

TOWN OF JONESBOROUGH
Town Hall Board Room
123 Boone Street
Jonesborough, TN 37659

MEETING NOTICE

Tuesday August 25th, 2026, 10:30 a.m.

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 members of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the secretary or staff of the board.

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.

The Jonesborough Tree and Townscape Board will meet at 10:30 a.m., Tuesday, August 25th, 2026, in the Board Room at Town Hall, 123 Boone Street, Jonesborough, TN, to consider the following agenda:

AGENDA

1. Call to order
2. Public Comments
3. Approval of Wednesday, August 5th, 2026, Minutes
4. Breco Development Landscape Plans
5. Approved Tree and Shrub List
6. Invasive or Poorly Adapted Tree List
7. Mulch Requirements Commercial Landscaped Areas
8. Median Landscaping Plans
9. Wolfe Office Landscape Plans



TREE & TOWNSCAPE COMMITTEE

AGENDA PRESENTATION

DATE: August 25th, 2026

AGENDA ITEM #: 3

SUBJECT: Wednesday, August 5th, 2026, Meeting Minutes

Town of Jonesborough

Tree and Townscape Board

Meeting Minutes for August 5th, 2026

The Jonesborough Tree and Townscape Board met in a called meeting on Wednesday, August 5th, 2026, at 10:30 a.m. in the Board Room at Town Hall, Jonesborough, Tennessee.

Present: Terry Countermine, Lori Rosenoff, Melinda Copp, Nancy Kavanaugh, Teresa Smith

Staff: Sunny Ezell

Absent: Sue Henley, Virginia Kennedy, Josh Conger, Geoffrey Hoare

Nancy Kavanaugh called the meeting to order at 10:30 am noting that a quorum was present.

There were no public comments.

Agenda Item 3: The April 28th meeting minutes were presented. Melinda Copp made a motion to approve them as presented. It was seconded by Lori Rosenoff and was duly passed.

Agenda Item 4: The Taco Bell located on East Jackson Blvd Landscape plans were discussed as meeting and exceeding road frontage and parking lot landscaping requirements. Motion to approve the plans as presented made by Terry Countermine. Plans seconded by Teresa Smith and was duly passed.

Agenda Item 5: The approved tree and shrub draft list was submitted before the board for discussion, recommendations about revisions and formatting. The content of the list was motioned for approval by Lori Rosenoff, Seconded by Melinda

Copp, the list was duly passed. Upon content approval by the board the list is to be reformatted by Sunny and submitted for final approval at the next Tree and Townscape Board meeting. Recommendation for a list of invasive species list as well as an approved list was taken by Sunny who agreed to compile a separate informational document for submission and approval at the next board meeting.

Agenda Item 6: BrightRidge Park updates were discussed including timeline for further planting and sidewalk installation which should be beginning early September.

Agenda Item 7: Mulch Diameter Requirements Draft was submitted to the board for revisions and recommendations. The contents of the submitted draft were discussed and agreed upon. The board agreed upon the requirements, materials and guidelines of the proposed mulch requirements for commercial landscaping plans. The document was to be finalized by Sunny for submission and approval at the next board meeting.

Agenda Item 8: The plan to host an evening clean up at the arboretum was presented to be held from 5:30 pm-8:00 pm on Wednesday, August 26th at Ardinna Woods Arboretum with a proposed budget of \$150.00 for materials was presented. A motion for approval of the date and the budget was made by Melinda Copp. A motion to second was made by Virginia Kennedy and was duly passed.

Agenda item 9: Adding landscaping to all the medians on Jackson Boulevard was discussed, current plant selections were presented and agreed upon by the board. Sunny asked for thoughts and recommendations from the board before the next board meeting as members of the board are in and around town for what they find aesthetic.

There were no other topics for discussion, a motion to adjourn was made by Melinda Copp, the motion was seconded by Terry Countermine, and the meeting was adjourned at 11:01 pm.



TREE & TOWNSCAPE COMMITTEE

AGENDA PRESENTATION

DATE: August 25th, 2026

AGENDA ITEM #: 4

SUBJECT: Breco Development Landscape Plan

Background:

Breco Development will be located at 1262 East Jackson Boulevard, further described on Washington County Tax Map 52, parcel 221. The subject property is zoned B1 neighborhood business district. The Planning Commission approved the site plan June 9th, 2026.

Buffering:

The east property is zoned B3 Intermediate Business. The west property is zoned B1 existing commercial use. The property to the south is zoned B3 existing use residential. The property to the south requires a buffer. Already established on the southern property border is a row of thuja planted 8' apart.

The Class 1 Buffer requirements are:

Option A1

One (1) row of evergreen trees spaced no greater than eight feet (8') on center. Species which may require different spacing standards may be approved; provided adequate documentation is submitted to justify a variation.

Option B1

One (1) row of evergreen trees with a minimum width spaced no greater than twelve feet (12') on center and a minimum of four (4) shrubs provided per tree.

Option C1

A solid barrier brick or masonry wall or wooden fence or equivalent at least six feet (6') in height. Where a landscaped berm is used and would be periodically mowed, for maintenance purposes, no slope shall exceed twenty-five percent (25%). Berms planted with ground cover and shrubs may be steeper; however, no slope shall exceed fifty percent (50%).

(4) Impact classification.

- (N) No Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-1 or R-1A zoning district; (2.) Cemeteries; (3.) Golf Courses; (4.) Parks and similar uses.
- (L) Low Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-2, R-3, R-4, B-1 zoning districts; (2.) Community and neighborhood recreational facilities and similar uses.
- (M) Medium Impact: (1.) Any use, unless otherwise listed below, which is permitted in the B-3 and B-4 zoning districts; (2.) Gasoline service stations; (3.) Convenience stores; (4.) Parking garages; (5.) Auto repair garages and similar uses; and (6.) Mini-warehouses.
- (H) High Impact: (1.) Any use only permitted in the M-1 or M-2 zoning districts; and (2.) Any proposed development which would create more than 500 parking spaces.

Proposed Use Classification

Adjoining Use Classification	No Impact (N)	Low Impact (L)	Medium Impact (M)	High Impact (H)
No Impact	None	1	2	3
Low Impact	None	None	1	2
Medium Impact	None	None	None	1
High Impact	None	None	None	None

Example: A new apartment complex (a low impact use) located in an R-3 zoning district will abut an existing single-family residential (a no impact use) area. The developers of the apartment complex (the high impact use) will be responsible for creating and arranging for the maintenance of a Class 1 buffer. However, if this apartment complex were to abut any equal or lower impact use, the developers of the complex would not be responsible for creating any new buffer area.

Road Frontage:

The north side of the property facing East Jackson Boulevard will require road frontage landscaping. The linear footage measures 134'. Frontage requirements include one (1) tree for every 50'. $1 \text{ tree}/134' = 2.68 \sim 3 \text{ trees}$

Provided:

Three (3) Red Maples have been provided. This satisfies the road frontage requirements.

Parking Lot Landscaping:

29 parking spaces including 2 ADA spaces have been provided. 1 tree is required per every 10 parking spaces with at least 2 shrubs per tree. $1 \text{ tree}/10 \text{ spaces} \times 29 \text{ spaces} = 2.9 \text{ trees} \sim 3 \text{ trees with 6 shrubs.}$

Provided:

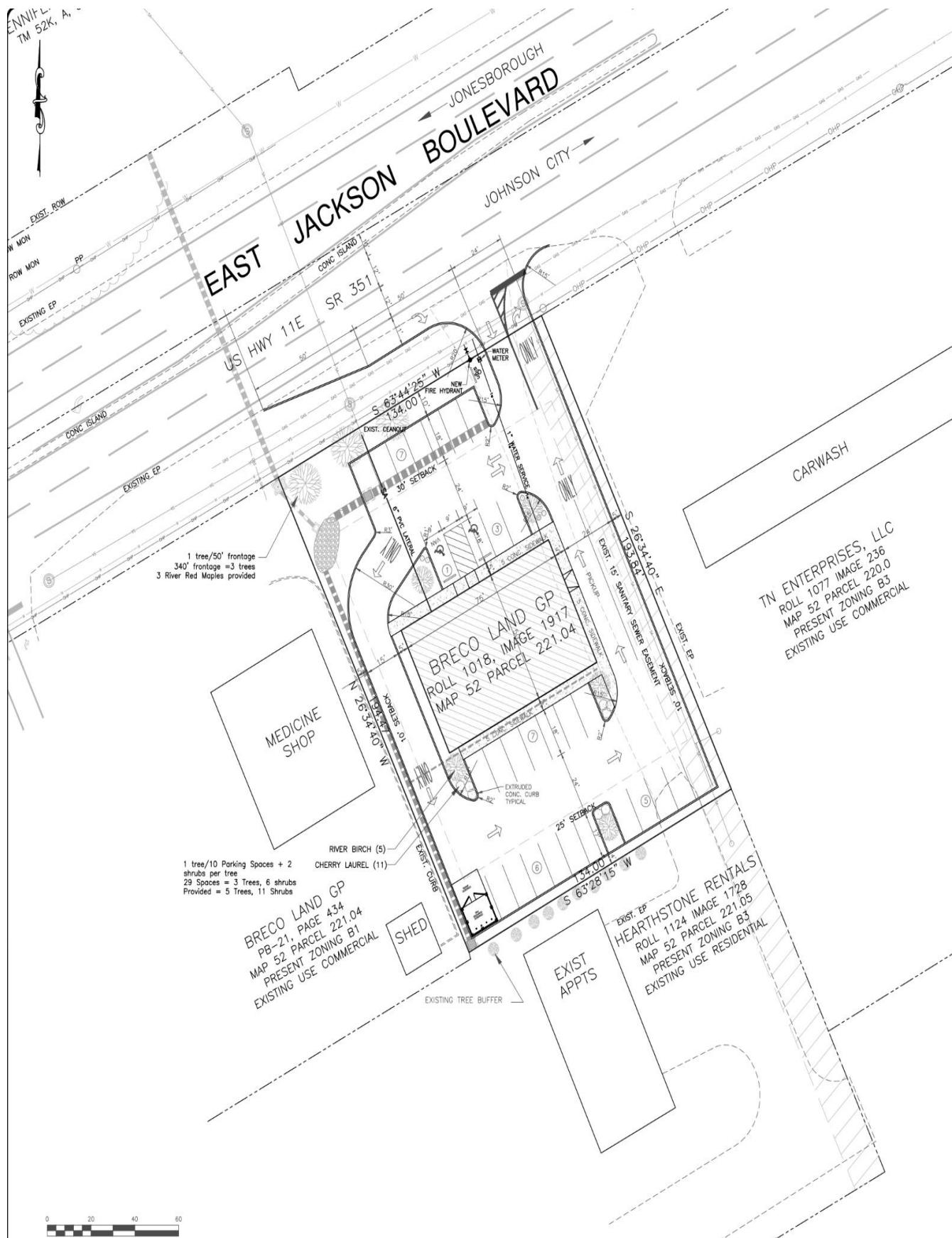
Five (5) river birch and eleven (11) cherry laurel have been provided. This exceeds landscape requirements.

Summary:

The Breco Development Landscape Plan meets and exceeds the minimum standards as per the towns landscape requirements.

Recommendation:

Approve the landscape plan as submitted.





TREE & TOWNSCAPE COMMITTEE

AGENDA PRESENTATION

DATE: August 25th, 2026

AGENDA ITEM #: 5

SUBJECT: Approved Tree and Shrub Draft List

Background:

The Town of Jonesborough is working toward adopting an approved tree and shrub draft list as a reference for commercial landscape development to use as a resource as well as members of the community who are interested or have questions about landscaping in Jonesborough.

Recommendation:

I recommend that the Tree and Townscape Board approve the list below to move forward as a guide for commercial developments and public distribution.

Town of Jonesborough Approved Tree and Shrub Planting List

Large Maturing Deciduous Trees

(Mature height is generally greater than 40 feet)

<u>Common Name</u>	<u>Botanical Name</u>	<u>Mature Size (H × W)</u>	<u>Site Preference</u>	<u>Characteristics</u>
Red Maple	<i>Acer rubrum</i>	50' × 25'	Full sun; adaptable to a wide range of soils and moisture conditions	Excellent fall color; tolerant of urban environments
Sugar Maple	<i>Acer saccharum</i>	65' × 35'	Full sun; adaptable to a variety of soils and moisture conditions	Outstanding fall color; excellent shade tree
Autumn Blaze® Maple	<i>Acer</i> × <i>freemanii</i> 'Autumn Blaze'	50' × 35'	Full sun; adaptable to various soils and moisture conditions	Rapid-growing shade tree with brilliant fall color
October Glory® Maple	<i>Acer rubrum</i> 'October Glory'	45' × 35'	Full sun to partial shade	Attractive late season fall color; shallow root system makes it less suitable adjacent to sidewalks and roadways
Armstrong Maple	<i>Acer</i> × <i>freemanii</i> 'Armstrong'	50' × 15'	Full sun; adaptable to a variety of soils and moisture conditions	Narrow, upright habit; ideal for streetscapes and confined planting areas
Japanese Zelkova	<i>Zelkova serrata</i>	65' × 40'	Full sun; moderate water requirements; adaptable to most soils	Durable urban tree with graceful vase-shaped form
Overcup Oak	<i>Quercus lyrata</i>	60' × 40'	Full sun to partial shade; adaptable to varied soils and moisture conditions	Moderate growth rate; dependable shade tree with yellow fall color
White Oak	<i>Quercus alba</i>	75' × 55'	Adaptable to a variety of soil types and moisture conditions	Broad canopy; exceptional long-lived shade tree with attractive fall color
Southern Red Oak	<i>Quercus falcata</i>	75' × 45'	Prefers well-drained, acidic soils	Strong shade tree with dependable fall color

Chestnut Oak	<i>Quercus montana</i>	65' × 45'	Full sun; drought tolerant once established	Attractive fall color; suitable for dry sites
Greenspire® Littleleaf Linden	<i>Tilia cordata</i> 'Greenspire'	45' × 25'	Full sun; tolerant of diverse soil conditions	Fragrant spring flowers; yellow fall color; wind tolerant
Littleleaf Linden	<i>Tilia cordata</i>	60' × 45'	Full sun to partial shade; adaptable to most soils	Excellent street tree with good urban tolerance
Tulip Poplar	<i>Liriodendron tulipifera</i>	70' × 40'	Full sun; tolerates clay and moist soils	Distinctive spring flowers and attractive fall foliage
Bald Cypress	<i>Taxodium distichum</i>	60' × 25'	Full sun; highly adaptable to wet or dry soils	Deciduous conifer; durable, versatile urban tree
River Birch	<i>Betula nigra</i>	60' × 50'	Full sun to partial shade; prefers moist, well-drained soils	Attractive exfoliating bark and golden fall color. (Not appropriate for planting on 11E corridor)

Small to Medium Maturing Deciduous Trees

(Mature height generally 15–40 feet)

<u>Common Name</u>	<u>Botanical Name</u>	<u>Mature Size (H × W)</u>	<u>Site Preference</u>	<u>Characteristics</u>
White Fringe Tree	<i>Chionanthus virginicus</i>	20' × 15'	Full sun; well-drained soils	Fragrant white spring flowers followed by dark purple fruit attractive to birds
Eastern Redbud	<i>Cercis canadensis</i>	25' × 20'	Full sun to partial shade; adaptable to most soils	Early spring blooms before leaf emergence
Flowering Dogwood	<i>Cornus florida</i>	20' × 15'	Full sun to partial shade; moderate moisture	Classic native flowering tree with excellent ornamental value
Saucer Magnolia	<i>Magnolia</i> × <i>soulangiana</i>	25' × 20'	Full sun; slightly acidic, well-drained soils	Large, showy spring flowers; excellent specimen tree
Crape myrtle	<i>Lagerstroemia</i> spp. and hybrids	20' × 15'	Full sun; adaptable to a variety of soils	Long summer bloom period; attractive exfoliating bark
American Hornbeam	<i>Carpinus caroliniana</i>	30' × 20'	Full sun to partial shade; adaptable to various soils	Slow-growing native tree well suited to urban landscapes

Fastigate European Hornbeam	<i>Carpinus betulus</i> 'Fastigiata'	40' × 25'	Full sun; adaptable to urban conditions	Upright form ideal for narrow planting spaces
Sourwood	<i>Oxydendrum</i> <i>arboreum</i>	25' × 15'	Full sun; acidic, well-drained soils	Summer flowers, brilliant fall color, and excellent ornamental value

Deciduous Shrubs

<u>Common Name</u>	<u>Botanical Name</u>
Viburnum	<i>Viburnum</i> spp.
Dogwood	<i>Cornus</i> spp.
Chokeberry	<i>Aronia</i> spp.
Buttonbush	<i>Cephalanthus occidentalis</i>
Virginia Sweetspire	<i>Itea virginica</i>
Spicebush	<i>Lindera benzoin</i>
Ninebark	<i>Physocarpus</i> spp.
Hydrangea	<i>Hydrangea</i> spp.
Rose	<i>Rosa</i> spp.
Forsythia	<i>Forsythia</i> spp.
Winterberry Holly	<i>Ilex verticillata</i>

Evergreen Shrubs

<u>Common Name</u>	<u>Botanical Name</u>
Boxwood	<i>Buxus</i> spp.
Cherry Laurel	<i>Prunus</i> spp.
Japanese Pieris	<i>Pieris japonica</i>
Yew	<i>Taxus</i> spp.
Globe Blue Spruce	<i>Picea pungens</i> 'Glauca Globosa'

Evergreen Trees

<u>Common Name</u>	<u>Botanical Name</u>	<u>Mature Size (H × W)</u>	<u>Site Preference</u>	<u>Characteristics</u>
Southern Magnolia	<i>Magnolia grandiflora</i>	75' × 40'	Full sun; slightly acidic, well-drained soils	Evergreen specimen tree with fragrant flowers; slow growing
Arborvitae	<i>Thuja</i> spp.	Varies	Varies by species and cultivar	Versatile evergreen screening tree

Eastern Redcedar	<i>Juniperus virginiana</i>	50' × 25'	Full sun; adaptable to a variety of soils	Native evergreen tolerant of drought and urban conditions
Eastern White Pine	<i>Pinus strobus</i>	80' × 40'	Full sun; moist, well-drained soils	Soft needles and graceful pyramidal form
American Holly	<i>Ilex opaca</i>	45' × 25'	Full sun to partial shade; well-drained soils	Evergreen native with attractive berries; excellent specimen or screening tree



TREE & TOWNSCAPE COMMITTEE

AGENDA PRESENTATION

DATE: August 25th, 2026

AGENDA ITEM #: 6

SUBJECT: Invasive / Poorly Adapted Tree List

Background:

While discussing an approved tree list, discussion of a list of invasive trees or trees not well suited to our area was discussed as a resource that would be helpful for landscapers as well as members of the community.

Recommendation:

I recommend that the Tree and Townscape Board approve the list below to move forward as a guide for commercial developments and public distribution.

Trees Not Recommended for Planting in East Tennessee

(Invasive, Exotic, or Poorly Adapted Species)

Invasive Trees

Common Name	Botanical Name	Mature Size (H × W)	Reason to Avoid	Notes
Tree-of-Heaven	<i>Ailanthus altissima</i>	60–80' × 35–50'	Highly invasive	Spreads aggressively by seed and root suckers; host plant for the spotted lanternfly; displaces native vegetation.
Callery Pear (Bradford Pear and cultivars)	<i>Pyrus calleryana</i>	30–50' × 20–35'	Invasive	Escapes cultivation, forms dense thickets, weak branch structure, and short lifespan.
Princess Tree (Empress Tree)	<i>Paulownia tomentosa</i>	30–60' × 30–40'	Invasive	Rapid growth and prolific seed production allow it to invade forests, roadsides, and disturbed areas.
Mimosa (Silk Tree)	<i>Albizia julibrissin</i>	20–40' × 20–40'	Invasive	Easily escapes cultivation; prolific seeding and tolerance of poor soils.
Chinese Tallow Tree	<i>Triadica sebifera</i>	30–50' × 20–30'	Highly invasive	Invades wetlands and disturbed habitats; displaces native species.
White Mulberry	<i>Morus alba</i>	30–50' × 30–40'	Invasive	Hybridizes with native Red Mulberry, threatening native populations.
Siberian Elm	<i>Ulmus pumila</i>	50–70' × 35–50'	Invasive	Weak wood, prolific seeding, and invasive tendencies in disturbed landscapes.
Chinaberry	<i>Melia azedarach</i>	30–50' × 25–35'	Invasive	Escapes cultivation; berries are toxic to humans and many animals.
Norway Maple	<i>Acer platanoides</i>	40–60' × 40–50'	Potentially invasive	Dense shade suppresses native understory vegetation; produces abundant seedlings.

Trees Discouraged for Streetscapes and Public Landscapes

Common Name	Botanical Name	Mature Size (H × W)	Reason to Avoid	Notes
Silver Maple	<i>Acer saccharinum</i>	60–80' × 50–70'	Weak wood	Prone to storm damage, surface roots, and infrastructure conflicts.
Siberian Elm	<i>Ulmus pumila</i>	50–70' × 35–50'	Weak structure	Brittle limbs, short lifespan, and invasive tendencies.
Weeping Willow	<i>Salix babylonica</i>	35–50' × 35–50'	Aggressive roots	Roots frequently damage sidewalks, sewer lines, and drainage systems.
Black Locust	<i>Robinia pseudoacacia</i>	40–70' × 25–35'	Suckering habit	Produces abundant root sprouts and can become difficult to manage in developed landscapes.
Boxelder	<i>Acer negundo</i>	35–50' × 30–40'	Weak wood	Short-lived tree susceptible to storm damage and insect problems.
Cottonwood	<i>Populus deltoides</i>	70–100' × 50–70'	Large size and weak wood	Surface roots, brittle branches, and prolific cotton-like seed production.

Trees with Significant Pest or Disease Concerns

Common Name	Botanical Name	Primary Concern	Notes
Ash (all species)	<i>Fraxinus</i> spp.	Emerald Ash Borer	Planting is generally discouraged unless part of a monitored management program.
American Elm	<i>Ulmus americana</i>	Dutch Elm Disease	Disease-resistant cultivars are available, but straight species should be used cautiously.
Eastern Hemlock	<i>Tsuga canadensis</i>	Hemlock Woolly Adelgid	Native and ecologically valuable but requires monitoring and treatment in many areas.



TREE & TOWNSCAPE COMMITTEE

AGENDA PRESENTATION

DATE: August 5th, 2026

AGENDA ITEM #: 7

SUBJECT: Mulch Diameter Requirements

Background:

For commercial properties, mulching serves both aesthetic and functional purposes by promoting plant health, conserving soil moisture, suppressing weed growth, reducing maintenance requirements, and enhancing overall curb appeal. To maintain a cohesive and attractive landscape character throughout the community, establishing a minimum mulch diameter requirement around newly installed trees and shrubs is recommended. Such a standard would support landscape consistency, improve the long-term health and appearance of plantings, and contribute to a harmonious visual environment as new commercial developments are established within the town.

Recommendation:

Approve the mulch diameter requirements document below for consideration as a Jonesborough landscaping standard.

Town Of Jonesborough Mulch Requirements for Commercial Landscaped Areas

A. Purpose

The purpose of these standards is to promote healthy plant establishment, improve water conservation, suppress weed growth, reduce landscape maintenance, and enhance the visual quality of commercial developments. Proper mulching contributes to the long-term health and appearance of landscape materials while providing a consistent and attractive streetscape throughout the Town.

B. Applicability

The requirements of this section shall apply to all new commercial development, redevelopment, and any project subject to the Town's landscape requirements.

C. Approved Mulch Materials

1. Acceptable organic mulch materials shall include:
 - Shredded pine bark; and
 - Pine bark nuggets.
2. Decorative river stone may be used as an alternative to organic mulch, provided individual stones do not exceed five (5) inches in diameter.
3. Dyed mulch, construction debris, recycled wood waste containing painted or treated lumber, or other materials not specifically approved by the Town shall not be permitted.

D. Installation Standards

1. All required landscape trees and shrubs shall be surrounded by a continuous mulch bed extending a minimum radius of two (2) feet from the center of each planting, unless adjacent mulch beds provide equivalent coverage.
2. Organic mulch shall be installed at a uniform depth of not less than two (2) inches and not more than four (4) inches.
3. Mulch shall be kept a minimum of three (3) inches away from the trunk or root flare of trees and the stems of shrubs. Mulch shall not be piled against plant trunks or stems in a manner commonly referred to as "mulch volcanoes."
4. Mulch beds shall have clearly defined and maintained edges to prevent displacement into adjacent turf, sidewalks, parking areas, streets, or other paved surfaces.

E. Maintenance

1. Property owners shall maintain all mulch areas in a neat and orderly condition throughout the life of the landscape installation.
2. Mulch shall be replenished as necessary to maintain the required depth and provide complete ground coverage.

3. Accumulated mulch shall be removed or redistributed as necessary to prevent excessive buildup. Existing mulch shall be removed or reduced to the appropriate depth at least once every two (2) years before additional mulch is applied.
4. Mulch beds shall be maintained free of weeds, volunteer vegetation, litter, and other debris.
5. Displaced mulch shall be returned to designated planting areas promptly following routine maintenance or storm events.



TREE & TOWNSCAPE COMMITTEE

AGENDA PRESENTATION

DATE: August 25th, 2026

AGENDA ITEM #: 8

SUBJECT: Median Landscape Plans

Background:

The Town of Jonesborough is exploring the landscaping of the medians along Jackson Boulevard as part of an effort to improve the appearance, character, and overall visual appeal of one of the community's primary gateways and heavily traveled corridors.

Jackson Boulevard serves as an important entrance into Jonesborough and provides a first impression for residents, visitors, businesses, and those traveling through the community. Enhancing the medians with thoughtfully designed landscaping would create a more attractive and welcoming corridor while reinforcing the Town's commitment to maintaining attractive, well-cared-for public spaces.

The proposed landscaping would be designed to complement Jonesborough's existing community character and historic identity while providing a cohesive appearance along the corridor. Plant selections would emphasize durable, low-maintenance materials that are appropriate for East Tennessee's climate and growing conditions. The design may incorporate a combination of trees, shrubs, ornamental grasses, perennial plantings, seasonal color, and other appropriate landscape elements, while maintaining necessary sight distances, pedestrian and vehicular safety, and access for routine maintenance.

Recommendation:

Review the landscaping plans below and approve as submitted.

[median updated 1 \(1\).pptx](#)



TREE & TOWNSCAPE COMMITTEE

AGENDA PRESENTATION

DATE: August 25th, 2026

AGENDA ITEM #: 9

SUBJECT: Wolfe Office Landscape Plan

Background:

Wolfe offices will be located on a 1.04-acre property on the west side of Forest Drive opposite the old middle school building. Further described on tax map 52 as parcel 00601.

Buffering:

The subject property is zoned B6 commercial use. This site requires type 1 buffering along 2 adjoining properties along the side of the property and the rear lot lines. Requested by developer to waive buffering requirements in adjoining zones also zoned as B6 commercial use and developed. Requested by developers to waive buffering requirements where existing wooded area will be left undisturbed adjacent to residential property. As well as a request to allow a 6' tall opaque fence to serve as a buffer adjacent to the residential house to be installed immediately.

The Class 1 Buffer requirements are:

Option A1

One (1) row of evergreen trees spaced no greater than eight feet (8') on center. Species which may require different spacing standards may be approved; provided adequate documentation is submitted to justify a variation.

Option B1

One (1) row of evergreen trees with a minimum width spaced no greater

than twelve feet (12') on center and a minimum of four (4) shrubs provided per tree.

Option C1

A solid barrier brick or masonry wall or wooden fence or equivalent at least six feet (6') in height. Where a landscaped berm is used and would be periodically mowed, for maintenance purposes, no slope shall exceed twenty-five percent (25%). Berms planted with ground cover and shrubs may be steeper; however, no slope shall exceed fifty percent (50%).

The town administrator or designee may approve of the use of existing vegetation to satisfy the buffer yard requirements. The vegetation shall be in healthy condition and consist of native, non-invasive species. The existing vegetation buffer yard shall be of substantial depth to provide a natural screen.

(4) Impact classification.

- (N) No Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-1 or R-1A zoning district; (2.) Cemeteries; (3.) Golf Courses; (4.) Parks and similar uses.
- (L) Low Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-2, R-3, R-4, B-1 zoning districts; (2.) Community and neighborhood recreational facilities and similar uses.
- (M) Medium Impact: (1.) Any use, unless otherwise listed below, which is permitted in the B-3 and B-4 zoning districts; (2.) Gasoline service stations; (3.) Convenience stores; (4.) Parking garages; (5.) Auto repair garages and similar uses; and (6.) Mini-warehouses.
- (H) High Impact: (1.) Any use only permitted in the M-1 or M-2 zoning districts; and (2.) Any proposed development which would create more than 500 parking spaces.

Proposed Use Classification

Adjoining Use Classification	No Impact (N)	Low Impact (L)	Medium Impact (M)	High Impact (H)
No Impact	None	1	2	3
Low Impact	None	None	1	2
Medium Impact	None	None	None	1
High Impact	None	None	None	None

Example: A new apartment complex (a low impact use) located in an R-3 zoning district will abut an existing single-family residential (a no impact use) area. The developers of the apartment complex (the high impact use) will be responsible for creating and arranging for the maintenance of a Class 1 buffer. However, if this apartment complex were to abut any equal or lower impact use, the developers of the complex would not be responsible for creating any new buffer area.

Road frontage:

The portion of the property along forest drive will require road frontage landscaping. The linear footage measures 175'. Frontage requirements include one (1) tree for every 50'. $1 \text{ tree}/175' = 3.5 \sim$ trees necessary to fulfill requirements.

Provided:

6 existing shade trees

Parking Lot Landscaping:

13 parking spaces including 1 ADA space have been provided. 1 tree is required per every 10 parking spaces with at least 2 shrubs per tree. $1 \text{ tree}/10 \text{ spaces} \times 13 \text{ spaces} = 1.3 \text{ trees} \sim$ 2 trees with 4 shrubs.

Provided:

2 shade trees plus 4 shrubs were provided.

Recommendation:

Approve the landscaping plan as submitted.

