

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

MEETING NOTICE

Tuesday, April 28<sup>th</sup>, 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 member 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, April 28<sup>th</sup>, 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 March 24<sup>th</sup>, 2026, Minutes
4. Brightridge Park Landscape Plan
5. Slemmons House Landscape Plan
6. Fox and Main Greenspace Landscape Plan
7. Other Landscape Updates



# TREE & TOWNSCAPE COMMITTEE

## ***AGENDA PRESENTATION***

**DATE:** April 28<sup>th</sup>, 2026

**AGENDA ITEM #:** 3

**SUBJECT:** March 24<sup>th</sup>, 2026 Meeting Minutes

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Town of Jonesborough

Tree and Townscape Board

Meeting Minutes for March 24<sup>th</sup>, 2026

The Jonesborough Tree and Townscape Board met in a regular meeting on Tuesday, March 24<sup>th</sup>, 2026, at 10:00 a.m. in the Board Room at Town Hall, Jonesborough, Tennessee.

Present: Terry Countermine, Lori Rosenoff, Melinda Copp, Goeffrey Hoare, Nancy Kavanaugh

Staff: Chris Kudera, Sunny Ezell, Nancy Kavanaugh

Absent: Sue Henley, Virginia Kennedy, Josh Conger, Theresa Smith

Nancy Kavanaugh called the meeting to order noting that a quorum was present.

There were no public comments.

**Agenda Item 1:** The December 18<sup>th</sup>, 2025 meeting minutes were presented. Goeffrey Hoare made a motion to approve them as presented. It was seconded by Melinda Copp and was duly passed.

**Agenda Item 2:** The landscape plan for Trailblazer Coffee was presented. The details of the landscape plan are listed below. Lori Rosenoff made a motion to

approve the landscape plan, and it was seconded by Melinda Copp and was duly passed.

**Background:**

Trailblazer Coffee will be located at 304 East Jackson Blvd. It is further described on Washington County Tax Map 060A Parcel ID 006.02. The subject property is zoned B-3, Arterial Business District. The Planning Commission approved the site plan on February 17<sup>th</sup>, 2026.

**Buffering:**

The east and west properties adjoining 304 East Jackson Blvd. are zoned B-3 Arterial Business. The south property is zoned B-4 Intermediate Business. Therefore, no buffer is required as stated in section 11-611, Buffering, of the Landscape Requirements.

**Road Frontage:**

The north side of the property facing East Jackson Blvd. will require road frontage landscaping. The linear footage measures 295'. Frontage requirements include one (1) tree for every 50'.  $1 \text{ tree}/50' \times 295' = 5.9 \sim 6 \text{ trees}$ .

Provided:

Three (3) October Glory Maple and three (3) River Birch shade trees have been provided. This satisfies the road frontage requirements.

**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.  $1 \text{ tree}/10 \text{ spaces} \times 13 \text{ spaces} = 1.3 \sim 1 \text{ tree with 2 shrubs}$ .

Provided:

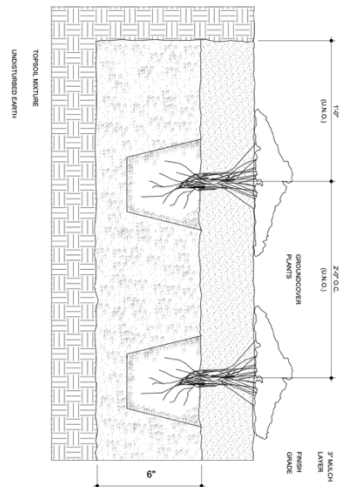
Two (2) October Glory Maple and two (2) River Birch along with eleven (11) Yaupon Holly shrubs have been provided. This satisfies and exceeds the landscape requirements.

**Summary:**

The Trailblazer Coffee Landscape Plan meets the minimum standards as per the Town's landscape requirements.

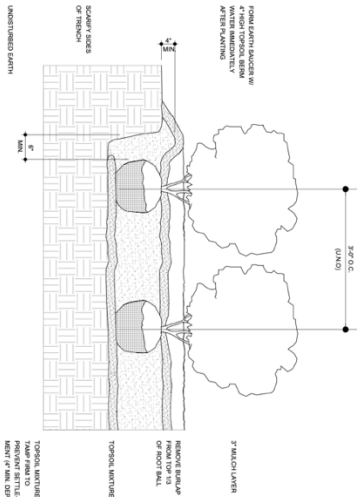


SEE GENERAL NOTES AND NOTES ON THESE PLANTING FOR ADDITIONAL INFORMATION.



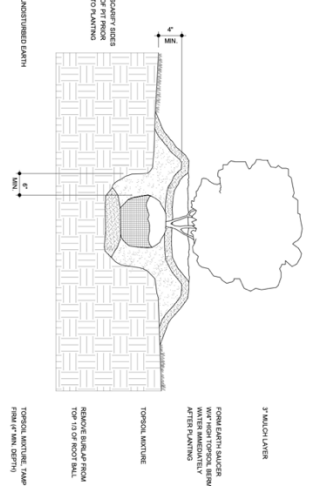
**6**  
GROUNDCOVER PLANTING  
NOT TO SCALE

SEE GENERAL NOTES AND NOTES ON THESE PLANTING FOR ADDITIONAL INFORMATION.



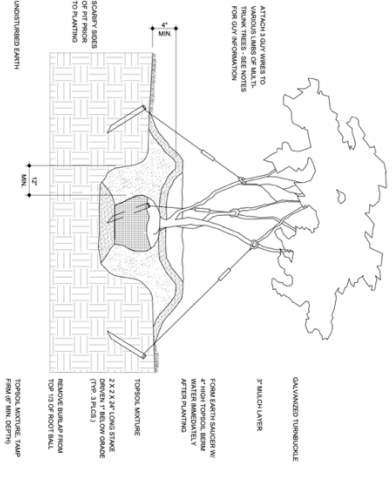
**3**  
TRENCH PLANTING FOR SHRUBS  
NOT TO SCALE

SEE GENERAL NOTES AND NOTES ON THESE PLANTING FOR ADDITIONAL INFORMATION.



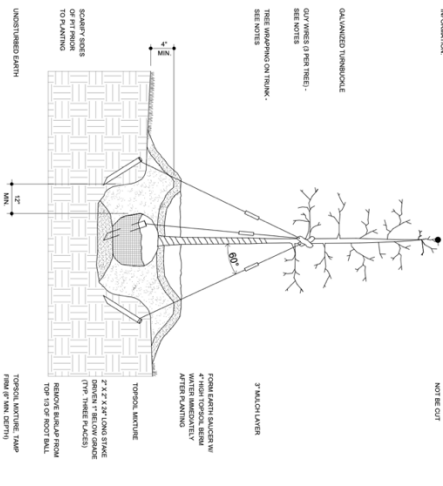
**5**  
SHRUB PLANTING  
NOT TO SCALE

SEE GENERAL NOTES AND NOTES ON THESE PLANTING FOR ADDITIONAL INFORMATION.



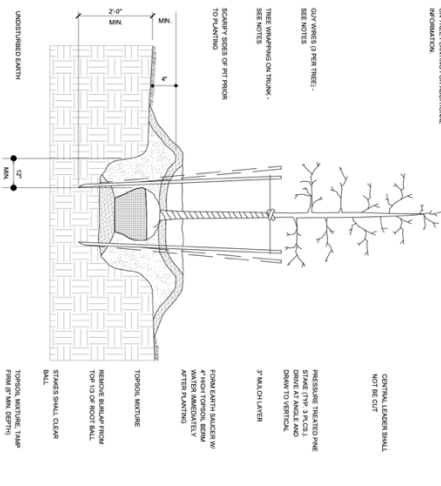
**2**  
MULTI-TRUNKED TREE PLANTING  
NOT TO SCALE

SEE GENERAL NOTES AND NOTES ON THESE PLANTING FOR ADDITIONAL INFORMATION.



**4**  
PLANTING FOR TREES OVER TO 3\"/>

SEE GENERAL NOTES AND NOTES ON THESE PLANTING FOR ADDITIONAL INFORMATION.



**1**  
PLANTING FOR TREES UP TO 3\"/>

New Location for:

**Trailblazer Coffee**

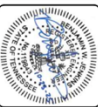
Jonesborough, TN



100 Buchanan Park Dr.  
Kingsport, TN 37650  
P: 423-346-7790  
F: 423-346-7791  
www.cainrash.com

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NO.	DATE	REV. DESCRIPTION



Standard: 10-20-2023  
Checked: BMJ  
Drawn: JDS  
Project No.: 20205981

LANDSCAPE  
DETAILS

**L-112**

**Agenda Item 3:** The committee reviewed the meeting schedule for 2026. There was discussion about the meeting date and time. It was determined that the 4<sup>th</sup> Tuesday at 10:30am worked best for everyone's schedule. A motion was made by Goeffrey Hoare and was second by Terry Countermine and was duly passed.



# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

DATE: April 28<sup>th</sup>, 2026

AGENDA ITEM #: 4

SUBJECT: Brightridge Park Landscape Plan

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### **Background:**

Brightridge Park is a proposed partnership project between the Town of Jonesborough and Brightridge that will transform a recently cleared property into a functional and aesthetically pleasing gateway into the community. The site, located at 1115 E Main Street in Jonesborough, is owned by Brightridge and was formerly occupied by a residential structure that acted as a buffer between the Brightridge substation and adjacent residential properties. That structure has recently been demolished and removed, creating an opportunity to thoughtfully reimagine the space.

The proposed concept is to develop this area as a passthrough park, designed primarily to support pedestrian connectivity rather than traditional recreational use. Its location along the soon-to-be-constructed First Frontier Trail positions it as a key entry point into Jonesborough, providing both a visual gateway and a functional rest area for trail users and pedestrians traveling along East Main Street.

The park plan emphasizes both screening and user amenities. Multiple rows of trees will be installed to effectively buffer and screen the substation from public view, while also enhancing the streetscape. Complementary landscaped beds will add visual appeal and reinforce the gateway feel of the site. For users of the trail and surrounding sidewalks, the park will include benches to provide resting opportunities, as well as a dog waste station to support responsible pet use.

Additionally, a digital sign is proposed for the site, which will display a map of the Town and serve as an informational point for residents and visitors. This feature will further enhance the park's role as a welcoming and informative entryway into the community.

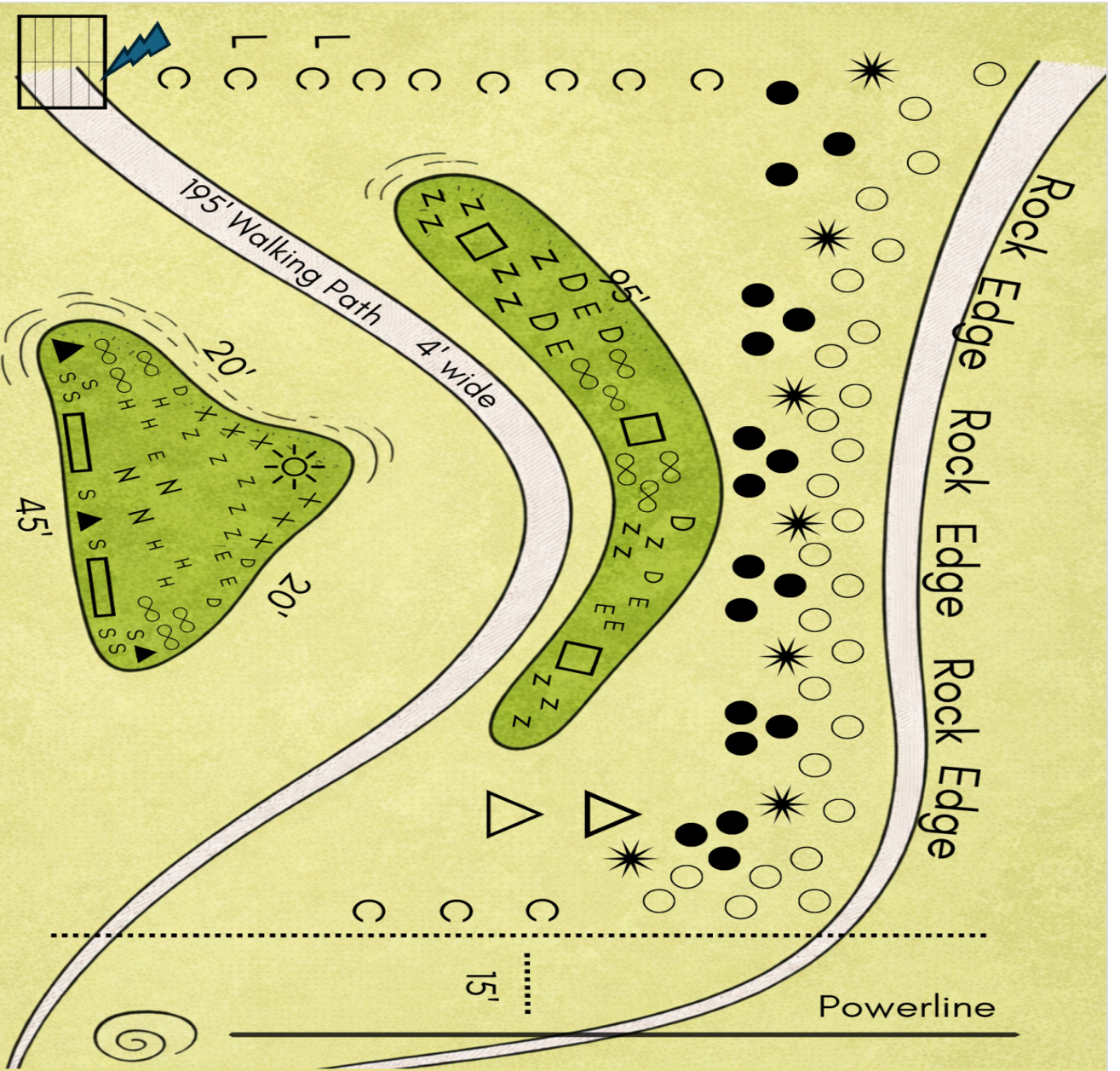
Funding for Brightridge Park will be provided by Brightridge, demonstrating their investment in community enhancement. The Town of Jonesborough will support the project through in-kind contributions, including the labor and installation of plant materials. This collaborative approach allows for the creation of a meaningful public space while maximizing resources and strengthening the partnership between the Town and Brightridge.

**Recommendation:**

Approve the Landscape plan as presented.

# BRIGHTRIDGE PARK KEY

- GIANT GREEN THUJA
- S PHLOX
- ★ LITTLE GEM MAGNOLIA
- C CHERRY LAUREL
- TAYLOR JUNPER
- ⚡ DIGITAL SIGNAGE
- AUTUMN BLAZE MAPLE
- △ EXISTING CYPRESS
- △ IVORY HALO DOGWOOD
- ∞ MONARDA
- Z BLACK EYED SUSAN
- ▲ KUSA DOGWOOD TREE
- ▭ BENCH
- ⊙ EXISTING TRANSMISSION POST
- ☀ GLOBE SPRUCE
- H HYDRANGEA
- N DIABOLO NINEBARK
- L EXISTING LIGHT POST
- ▭ BIKE RACK
- E ECHINACEA
- X DIANTHUS





# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

DATE: April 28<sup>th</sup>, 2026

AGENDA ITEM #: 5

SUBJECT: Slemmons House Landscape Plan

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### **Background:**

The Slemmons House, located at 115 Fox Street in Jonesborough, is widely recognized as the Storytelling Resource Place and serves as a key feature within Mill Spring Park. As a site deeply connected to Jonesborough's identity as the storytelling capital of the world, the property holds both cultural and aesthetic significance within the park system.

Historically, the landscaping surrounding the Slemmons House has been maintained by a volunteer affiliated with the Storytelling Resource Place. While this effort has helped preserve the site, the Town has identified an opportunity to enhance and modernize the landscaping to better reflect the quality and consistency seen throughout other Town maintained spaces.

To begin this process, Sunny Ezell and I met with Melinda Copp to discuss potential improvements to the landscape design and overall appearance of the property. These discussions focused on creating a refreshed plan that maintains the character of the site while elevating its visual appeal and long-term sustainability.

The proposed landscape plan incorporates plant selections and design elements that align with other landscaped areas throughout the Town. This cohesive approach ensures that the Slemmons House complements broader beautification efforts and reinforces a consistent aesthetic across Jonesborough's parks and public spaces.

Upon completion of the updated landscaping, the Parks and Recreation Department will take a more active role in supporting the ongoing maintenance of the site. This will be done in coordination with existing volunteers, strengthening the partnership while ensuring that the landscaping remains well maintained, intentional, and reflective of the Town's standards.

This project represents a collaborative effort to enhance an important cultural asset while improving the overall experience for visitors to Mill Spring Park and the Storytelling Resource Place.

**Recommendation:**

Approve landscape plan as presented.



There is also  
a small area  
to the left as  
you drive into  
the resource center.

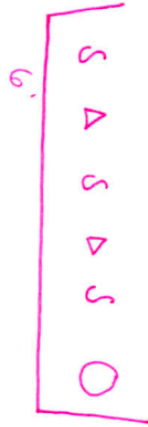
Right now its an  
empty mulch bed.

Suggesting just a few  
alternating drought  
tolerant perennials

O = existing dog pot.

S = Autumn Joy Sedum

Δ = stella daylily



Budget \$ 50



# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

**DATE:** April 28<sup>th</sup>, 2026

**AGENDA ITEM #:** 6

**SUBJECT:** Fox and Main Greenspace Landscape Plan

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### **Background:**

The Fox Street and Main Street Greenspace, located at 134 E Main Street in Jonesborough, is a highly visible area situated adjacent to the Mill Spring Makers Market and The Opossum's Tale. Positioned at a key transition point from Boone Street onto Main Street, this greenspace serves as a prominent visual focal point for both residents and visitors entering the downtown corridor.

Over time, several plantings within the space have declined or died off, resulting in a diminished appearance. The proposed updates aim to provide a much-needed refresh to restore the vibrancy and appeal of the area ahead of the Town's busy summer event season.

The updated landscaping plan will focus on revitalizing plant material, improving overall aesthetics, and ensuring the space aligns with the high standard of appearance expected throughout downtown Jonesborough. This effort will enhance the first impression of the area.

### **Recommendation:**

Approve landscape plan as presented.

Current

Existing layout

O = Sedum

\* = Salvia

△ = Catnecaster dwarf var. "I Think"

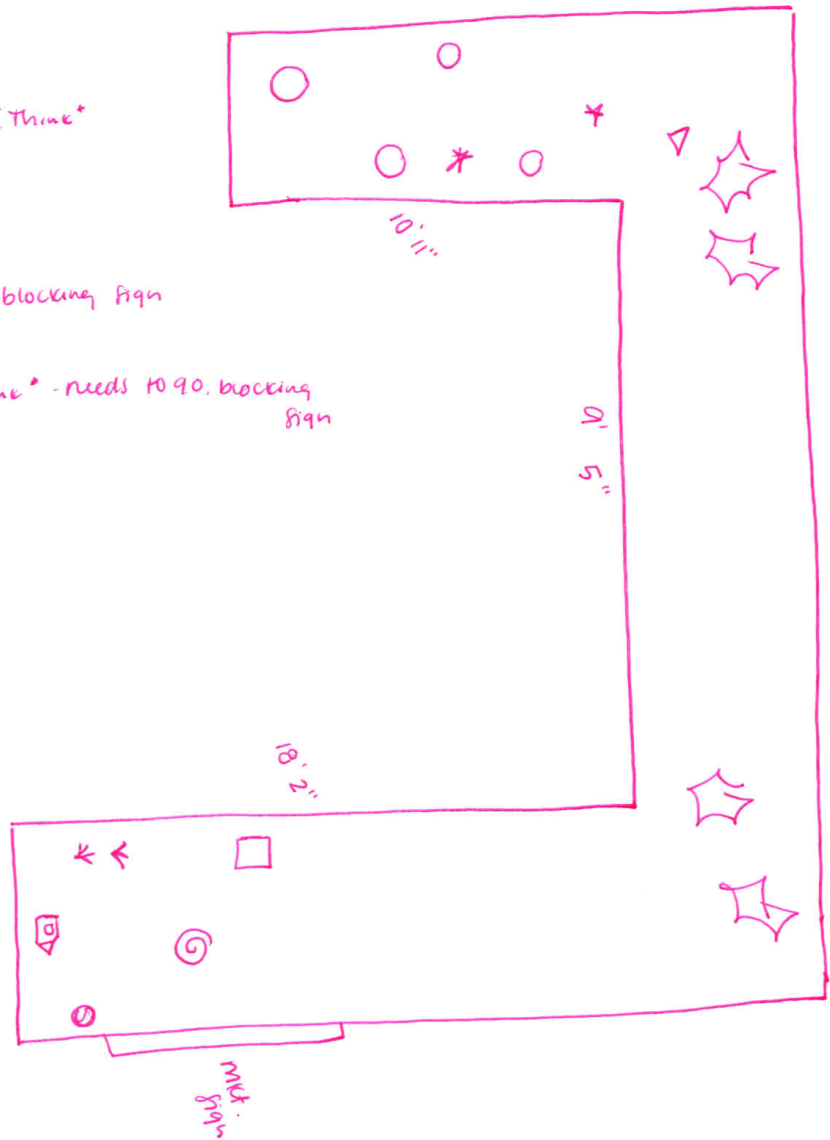
☆ = Laurels

□ = Juniper - needs to go, blocking sign

⊙ = burning bush? "I think" - needs to go, blocking sign

↘ = heuchera

🏠 = little art gallery



Updated

O = Sedum, add 1 more in front

■ = Painted daisy

\* = ground cover Sedum

⊙ = Encore Autumn Carnation azalea

▲ = Thyme

⊙ = blue woods aster

H = Heuchera

P = Creeping Phlox

x = ignore sorry

🏠 = mini art install

Sedum = \$ 70

Painted daisy = \$ 120

ground cover Sedum = \$ 25

Azalea = 245

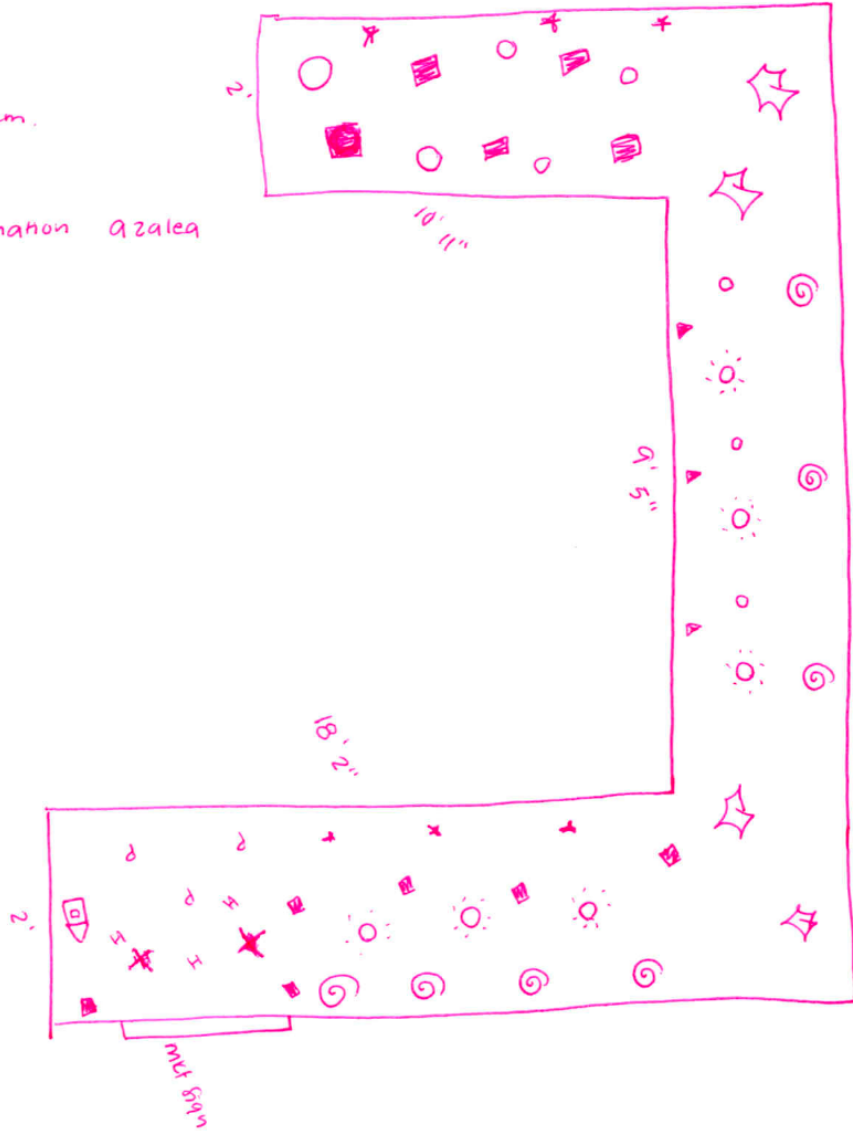
thyme = \$ 15

aster = \$ 72

Heuchera = \$ 42

Phlox = \$ 24

total \$613





# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

**DATE:** April 28<sup>th</sup>, 2026

**AGENDA ITEM #:** 7

**SUBJECT:** Other Landscape Updates

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### **Background:**

The Town has recently completed two small scale landscape enhancements as part of its ongoing efforts to improve the visual appeal of key downtown areas in Jonesborough.

The first project is located at the corner of East Main Street and First Avenue, where the Town recently installed a new downtown livestream camera. As part of that installation, a power meter was required. To buffer and screen the meter box, three petite pillar boxwoods were planted to provide a clean, structured visual barrier. Creeping thyme will also be installed as a low maintenance ground cover, helping to soften the area while enhancing its overall appearance.

The second project involved the relocation and installation of the Immigrant Trail stone in front of the Chester Inn. Completed on April 24, 2026, this landscape design was intended to highlight the historical significance of the marker while creating an attractive focal point. The planting scheme includes three white azaleas positioned behind the stone to serve as a backdrop, with daylilies placed along the sides. In the front, dianthus and stonecrop sedum were installed to provide color and texture at ground level. A river rock border was added to define the space and complete the installation.

### **Recommendation:**

None