

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

MEETING NOTICE

Tuesday, May 26<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 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, May 26<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 Tuesday, April 28<sup>th</sup>, 2026, Minutes
4. Taco Bell Landscape Plan
5. Approved Tree and Shrub List Draft
6. BrightRidge Park Updates



# TREE & TOWNSCAPE COMMITTEE

## ***AGENDA PRESENTATION***

**DATE:** May 26<sup>th</sup>, 2025

**AGENDA ITEM #:** 3

**SUBJECT:** Tuesday April 28<sup>th</sup>, 2026, Meeting Minutes

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Town of Jonesborough

Tree and Townscape Board

Meeting Minutes for April 28<sup>th</sup>, 2026

The Jonesborough Tree and Townscape Board met in a regular meeting on Tuesday, April 28<sup>th</sup>, 2026, at 10:30 a.m. in the Board Room at Town Hall, Jonesborough, Tennessee.

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

Staff: Chris Kudera, Sunny Ezell, Craig Ford

Absent: Sue Henley, Virginia Kennedy, Theresa Smith

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

There were no public comments.

**Agenda Item 3:** The April 28<sup>th</sup> meeting minutes were presented. Josh Conger made a motion to approve them as presented. It was seconded by Geoffrey Hoare and was duly passed.

**Agenda Item 4:** BrightRidge Park Plan was explained and presented. Questions about the size of the property brought up by Geoff were addressed as less than half an acre. Questioning who is responsible for maintenance was brought up by Josh, the board was informed the Town of Jonesborough staff will oversee maintenance. Lori Rosenoff asked about yearly costs for land and materials, Craig Ford explained the lease agreement and the payment from BrightRidge for the park. Josh made a recommendation to substitute the Little Gem Magnolia variety for Brackens Brown

Magnolia in the landscape plan. Terry Countermine made a motion to approve the landscape plan, and it was seconded by Josh Conger and was duly passed.

**Agenda Item 5**

Sunny gave a visual explanation about the landscaping for the relandscaping plans around the Slemmons House. Nancy Kavanaugh suggested swapping daylilies for echinacea due to short blooming time of daylilies. Terry Countermine made a motion to approve the landscape plan, and it was seconded by Josh Conger and was duly passed.

**Agenda Item 6**

Lori Rosenoff asked if someone could check on the lease for the corner of Fox and Main Street. Trash cans swapped from blue to black for aesthetics at business on the corner. Motion made by Melinda Copp, seconded by Johs Conger and was duly passed.



# TREE & TOWNSCAPE COMMITTEE

## AGENDA PRESENTATION

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

AGENDA ITEM #: 4

SUBJECT: Taco Bell Landscape Plan

### Background:

Taco Bell will be located on East Jackson Blvd beside Zaxby's. It is further described on Washington County Tax Map 52, Parcel ID 225.09. The subject property is zoned B-3, Arterial Business District. The Planning Commission approved the site plan on March 17<sup>th</sup>, 2026.

### Buffering:

The surrounding properties east, south, and west of the property are commercial land uses, thus they do not require a buffer as stated in section 11-611, Buffering, of the Landscaping Requirements.

- (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.

Adjoining Use Classification	Proposed 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 Blvd. will require road frontage landscaping. The linear footage measures 295'. Frontage requirements include one (1) tree for every 50'.  $1 \text{ tree}/50' \times 295' = 5.9 \sim 6$  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:**

14 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.  $1 \text{ tree}/10 \text{ spaces} \times 14 \text{ spaces} = 1.4 \sim 1$  tree with 2 shrubs.

Provided:

Four (4) Shumard Oak and four (4) Crape Myrtles (Pink Velour) along with ten (10) Cleyera Japonica and ten (10) Sunrise Abelia shrubs have been provided. This satisfies and exceeds the landscape requirements.

### **Summary:**

The Taco Bell Landscape Plan meets the minimum standards as per the Town's landscape requirements.

### **Recommendation:**

Approve the landscape plan as submitted.





# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

**DATE:** May 26<sup>th</sup>, 2026

**AGENDA ITEM #:** 5

**SUBJECT:** Approved Tree and Shrub Draft List

**Background:**

The Town of Jonesborough previously maintained an approved tree and shrub list for new businesses installing landscaping. That list can no longer be located and likely requires updating. In response, we are compiling a revised list of trees and shrubs currently used in landscaping plans in and around Jonesborough, along with additional noninvasive, low-maintenance varieties that are appropriate for use throughout town.

The new approved tree and shrub list should be comprehensive and informational, serving not only as a guide for development projects but also as a resource for residents in and around Jonesborough who are making personal tree selections.



# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

**DATE:** May 26<sup>th</sup>, 2026

**AGENDA ITEM #:** 6

**SUBJECT:** BrightRidge Park Updates

### **Background:**

The Town of Jonesborough is partnering with BrightRidge to install a passive park and landscape screening of the substation from the road at 1115 East Main Street. The Town of Jonesborough started to bring in top soil to grade the property and removed two existing trees as the first step of the project on May 11<sup>th</sup> 2026. We will be adding water lines and installing the first row of screening trees as soon as possible.