercial vehicle for the business. Frank Collins seconded the motion and it was duly passed.

5. Request for final plat approval for a 3-Lot division located on Shell Road – Thomasson property

The request is for final plat approval of the division of the Micah Thomasson Property containing 3 lots, totaling 5.40 acres and located on Shell Road, as described on Washington County Tax Map 59, Parcel 219.01. The property was annexed by the Town of Jonesborough 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.

Chairman Foster read the staff recommendation for the approval of the final plat of the division of the Thomasson property. Chairman Foster asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: Josh Conger made the motion to approve the final plat of the division of the Thomasson property, as presented. Robin Harpe seconded the motion, and it was duly passed.

6. 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

Presented by: Chris Alley of DTWood Engineering, representing Wolfe Development GP

Wolfe Development GP is requesting approval to rezone 1 tract of land from R-1 (Low Density Residential) to PRD (Planned Residential Development) off West College Street and West Jackson Boulevard. A conceptual plan has been submitted to show a proposed 4 dwelling units, 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. The 4 units on Parcel 1.00 are considered low density based on the tract totaling 3.47 acres. The subject property 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. Chris Alley addressed the Commission and said the area where the current house is located will be divided into two lots, there will be townhomes at the rear of the property and all traffic will access through Miller Drive except for the houses facing West College Street.

Chairman Foster read the staff recommendation for the approval of the rezoning of the 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. Chairman Foster asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: Josh Conger made the motion to approve the rezoning request from Wolfe Development GP, Washington County Tax Map 59-D, Group A, Parcel 1.00, from R-1 (Low Density Residential) to PRD (Planned Residential District), as presented. Robin Harpe seconded the motion and it was duly passed..

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

7. Request for approval of Washington County Zoning Text Amendment – *Electronic Message Boards*

Presented by: Angie Charles, Washington County Planning Director

The request is for the 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". 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 following text amendment is recommended to the County's Zoning Resolution, as follows:

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

Tom Foster said this is cleaning up the Washington County Ordinance for electronic signage in County. Angie Charles said this proposed text amendment will go to the Johnson City Planning Commission and Washington County Planning Commission in September. Discussion took place about the proposed text amendment.

Vice Chairman Jim Rhein read the staff recommendation recommending 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. With there being no further discussion, Vice Chairman Rhein called for a motion.

Motion: Robin Harpe made the motion to 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. Josh Conger seconded the motion, and it was duly passed.

With there being no further business for discussion, Vice Chairman Jim Rhein called for a motion to adjourn the meeting. Robin Harpe made the motion, seconded by Frank Collins and duly passed, to adjourned the meeting.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: September 16, 2025 **AGENDA ITEM #:** 3

SUBJECT: County Rezoning Request – 110 Polo Ln (Tax Map 67 Parcel 237),
A-1 to R-1

Owner: Matthew Tittle

Lot Size: 0.992 acres

Current Land Use: Single-Family Residential

Proposed Land Use: Single-Family Residential

Current Zoning: A-1, General Agriculture

Requested Zoning: R-1, Low Density Residential

Surrounding Zoning	Surrounding Land Use
North: A-1, General Agriculture	Vacant
South: A-1, General Agriculture	Old State Route 34, Single-family residential
East: A-1, General Agriculture	Single-family residential
West: A-1, General Agriculture	Polo Ln, Single-family residential

Analysis: There is an existing single-family residence on the property, but the owner intends to subdivide to allow for the construction of an additional home. The property is under an acre in size, so the minimum required lot size in the existing A-1 zoning district cannot be met if the property is divided; however, the requested R-1 district allows for a smaller lot size.

The zoning in the immediate area is predominantly A-1, with R-1 in the vicinity, with land uses being agricultural and residential. As the proposed land use is residential, the request is not out of character with the area.

Recommendation: Staff recommends approval of rezoning 110 Polo Ln, from A-1 to R-1, as submitted

Rezoning – A-1 to R-1
Tax Map 67, Parcel 237 – 110 Polo Ln

Washington County, Tennessee Zoning Office
APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION:

Owner Matthew Tittle Phone (423) 946-5641 Email tittlecontracting@gmail.com

Address 850 Hales Chapel Rd City Johnson City State TN Zip 37615

If Applicable:

Agent N/A Phone _____ Email _____

SITE INFORMATION

Address 110 Polo Ln, Jonesborough TN 37659

Civil District 05 Tax Map 067 Group _____ Parcel 237.00 Lot Size 0.992

STAFF USE ONLY:

File # 25WC-00521

PLANNING REGION: ☐ Washington Co. ☒ Jonesborough ☐ Johnson City

Existing Zoning/Use A-1 / Residential Proposed Zoning/Use R-1 / Residential

Adjoining Zoning Classification: North A-1 South A-1 East A-1 West A-1

MEETING INFORMATION

I agree to attend all meetings that concern this request as follows:

☐ Washington County Tennessee Regional Planning Commission: Date _____ Time 4:00 PM
(Historic Courthouse, Jonesborough)

☒ Jonesborough Regional Planning Commission: Date 09/16/2025 Time 6:00 PM
(Town Hall, Jonesborough)

☐ Johnson City Regional Planning Commission: Date _____ Time 6:00 PM
(City Hall, Johnson City)

☒ Washington County Commission: Date 9/22/25 Time 6:00 PM
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)

☐ I understand that I must post a sign on the property 10 days prior to the meeting and I must maintain the sign on the subject parcel until after all meetings are concluded. Upon completion of all meetings, I will return the sign. Should the sign go missing, I will contact the Zoning Office immediately for a replacement.

Applicant Signature [Signature]

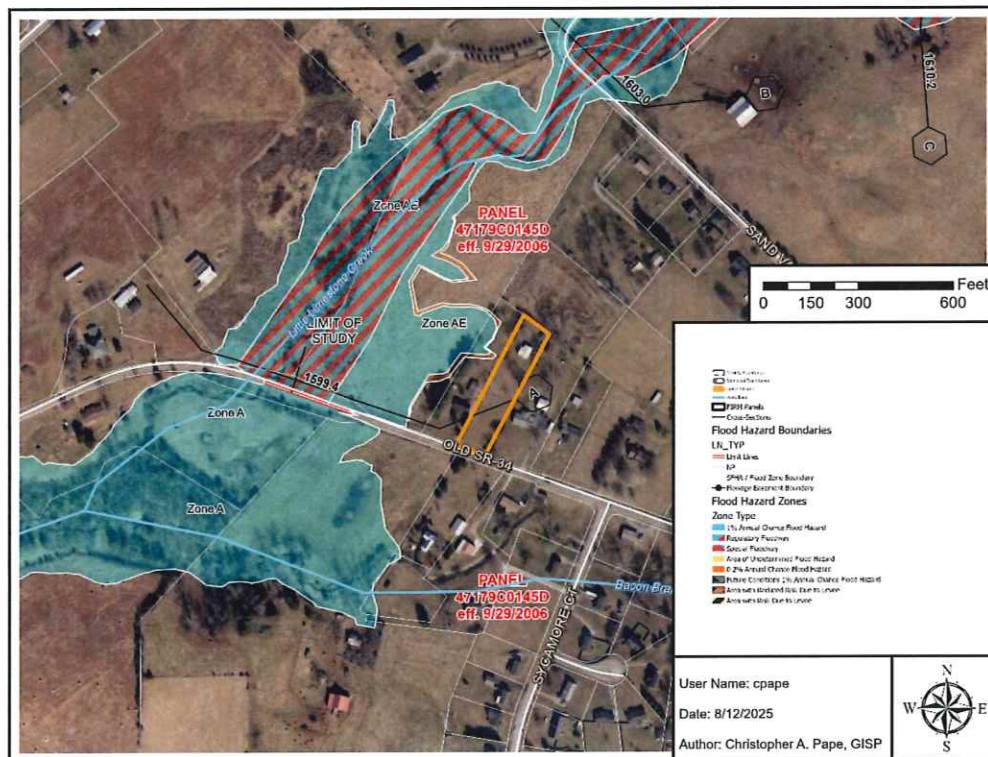
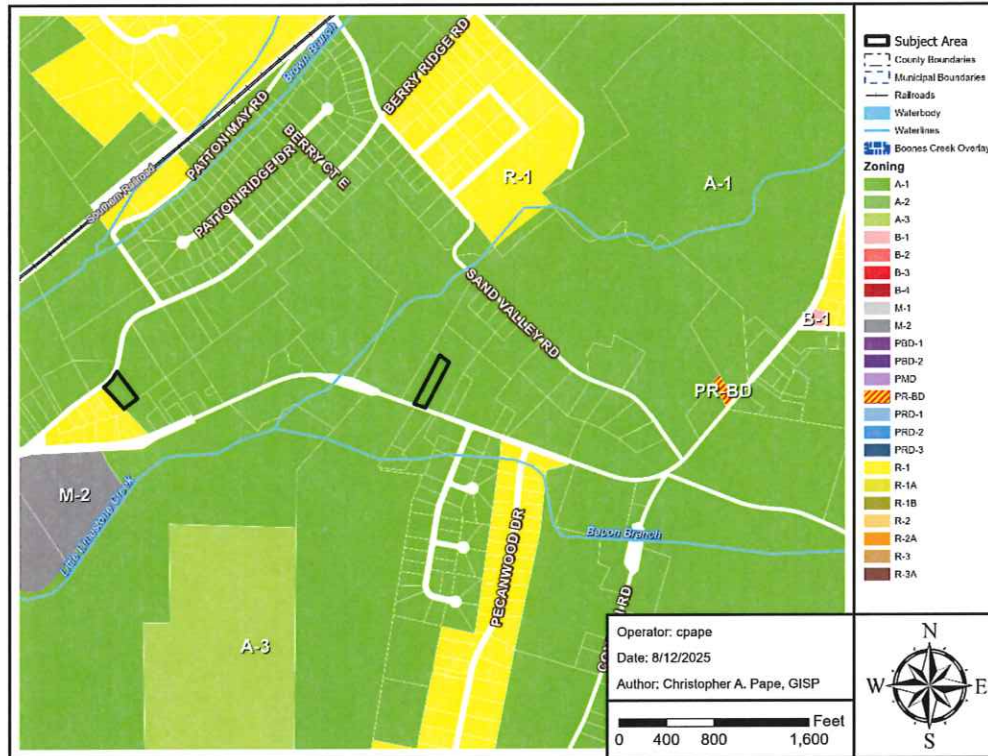
Date 8-11-25

An Electronic Signature is a valid form of signature for this application. This application is not considered complete unless the required fees have been paid at the time of submission of the application.

STAFF USE ONLY:

Received on 8-11-25 by [Signature]

Rezoning – A-1 to R-1 Tax Map 67, Parcel 237 – 110 Polo Ln



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: September 16, 2025 **AGENDA ITEM #:** 4

SUBJECT: County Rezoning Request – Hairetown Rd Properties (Tax Map 51, Parcels 216, 216.01, 217, 217.01, 217.02 & 218 – 304, 326 & 350 Hairetown Rd), R-1 to A-1

Owner: Cody & Erika Patterson, Ralph & Amy Fulkerson, Betty Fulkerson, William Woodby & Charles Story

Lot Size: 6.3, 1, 9.92, 0.73, 5 & 5 acres

Current Land Use: Single-Family Residential & Agriculture

Proposed Land Use: Single-Family Residential & Agriculture

Current Zoning: R-1, Low Density Residential

Requested Zoning: A-1, General Agriculture

Surrounding Zoning	Surrounding Land Use
North: R-1, Low Density Residential	Single-family residential and agriculture
South: R-1, Low Density Residential	Single-family residential
East: A-1, General Agriculture	Single-family residential and agriculture
West: R-1, Low Density Residential	Hairetown Rd and Single-family residential

Analysis: This is a joint request from multiple property owners. One property owner, at 304 Hairetown Rd, seeks to construct an additional residence on their lot, which is not permissible in the existing R-1 district but is allowable in the A-1 zoning district due to the lot's size/acreage. The other property owners are interested in preserving the agricultural use of their land, and the A-1 district is an appropriate designation.

The zoning in the immediate area is both A-1 and R-1, with land uses being agricultural and residential. As the proposed land uses are either residential or agricultural, the request is not out of character with the area.

Recommendation: Staff recommends approval of rezoning of the Hairetown Rd properties (Tax Map 51, Parcels 216, 216.01, 217, 217.01, 217.02 & 218 – 304, 326 & 350 Hairetown Rd), from R-1 to A-1, as submitted

Received on 8/19/25 by [Signature]

Rezoning – R-1 to A-1
Tax Map 51, Parcels 216, 216.01, 217, 217.01, 217.02 & 218 – 304, 326 & 350
Hairetown Rd

Owner: Cody Patterson and Erika Patterson
Phone: 423-506-7849
Email: pattersonc07@gmail.com
Address: 304 Hairetown Rd. Jonesborough, TN 37659

Owner: Ralph C. Fulkerson Jr. and Amy Hensley Fulkerson
Phone: 423-534-4565
Email: rfulkerson@bellflight.com
Address: 326 Hairetown Rd. Jonesborough, TN 37659

Owner: Betty Karen Fulkerson and William Michael Woodby
Phone: 423-753-2726
Email: bettykaren22@gmail.com
Address: 350 Hairetown Rd. Jonesborough, TN 37659

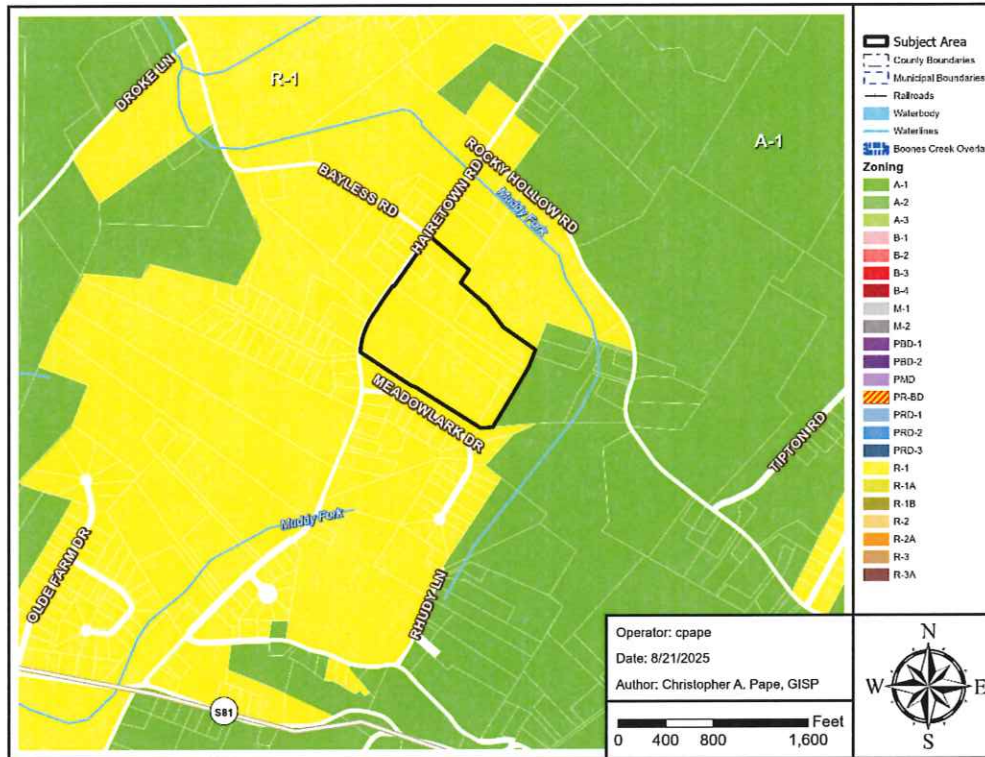
Owner: Charles L. Story
Phone: 423-431-9923
Email: petestory@embargmail.com
Address: 1777 Rocky Hollow Rd. Jonesborough, TN 37659

Everyone.

MONDAY • TUESDAY • WEDNESDAY • THURSDAY • FRIDAY • SATURDAY • SUNDAY

Owner	Charles L. Story
Address	1777 Rocky Hollow Rd. Jonesborough, TN 37659
Phone	423-431-9923
Email	petestory@embargo.net
Owner	Betty Karen Fulkerson Woodby & William Michael Woodby
Address	350 HAIRETOWN RD. Jonesborough TN 37659
Phone	423-753-2726
Email	Betty Karen 22@gmail.com
Owner	Ralph C. Fulkerson Jr & Amy Hensley Fulkerson
Address	326 Hairetown Rd Jonesborough TN 37659
Phone	423-534-4565
Email	rfulkerson@bellflight.com

Rezoning – R-1 to A-1 **Tax Map 51, Parcels 216, 216.01, 217, 217.01, 217.02 & 218 – 304, 326 & 350** **Hairetown Rd**



Rezoning – R-1 to A-1

**Tax Map 51, Parcels 216, 216.01, 217, 217.01, 217.02 & 218 – 304, 326 & 350
Hairetown Rd**



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: September 16, 2025 AGENDA ITEM #: 5

SUBJECT: Final Plat – State of Franklin Subdivision – Phase 1

BACKGROUND:

The Planning Commission is asked to consider granting final plat approval to State of Franklin Subdivision – Phase 1, containing six (6) lots and 12.37-acres. The property is located outside of the Town's limits but within the planning boundary, giving subdivision authority to this Commission.

The proposed lots have frontage on Sand Valley Rd, a local residential street. The zoning is A-1 (Washington County, General Agricultural District), and the lots meet/exceed the minimum requirements for the zoning district.

Brown Branch, impacts two (2) of the lots, Lot 1 and Lot 5, requiring a 30-ft buffer from the top of the streambank. A note has also been added to the plat referencing TDEC permitting for a stream crossing.

There are no variances to the Subdivision Regulations associated with the plat.

RECOMMENDATION:

Staff recommends approval of the plat as submitted, subject to obtaining all the required signatures.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: September 16, 2025 AGENDA ITEM #: 6

SUBJECT: Consideration and approval of Local Parks & Recreation
Fund (LPRF) Grant

BACKGROUND:

The Town of Jonesborough continues to advance our sidewalk and trail expansion projects and in so doing have been awarded various grants to help match the local funding responsibilities to complete the projects. This includes the LPRF Grant, which will help provide matching funds for the project, and the local matching funds will be spent from the 2.4 million received from the Governor's Office through the Tennessee Department of Environment and Conservation (TDEC).

Community Development Partners Project Manager Rachel Conger has provided details of the LPRF Grant in the agenda packet which she will be presenting to the Planning Commission.

RECOMMENDATION:

Staff recommends approval of the LPRF Grant project as presented.

Jonesborough LPRF Grant Project

The Town of Jonesborough has secured funding for an 8' wide ADA recreation pedestrian walkway connection from Jonesborough to Johnson City corporate limits and additional 8' wide walkways to create pedestrian connections to parks and other recreation areas in Jonesborough. Additionally, the project proposal includes the development of an ADA compliant restroom facility and associated parking lot, with ADA parking, as part of a trail head as well as a bike track and associated parking lot for youth. The Town submitted an application in partnership with Washington County as a portion of the pedestrian walkways will be located outside the corporate limits of Jonesborough, still in Washington County.

Aligning with the Town's Parks and Recreation Master Plan, Jonesborough has been working to develop recreation walkways and other pathways to connect residents to recreation services, including parks, as well as the Town's historic downtown and the new K - 8 Jonesborough School. The importance of connecting residents to recreation activities that are offered throughout the Town has shown to strengthen the sense of community and the quality of life of the residents.

The Tweetsie Trail, located in nearby Johnson City, reaches to Elizabethton and an extension of the current trail to Hampton. The trail is a regional attraction to recreation enthusiasts, including bikers, runners and others. The trail offers a scenic environment with plaques along the trail that tell the history of the region and the ties to the railroad. The trail draws users from all over east Tennessee, including residents in Jonesborough. The desire is to create a connection from Jonesborough to the Tweetsie Trail.

Johnson City has a population of over 73,000 residents and is home to Mountain Home Veterans Administration, Johnson City Medical Center and East Tennessee State University, all major employers of residents in the area. By providing an alternative way for Jonesborough and Washington County residents to get to Johnson City to work, it would help alleviate the number of vehicles that travel Hwy 11E and Old E Main St/Jonesborough Hwy/W Market Street.

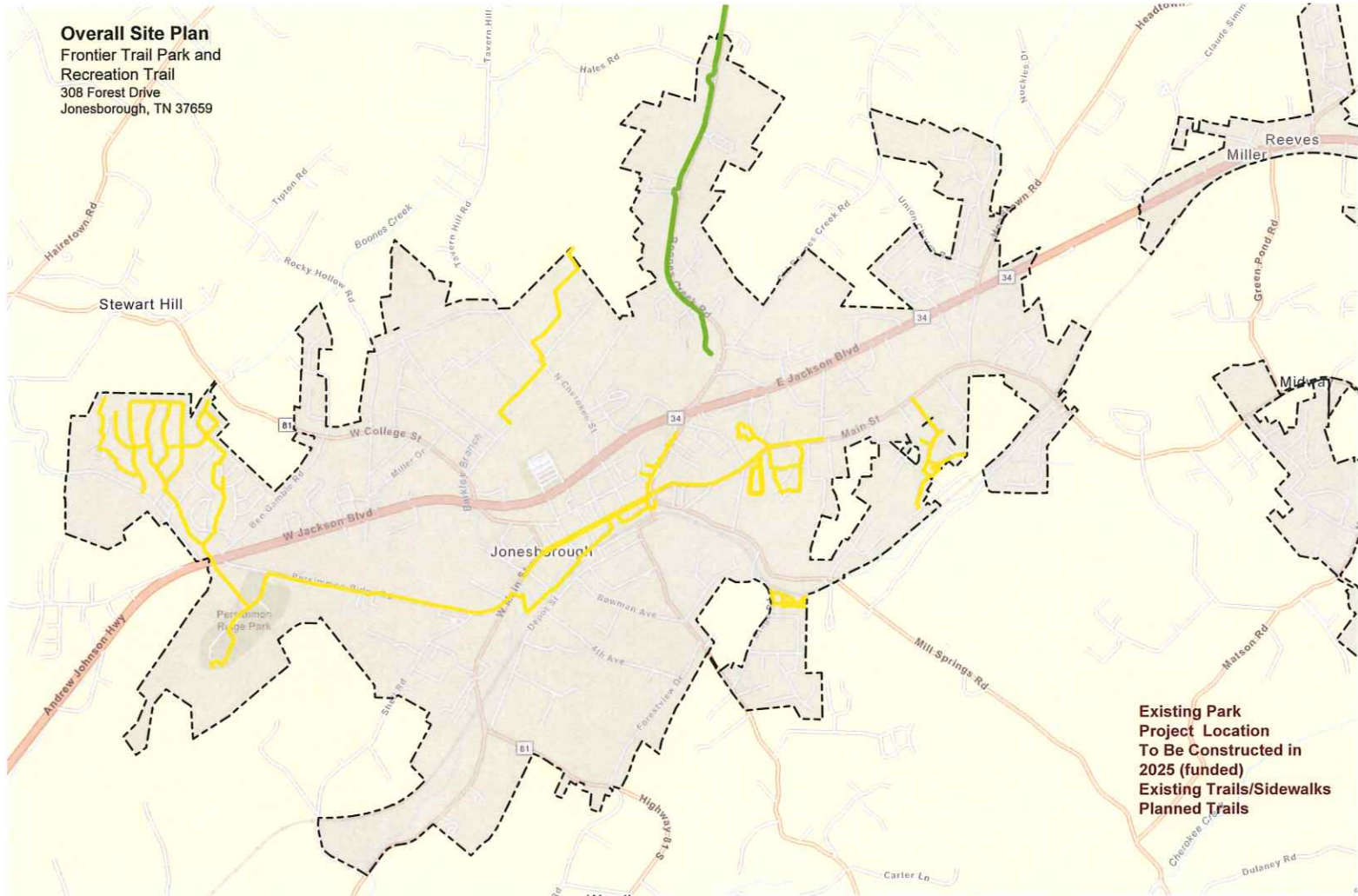
Jonesborough has and maintains 13 parks within its corporate limits, including Tiger Park, the newest park that is scheduled to open in October 2025 and is also funded through an LPRF grant. The parks are surrounded by residences but many lack the pedestrian connections to residential areas and the parks to one another. The desire is to see all of the Town's parks fully utilized by its residents, including those who live in close proximity to them. The development of pedestrian walkways would provide these connections.

The proposed trail head for the walkway is located at the track and football field at the former Jonesborough Middle School. The trail head will include an ADA restroom facility

as well as an asphalt parking lot with ADA parking. The property has been deeded to the Town by Washington County Schools. This location for the trail head is centrally located on the east side of Jonesborough, just off of E Main Street, along a densely populated area, approximately a half mile from the Jonesborough Senior Center and Lincoln Park. The proposed bike track is also to be located on the property owned by Washington County Schools.

Tennessee Governor Bill Lee has given Jonesborough \$2.5 million for the development of pedestrian access in Jonesborough. Following the construction of pedestrian sidewalks along another portion of E Main Street to create a connector to the Jonesborough Senior Center and Lincoln Park, \$2 million remain from that funding that the Town will use as match for the project, essentially doubling the impact of these funds.

Overall Site Plan
Frontier Trail Park and
Recreation Trail
308 Forest Drive
Jonesborough, TN 37659



Existing Park
Project Location
To Be Constructed in
2025 (funded)
Existing Trails/Sidewalks
Planned Trails

[illegible]

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: September 16, 2025 AGENDA ITEM #: 7

SUBJECT: Consideration and approval of the Recreation Trail Project
(RTP) Grant

BACKGROUND:

The Town of Jonesborough continues to advance our sidewalk and trail expansion projects and in so doing have been awarded various grants to help match the local funding responsibilities to complete the projects. This includes the RTP Grant, which will help provide matching funds for the project, and the local matching funds will be spent from the 2.4 million received from the Governor's Office through the Tennessee Department of Environment and Conservation (TDEC).

Community Development Partners Project Manager Rachel Conger has provided details of the RTP Grant in the agenda packet which she will be presenting to the Planning Commission.

RECOMMENDATION:

Staff recommends approval of the RTP Grant project as presented.

Jonesborough RTP Grant Project

The Town of Jonesborough currently has in place the Lost State Scenic Walkway, a 3.5-mile paved recreation trail that connects the Town's largest park, Persimmon Ridge Park, surrounding developments and numerous residential areas, to downtown. The trail also travels through two passive parks, Barkley Creek Park and WC Rowe Park, and ends at Mill Spring Park, in the heart of downtown. Downtown is Jonesborough's sense of place and belongs to all residents, and the Town is working to develop a walkway system that connects to as many of the residential areas as possible while encouraging citizens to exercise and to enjoy and socialize in Jonesborough's historic downtown. Downtown is a social space in Jonesborough that helps to bring members of the community together. Continuing to develop recreation trails enables more of the community to be able to get to the downtown area without having to get in a car, providing a way for residents to walk together to access shopping, dining and recreation downtown.

The Town is working to continue connecting parks and residential areas via the walkway. The goal of the project is to construct an 8' wide, 3,000 linear foot paved trail from Mill Spring Park to Stage Road Park, traveling along Little Limestone Creek and undeveloped natural areas.

Adjacent to Stage Road Park is the residential development, Mountain View Estates which holds nearly 150 residential single-family homes. This neighborhood, despite its close proximity to downtown, has no pedestrian connection. Also close by is Heritage Place Subdivision which is even further isolated and disconnected from downtown. The focus of the extension of the Lost State Scenic Walkway would be to connect Stage Road Park, Mountain View Estates, and surrounding residences to downtown Jonesborough, recreation opportunities and parks beyond.

The project consists of the construction of 3,000 linear feet of paved trail including two pedestrian bridges in one section of the project to provide access over Little Limestone Creek.

The trail will cross over 6 privately owned properties and 3 Town-owned properties. The Town is in the process of securing the needed easements.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: September 16, 2025 AGENDA ITEM #: 8

SUBJECT: Election of Officers

Annual Election for Chairman, Vice Chairman and Secretary