

MEETING NOTICES

The Jonesborough Planning Commission and Board of Zoning Appeals will meet in Regular Session at 6:00 p.m., Tuesday, September 19, 2023, 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

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Approval of an Amendment to the Jonesborough Municipal Code, Title 11, Chapter 5, Planning and Zoning, Section 11-516B
4. Approval of an Amendment to the Jonesborough Municipal Code, Title 11, Chapter 5, Planning and Zoning, Section 11-517D
5. Approval of the Tiger Park Project – Local Parks and Recreation Fund Grant (LPRF)
6. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: SEPTEMBER 19, 2023 AGENDA ITEM #: BZA-2

SUBJECT: Approval of Minutes

The minutes of the Board of Zoning Appeals (BZA) July 18, 2023 Regular Meeting will be presented at the next regular meeting for approval.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: SEPTEMBER 19, 2023 AGENDA ITEM #: 2

SUBJECT: Approval of Minutes

The minutes of the Jonesborough Planning Commission July 18, 2023 Regular Meeting, August 1, 2023 – Called Meeting, and August 15, 2023 Regular Meeting will be presented at the next regular meeting for approval.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: SEPTEMBER 19, 2023 AGENDA ITEM #: 3

SUBJECT: Amendment to the Jonesborough Municipal Code, Title 11,
Chapter Planning and Zoning, Section 11-516B

BACKGROUND:

On July 10, 2023, the Board of Mayor and Aldermen adopted several amendments to the Municipal Code found in Title 2, Alcoholic Beverages. Before you, the Planning Commission, is sections of the Municipal Code that need Planning Commission review and recommendation to the BMA whereby the BMA will hold a public hearing and a final reading before the amendment is adopted. The amendment is to delete Section 11-516B of Title 11, Chapter 5 in its entirety and replace with a new Section 11-516B.

Many of the amendments to the alcohol section of the Code was to amend the definitions pertaining to alcohol and to be in line with how the State of Tennessee per Tennessee Code Annotated defines "alcohol".

The Ordinance is attached, and I am providing a snapshot of the main section that was amended:

Before

(d) Markets, package or other stores selling retail beer; provided there is no external signage advertising beer (beverages with five percent (5%) alcohol or less) or individual varieties of beer. Note: Internal signage advertising beer or beer varieties, even signs inside glass windows facing the exterior, are permitted.

After

(d) Markets, package or other stores selling retail beer; provided there is no external signage advertising beer as defined in Section 2-201 of Title 2, Chapter 2 of the municipal code or individual varieties of beer. Note: Internal signage advertising beer or beer varieties, even signs inside glass windows facing the exterior, are permitted.

RECOMMENDATION:

Recommend approval to the Board of Mayor and Aldermen, the amendment to the Jonesborough Municipal Code, Title 11, Chapter 5, Planning and Zoning, Section 11-516B, as presented.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TOWN OF JONESBOROUGH MUNICIPAL CODE, TITLE 11, ENTITLED "PLANNING AND ZONING" BY DELETING SECTION 11-516B OF CHAPTER 5 IN ITS ENTIRETY AND REPLACING WITH A NEW SECTION 11-516B

SECTION 1. BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF JONESBOROUGH, TENNESSEE, that Title 11 of the Jonesborough Municipal Code, entitled "Planning and Zoning" is amended by deleting Section 11-516B of Chapter 5 in its entirety and replacing with a new Section 11-516B as follows:

11-516B. R-4A (Special Transition) Residential District. (1) It is the intent of this district to allow residential property in areas along major arterial routes, gateways into Jonesborough and especially at the intersection of what are or could be the intersections of major arterial routes, with adjacent nearby commercial properties or what the planning commission may determine to be logical locations for some future commercial activity, to be used for non-residential purposes; provided that they meet applicable standards, the residential nature and character of any existing structure housing said non-residential activity is not changed and that new construction meets the standards and guidelines established for the R-4A zone. The requirements for the district are designed to protect the essential residential, historic, and aesthetic characteristics of the area. In order to achieve the intent of the R-4A (Special Transition) Residential District, as may be shown on the zoning map of the Town of Jonesborough, Tennessee, the following uses are permitted:

(a) Any use permitted in an R-4 (Transition) Residential District, also with the exception of mobile homes and mobile home parks and warehouse structures which are expressly prohibited.

(b) Restaurants or eating establishments with more than seventy-five (75) seats that may have pick-up windows but not external menu boards and outside intercom type ordering.

(c) Markets that also sell gasoline or fuels but with no repair or service component; provided that:

(i) Detailed lighting plans are submitted with the initial site plan that shows a minimal approach to site lighting while maintaining reasonable safety standards.

(ii) Freestanding monument signs are no more than ten feet (10') in height and with a single side sign face totaling no more than seventy (70) square feet and any electronic messaging indicating gas prices only and a minimum of time between message changes of six (6) seconds with no transition time between changes. The board of zoning appeals upon consideration of the criteria established in § 11-516A(14)(i) of the R-4 zone ordinance may authorize a variance of up to twenty-five percent (25%) of the sign face square footage and height restrictions.

(iii) Building mounted signage meets the current sign ordinance standards for commercial properties.

(d) Markets, package or other stores selling retail beer; provided there is no external signage advertising beer as defined in Section 2-201 of Title 2, Chapter 2 of the municipal code or individual varieties of beer. Note: Internal signage advertising beer or beer varieties, even signs inside glass windows facing the exterior, are permitted.

(e) Shopping centers with more than three (3) business units per building and/or a building with more than a maximum of five thousand (5,000) square feet; provided that:

(i) A master plan of the entire property is submitted to the planning commission for approval showing all building locations and building sizes to be constructed initially, if in phases,

and all building locations and sizes intended with a complete build-out of the site. Any changes in the initial master plan for the property must be approved by the planning commission.

(ii) An architectural drawing of the design of the buildings showing external details and also indicating design efforts to reduce the effect of massing on the appearance of any building over five thousand (5,000) square feet, is submitted to the planning commission for approval.

(iii) The architectural drawing of each building to be constructed in the project or initial phase that is submitted meets the standards and guidelines for building in an R-4 zone, other than building size.

(iv) No individual business considered a "big box retailer," or over fifteen thousand (15,000) square feet is permitted.

(f) Unless specified otherwise above, all other uses listed in § 11-516A(13) of the R-4 zone ordinance are also prohibited in an R-4A zone.

(2) The standards and guidelines governing the design of new development and improvements to existing developments shall be the same standards and guidelines adopted for the R-4 zone. In addition, the following conditions also apply to development in an R-4A zone:

(a) Properties in an R-4A District to be used for non-residential purposes must meet the criteria established in § 11-516A(14) of the R-4 zone ordinance, with the exceptions otherwise established in this chapter including the following exceptions on setback requirements.

(i) R-4A developments that involve a master site plan including multiple buildings may request variances on setback requirements; provided that a buffering plan is indicated in the site plan and the current use of adjoining properties is identified and future use projected showing how the R-4A development will not negatively impact adjoining property owners.

(ii) The setbacks variances requested can be justified based on topography, highway or street considerations, and/or the attention given to providing functional open space and beautification.

(b) Developments within a R-4A zone that involve multiple buildings and the submittal of a master site plan, may request a separate freestanding development sign on the following conditions:

(i) The single side of the sign face is not more than one hundred (100) square feet.

(ii) The sign is a monument sign not more than twelve feet (12') in height.

(iii) The sign advertises the general name of the complex or development and not individual businesses.

(c) Developments within a R-4A zone that involve multiple buildings and the submittal of a master site plan must include within the site plan a pedestrian access plan showing the following:

(i) How pedestrians from adjoining properties can safely access the development.

(ii) How pedestrians can safely access all buildings and parking areas within the development.

(iii) The location of all sidewalks and walkways.

(iv) To what extent pedestrians can be separated from vehicular traffic within the development.

(v) Any possible connection to the town's walkway system (Lost State Scenic Walkway) where applicable.

(d) Developments within the R-4A zone that involve multiple buildings and the submittal of a master site plan must include within the site plan a detailed point or points of vehicular access to the property showing steps taken to maximize safe ingress and egress to the arterial route(s) and any connecting side streets.

(e) Developments within the R-4A zone that involve multiple buildings and the submittal of a master site plan, must also submit the following:

(i) Locations on the site plan in which landscaping will be planted or constructed.

(ii) A landscape/beautification plan showing the location of plant material, including trees, and efforts to blend the development into the natural environment.

(iii) Beautification of points of ingress and egress.

(f) The street lighting must be underground and the type of street light fixture submitted with the site plan. (as added by Ord. #2012-01, Feb. 2012)

SECTION 2. That this Ordinance shall become effective immediately from and after its passage as provided by law.

Motion was made by Alderman Causey and seconded Alderman Dickson that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: Alderman Causey, Alderman Dickson, Alderman Countermine and
Alderman Wolfe

Those voting against: _____

PASSED ON FIRST READING June 30, 2023

Motion was made by _____ and seconded by _____
that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: _____

Those voting against: _____

PASSED ON SECOND READING _____

CHUCK VEST, MAYOR

ATTEST:

JANET JENNINGS, TOWN RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: SEPTEMBER 19, 2023 AGENDA ITEM #: 4

SUBJECT: Amendment to the Jonesborough Municipal Code, Title 11,
Chapter Planning and Zoning, Section 11-517D

BACKGROUND:

On July 10, 2023, the Board of Mayor and Aldermen adopted several amendments to the Municipal Code found in Title 2, Alcoholic Beverages. Before you, the Planning Commission, is sections of the Municipal Code that need Planning Commission review and recommendation to the BMA whereby the BMA will hold a public hearing and a final reading before the amendment is adopted. The amendment is to delete Section 11-517D of Title 11, Chapter 5 in its entirety and replace with a new Section 11-517D.

Many of the amendments to the alcohol section of the Code was to amend the definitions pertaining to alcohol and to be in line with how the State of Tennessee per Tennessee Code Annotated defines "alcohol".

The Ordinance is attached, and I am providing a snapshot of the main section that was amended:

Before

(1) These facilities are defined as follows: A facility that manufactures intoxicating liquors including alcohol, spirits, liquors, wines and every liquid or solid, patented or not, containing alcohol, spirits, liquor or wine, and capable of being consumed by human beings, but nothing in this section shall be construed or defined as including or relating to the manufacture of any beverage with alcohol content of five percent (5%) or less.

After

(1) These facilities are defined as follows: A facility that manufactures intoxicating liquors including alcohol, spirits, liquors, wines and every liquid or solid, patented or not, containing alcohol, spirits, liquor or wine, and capable of being consumed by human beings.

RECOMMENDATION:

Recommend approval to the Board of Mayor and Aldermen, the amendment to the Jonesborough Municipal Code, Title 11, Chapter 5, Planning and Zoning, Section 11-517D, as presented.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TOWN OF JONESBOROUGH MUNICIPAL CODE, TITLE 11, ENTITLED "PLANNING AND ZONING" BY DELETING SECTION 11-517D OF CHAPTER 5 IN ITS ENTIRETY AND REPLACING WITH A NEW SECTION 11-517D

SECTION 1. BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF JONESBOROUGH, TENNESSEE, that Title 11 of the Jonesborough Municipal Code, entitled "Planning and Zoning" is amended by deleting Section 11-517D of Chapter 5 in its entirety and replacing with a new Section 11-517D as follows:

11-517D. Distilling Company Overlay District. It is the intent of this district to provide suitable locations for the possible operation of a distilling company meeting all state and federal requirements that legally manufactures and sells intoxicating liquors within the corporate limits of the Town of Jonesborough.

(1) These facilities are defined as follows: A facility that manufactures intoxicating liquors including alcohol, spirits, liquors, wines and every liquid or solid, patented or not, containing alcohol, spirits, liquor or wine, and capable of being consumed by human beings.

(2) In order to achieve the intent of the Distilling Company Overlay District, the requirements of this overlay district are established to locate any manufacturer of intoxicating liquors in an appropriate location that is deemed suitable for such purpose; enhancing the local economy, increasing the potential of the town, while ensuring the safety and general welfare of visitors and residents.

The privilege tax payment of one thousand dollars (\$1,000.00) is established by ordinance 2014-02, March 2014 in order to be licensed with the town to engage in the manufacturing of intoxicating liquors.

(3) The DC Overlay District when approved will be shown on the zoning map of Jonesborough.

(4) The underlying properties of the overlay zone will normally be a business or manufacturing zone.

(5) The DC overlay may be within the historic district, especially when the operation is developed to accommodate tourists, and there is a retail component that can enhance the economic well-being of Jonesborough's historic downtown area.

(6) Distilling company facilities can be located in the DC overlay zone; provided:

(a) The manufacturing facility meets all state and federal requirements for the legal manufacture and sale of intoxicating liquors.

(b) The manufacturing building is five hundred feet (500') from an active church or school, as measured directly from building to building, unless in a B-2 Central Business District where this distance requirement building to building is one hundred fifty feet (150').

(c) A site plan and map is submitted to the Jonesborough Regional Planning Commission for approval providing the following information:

(i) The availability of parking.

(ii) Adequate pedestrian access.

(iii) Schematic of building showing location on property, setbacks, street access, exterior lighting, any changes impacting drainage and stormwater management and utilities.

(iv) Odor control plan.

(v) General overview of business plan including any area for retail liquor sales.

(vi) If in the historic district, approval is required from the historic zoning commission on any exterior building improvements and signage.

(d) The Jonesborough Regional Planning Commission reviews and approves the site plan and the use of the property for a distilling company manufacturing intoxicating liquors.

(e) A landscape plan must be submitted to the tree and townscape board and be approved before a regular certificate of occupancy is issued. (as added by Ord. #2014-02, March 2014)

SECTION 2. That this Ordinance shall become effective immediately from and after its passage as provided by law.

Motion was made by Alderman Countermine and seconded Alderman Dickson that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: Alderman Countermine, Alderman Dickson, Alderman Causey and Alderman Wolfe

Those voting against: _____

PASSED ON FIRST READING June 30, 2023

Motion was made by _____ and seconded by _____ that the preceding ordinance be adopted on first reading. Those voting for the adoption thereof were: _____

Those voting against: _____

PASSED ON SECOND READING _____

CHUCK VEST, MAYOR

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: SEPTEMBER 19, 2023 AGENDA ITEM #: 5

SUBJECT: Tiger Park Project

BACKGROUND:

Recreation Capital Projects Planner Rachel Conger has provided the following information for the Planning Commission (PC) on the Local Parks and Recreation Fund Grant the town has been awarded for the new school site. This grant requires that the project be presented to the PC for their vote in support.

Project Narrative

Jonesborough's LPRF application is for funding assistance that essentially completes the development of recreational/athletic facilities located within Tiger Park. There are four playground areas within Tiger Park, one of which is located in the middle of the four major field areas and the tennis/pickleball courts. This playground has many climbing and fitness features and is focused on healthy exercise for young people while games are going on the surrounding fields. The other three playgrounds are around the school and with a focus on age and ability. The preschool playground is designed for very young children and is located adjacent to the two preschool classes in the school. It and the other playgrounds close to the school have outside access through the fencing to facilitate community use. The playground next to the Comprehensive Development Classes has equipment designed for any child, but it has additional equipment intended to enhance the experience of a disabled child. The large K-5 playground area that includes basketball goals, tether ball and sheltered seating is close to the multipurpose field area where youth soccer practices and games will be held frequently.

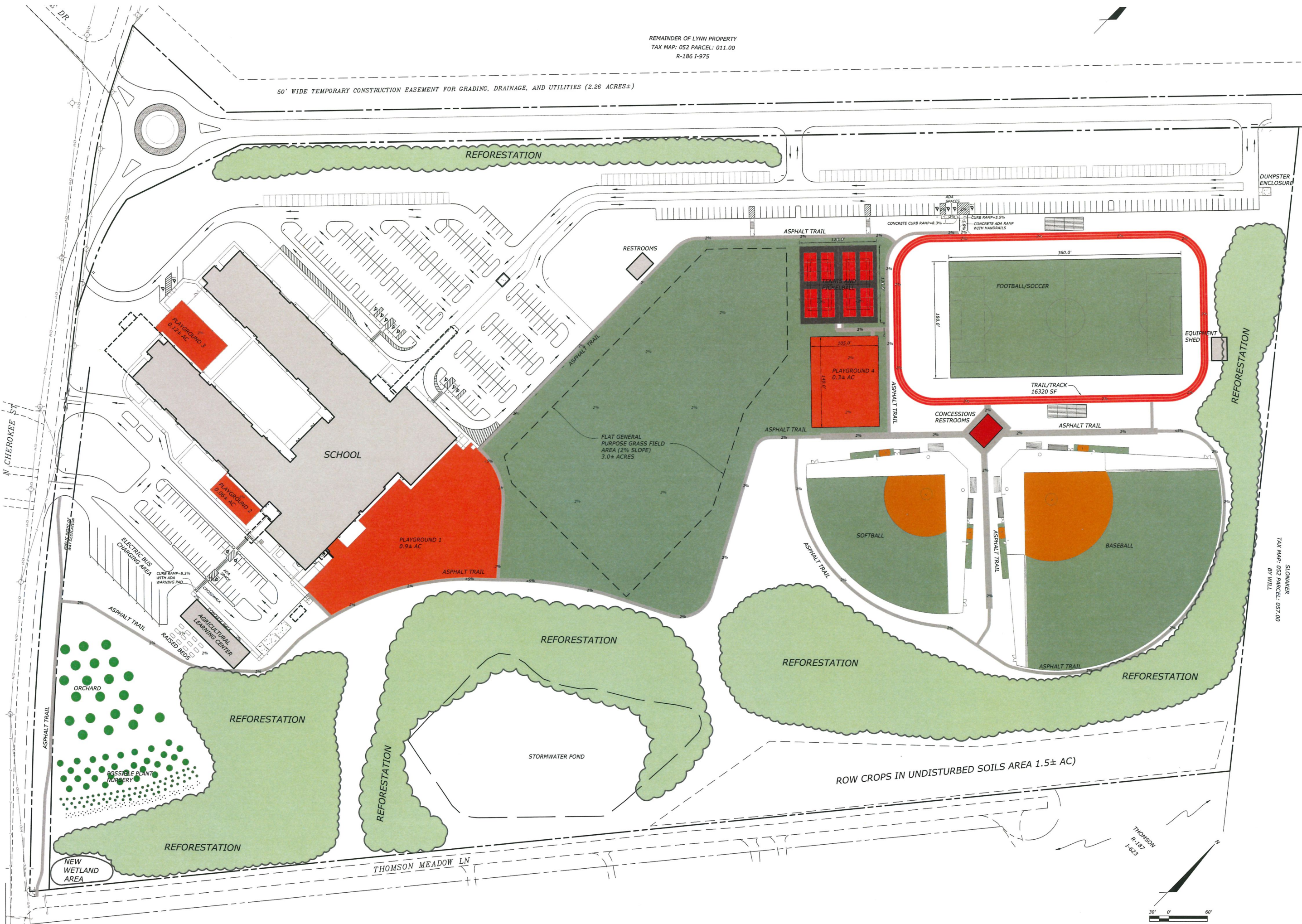
The Tiger Park project also includes the lighting of all four field areas: baseball, softball, large football/soccer, and the multipurpose field area for numerous "field" sports. Two tennis/pickleball courts will be constructed, fenced, an acrylic surface applied, and lighting installed. A concession and restroom building will be constructed in a central location between the field areas, and a picnic pavilion sized for four (4) hexagon tables will be constructed close to the concession. The project includes applying a ½ inch rubberized surface to the asphalt track around the football/soccer field to help reduce any potential muscle and/ or bone damage, especially with younger children and seniors. Recreation accessories like bleachers, bike racks, benches, trash cans, score boards, etc. are also included in the project.

RECOMMENDATION:

Approve the project as part of the LPRF Grant process that provides funding assistance that essentially completes the development of recreational/athletic facilities located within Tiger Park, as presented.

REMAINDER OF LYNN PROPERTY
TAX MAP: 052 PARCEL: 011.00
R-186 I-975

50' WIDE TEMPORARY CONSTRUCTION EASEMENT FOR GRADING, DRAINAGE, AND UTILITIES (2.26 ACRES±)



SLOANER
TAX MAP: 052 PARCEL: 057.00
BY WILL

THOMSON
R-187
I-623





Jonesborough K-8 School

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Jonesborough K-8 School

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Jonesborough K-8 School Athletic Area

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