

MEETING NOTICES

The Jonesborough Planning Commission and Board of Zoning Appeals will meet in Regular Session at 6:00 p.m., Tuesday, January 21, 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. Variance request to the setback requirements for the placement of an accessory building for 994 Boones Creek Road.
4. Variance request to the side yard setback requirements for 166 Anderson Road.

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for Approval to Annex 14.3 acres, Parcel 70.00, Washington County Tax Map 52 located on the west side of Boones Creek Road upon request by property owner Wolfe Development, GP
4. Request for approval of a Temporary Business Permit for Apple Creek Creamery
5. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: January 21, 2025 AGENDA ITEM #: BZA-2

SUBJECT: Approval of Minutes

Attached for BZA approval are the minutes of the following meetings:

November 19, 2024

December 17, 2024

JONESBOROUGH BOARD OF ZONING APPEALS

MINUTES – NOVEMBER 19, 2024

The Jonesborough Board of Zoning of Appeals met in a regular meeting on Tuesday, November 19, 2024, 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, Terry Countermine, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: None

Staff Present: JW Greene, Donna Freeman, Todd Wood, Engineer

1. **Public Comments** – There were no comments.

2. **Approval of Minutes – Meeting of October 29, 2024**

The motion to approve the minutes of the October 29, 2024 meeting as presented was made by Jim Rhein, seconded by Terry Countermine and it was duly passed.

3. **Variance Request for Signage – Ridgeview Family Dentistry, 222 Headtown Rd, R.W. Lauderback, DDS, and Allen Burleson, DDS, Owners Presented by: R.W. Lauderback, DDS**

The request is for a variance to the sign regulations as the sign constructed and installed is not a monument sign, and a permit has not been obtained through the Town's Building Department. R.W. Lauderback addressed the Board of Zoning Appeals and said the new sign is horizontal and smaller in size than the former vertical sign. Dr. Lauderback said the sign post was moved over approximately one foot, and their concern was about site distance safety issues when patients exit the parking lot to turn left onto Headtown Road, if a bottom base is installed.

Commissioners discussed the variance request and expressed that Dr. Lauderback work with Town staff in order to bring the sign into compliance. Chairman Foster read the staff recommendation to deny the current sign as presented and request that the owner work with the Town's Building Department on a revised plan to fill in the bottom of the sign and that the base be on the ground. Chairman Foster asked Commissioners if they had any comments or questions, and there being none called for a motion.

Motion: Terry Countermine made the motion to deny the request, and that Dr. Lauderback work with Town Building Department staff on the sign and come back to the Planning Commission for approval. Bill Graham 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

MINUTES – DECEMBER 17, 2024

The Jonesborough Board of Zoning of Appeals met in a regular meeting on Tuesday, December 17, 2024, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Frank Collins, Terry Countermine, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Josh Conger

Staff Present: JW Greene, Donna Freeman

Vice-Chairman Jim Rhein called the meeting to order and noted a quorum was present.

1. **Public Comments** – There were no comments.
2. **Approval of Minutes** – No minutes was presented for approval.
3. **Variance Request for Signage, Dillow-Taylor Funeral Home, 418 W College St.**
Presented by: Tom Foster, Foster Signs

Request for approval of a variance to place a second free-standing sign on the property of Dillow-Taylor Funeral Home. The funeral home is located abutting both W. Jackson Boulevard and W. College Street. A sign already exists on W. Jackson Blvd, and the proposed second sign will serve the other street frontage entrance off W. College St. The justification for a second sign to be located at the business is there already a tremendous use of W. College Street ingress and egress that has served the public for years, as well as high visibility of a high use business. Also, Dillow-Taylor's business 911 address is W. College Street, therefore it makes sense to have a business sign off this street. The dimensions of the proposed signage meet the Sign Ordinance regulations, will set against the building on West College Street.

Vice-Chairman Rhein read the staff recommendation to approve the variance to permit for a second sign based on the justification of "Visibility, ingress and egress can be better served with more than one (1) sign", as presented. Vice-Chairman asked Commissioners if they had any questions or comments, and with there being none called for a motion.

Motion: Bill Graham made the motion to approve the variance request for Dillow-Taylor Funeral Home to permit a second sign free-standing sign to be located on West College Street, as presented. Robin Harpe seconded the motion and it was duly passed.

With there being no further business for discussion, Vice-Chairman Jim Rhein adjourned the meeting.

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: January 21, 2025 AGENDA ITEM #: BZA-3

SUBJECT: Variance – Setback Requirements for an Accessory Building for
994 Boones Creek Road

BACKGROUND:

Joshua Sean Hoyle and Chase Joshua Edwards is requesting a variance to locate an accessory building in the front yard at 994 Boones Creek Road, and further described on Washington County Tax Map 52-J, Group A, Parcel 5.01. Zoning requires accessory buildings to be placed in the rear yard. The Building Inspector has not issued a permit and the building was placed in the front yard. The Building Inspector reviewed the site and found no exceptional topographic constraints or conditions at the site to prohibit an accessory structure to be placed in the rear yard. The owner states that it is impossible to place the accessory building in any other location at the subject property. In terms of accessory structures that are subordinate or incidental to the primary use (single-family dwellings) accessory structures within the front yard are not common.

RECOMMENDATION:

Recommend denying the variance request and provide the owner with a timeline to work with the Building Inspector to comply with the town's regulations governing accessory structures.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

VARIANCE REQUEST

Date Filed: 12/11/2024

Fee Paid: \$300.00 (\$300.00 Fee – Pay at Time of Submittal)

Name of Applicant: Chase Edwards

Address: 994 Boones Creek Road
Jonesborough, TN 37659

Telephone: 423-767-4717 Cell: 423-767-4717

Email: edwardsc862@gmail.com Additional Info: _____

Address Where Variance is Requested: 994 Boones Creek
Road, Jonesborough, TN 37659

Variance Requested and Reason:

Sign Setbacks Building Size Accessory Building Other

Please see subsequent documents.

Authorization of Request:

Must have letter of authorization from owner for requesting the variance if not the owner.

[Signature]

12/11/24

Applicant

Date

Request Submitted To

Date

Receipt # 03028

**Variance Request – Accessory Building - 994 Boones Creek Road
Supporting Documentation**

Reason/Justification for Request

The 994 Boones Creek Road property owner requests an Accessory Building variance due to the placement of their residence and property grading. Currently, it is impossible to place the Accessory Building in any other location at the 994 property and meet the Jonesborough Municipal Code while maintaining access to the structure. At the time the Accessory Building was purchased, property owners were unaware of Jonesborough Municipal Code governing said structure. Within minutes of learning of a possible permit/code issue, the property owner contacted the Jonesborough Building Department for more information. After a brief informative discussion, the property owner began preparing documentation to submit to the Jonesborough Regional Planning Commission.

Property owners at 994 go to great lengths to maintain the appearance of their property and the adjacent county-owned lot. The Accessory Building will be used to house the tools and equipment necessary to maintain and further improve the property's appearance and aesthetic. While there were other similarly sized buildings available that were considerably cheaper, property owners paid a higher cost to obtain a structure they felt was more aesthetically pleasing.

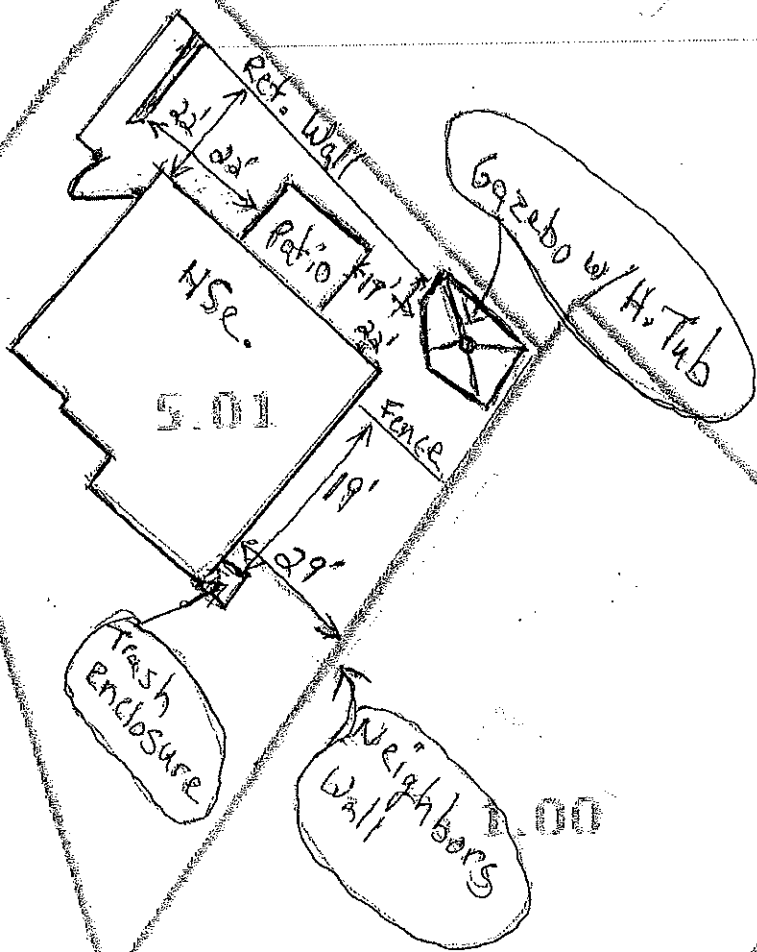
In order to enhance the exterior appearance of the Accessory Building, the property owner intends to make several changes to the structure within the next 30 days, weather permitting. The property owner intends to paint the structure to match their primary residence, install color-appropriate lattice with blackout panels and plant additional flora.

Subsequent pages contain reference photos from around the 994 property and a letter of support from the neighbor sharing the Accessory Building's property line.

4.00

3.00

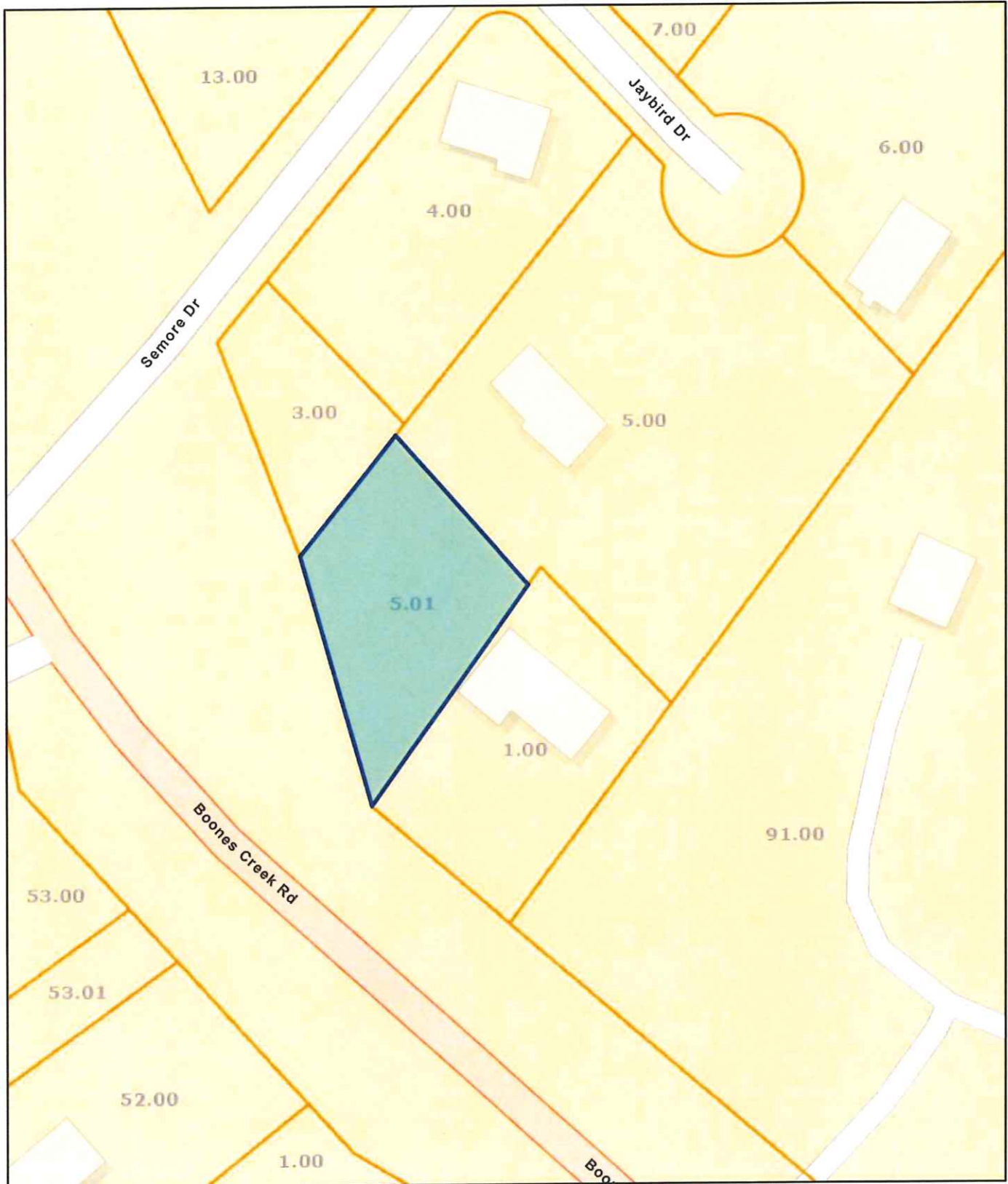
5.00



994 Boones
Creek
Rd 91.00

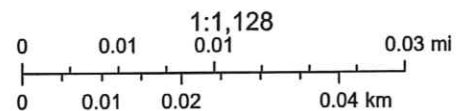
1/2

Washington County - Parcel: 052J A 005.01



Date: January 6, 2025

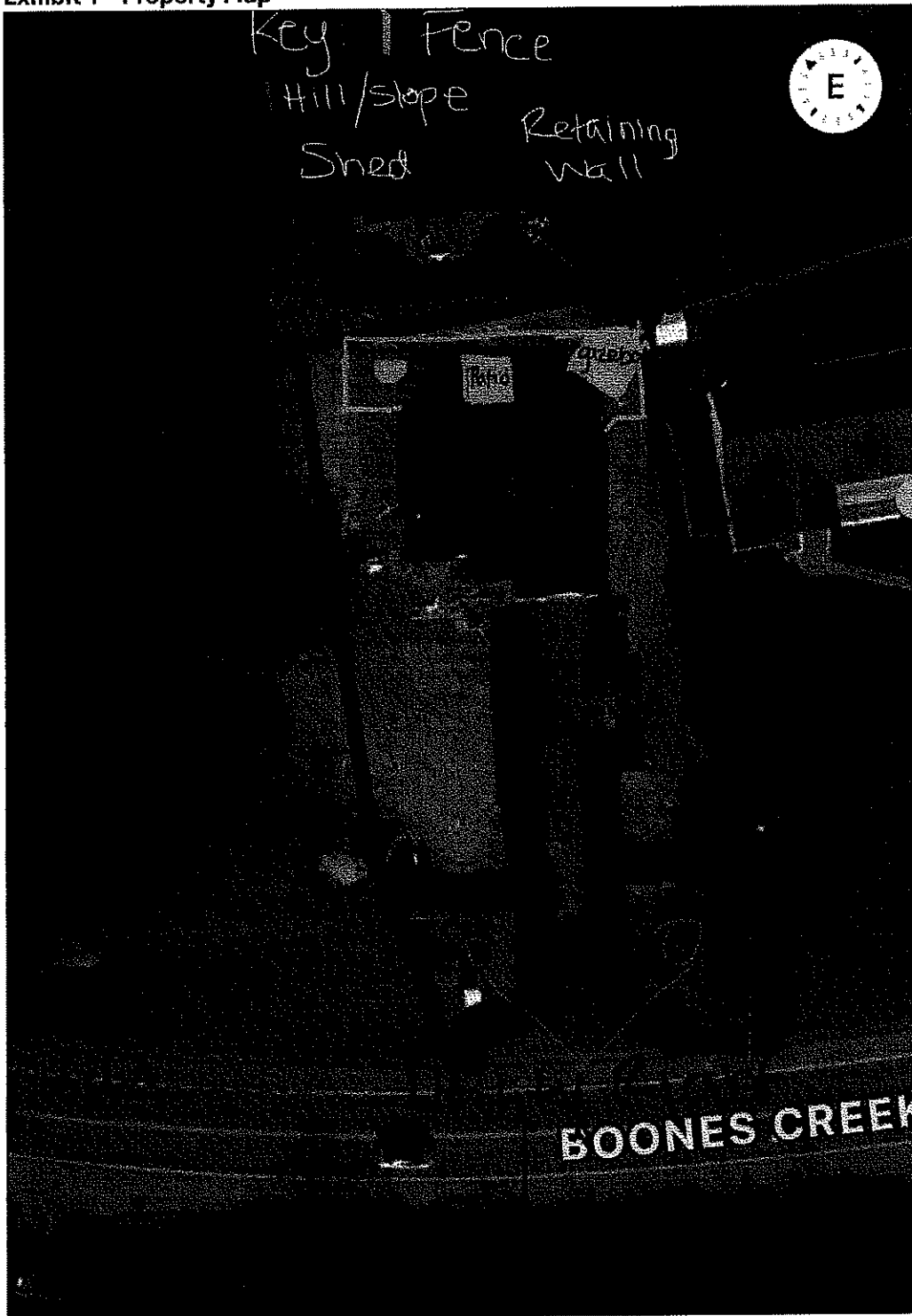
County: WASHINGTON
Owner: HOYLE JOSHUA SEAN & EDWARDS JOSHUA CHASE
Address: BOONES CREEK RD 994
Parcel ID: 052J A 005.01
Deeded Acreage: 0
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

The property lines are compiled from information maintained by your local government. They do not constitute evidence of ownership.

Exhibit 1 – Property Map



Exhibits 2-5 - Property Images

Exhibit 2 - Southeast side of property

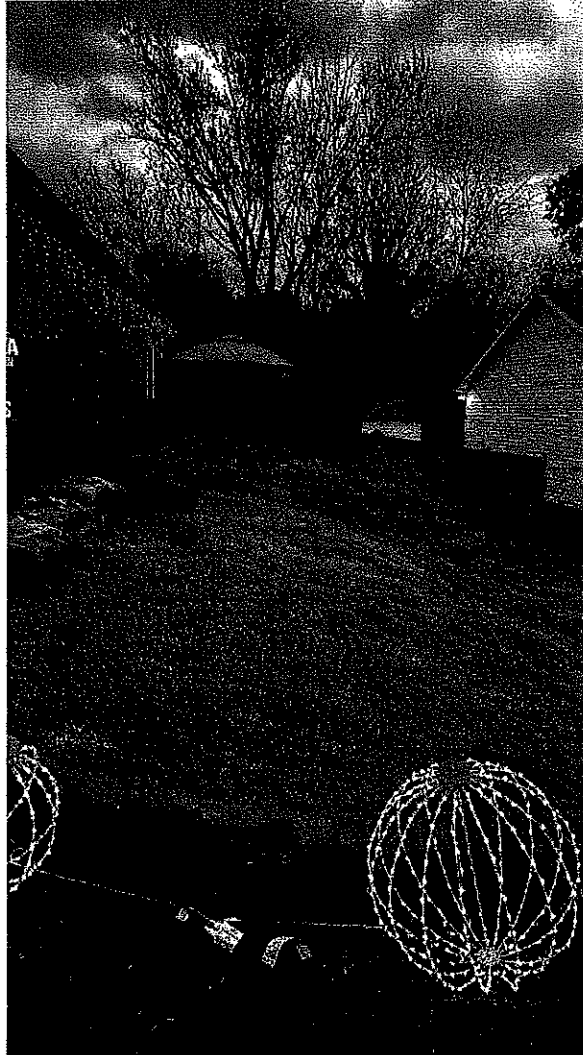


Exhibit 3 - Northeast side of property

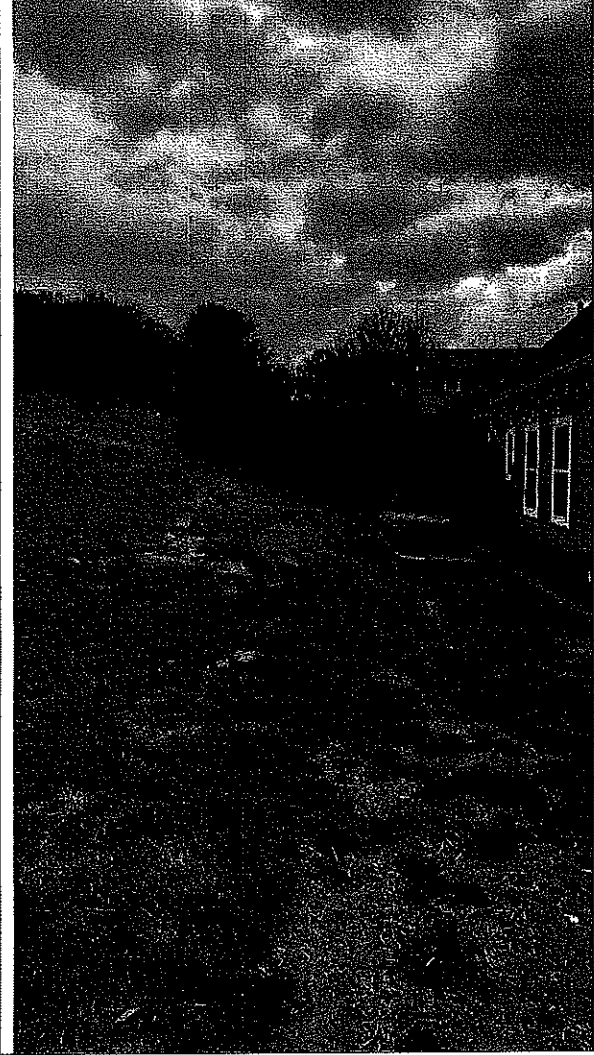


Exhibit 4 - Backyard facing southeast corner

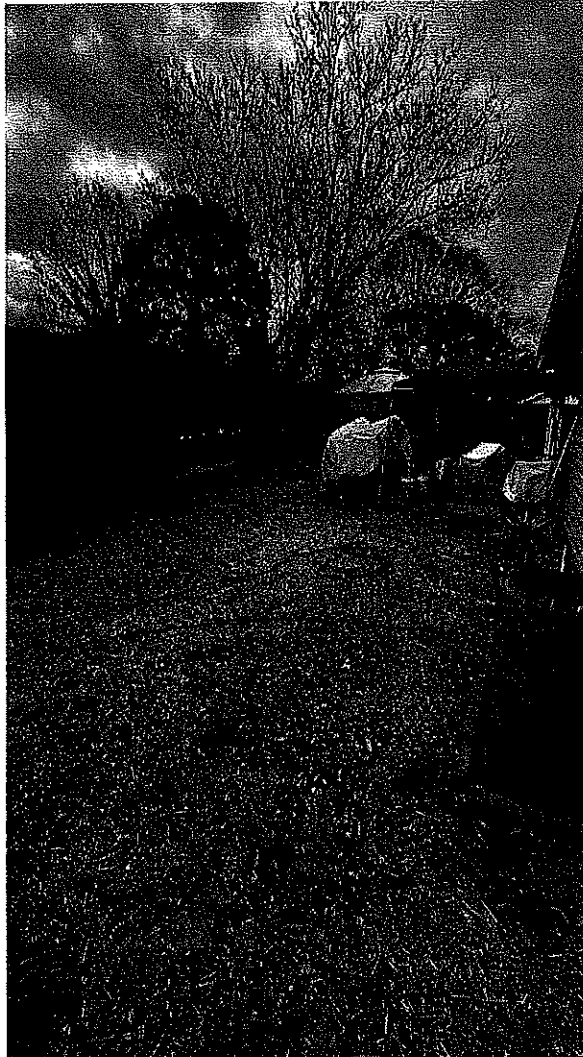
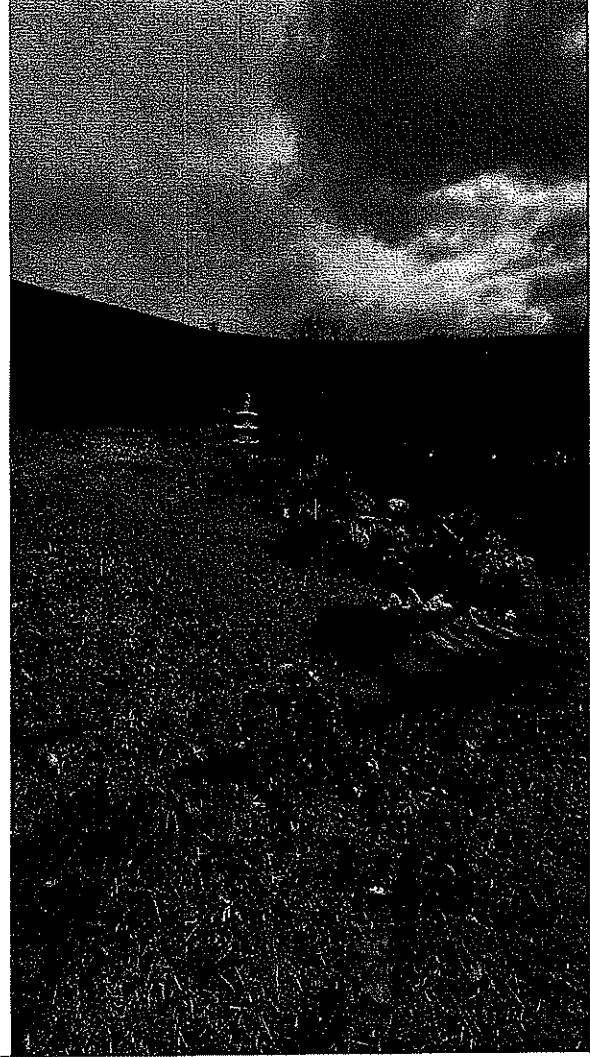


Exhibit 5 - Backyard facing northeast corner



Exhibits 6-7 – Accessory Building/Shed

Exhibit 6 – Accessory Building viewed from driveway (1 of 2)

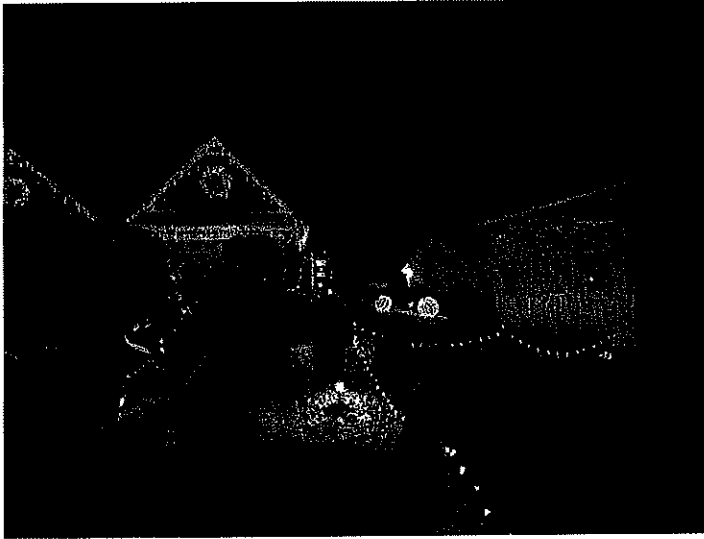
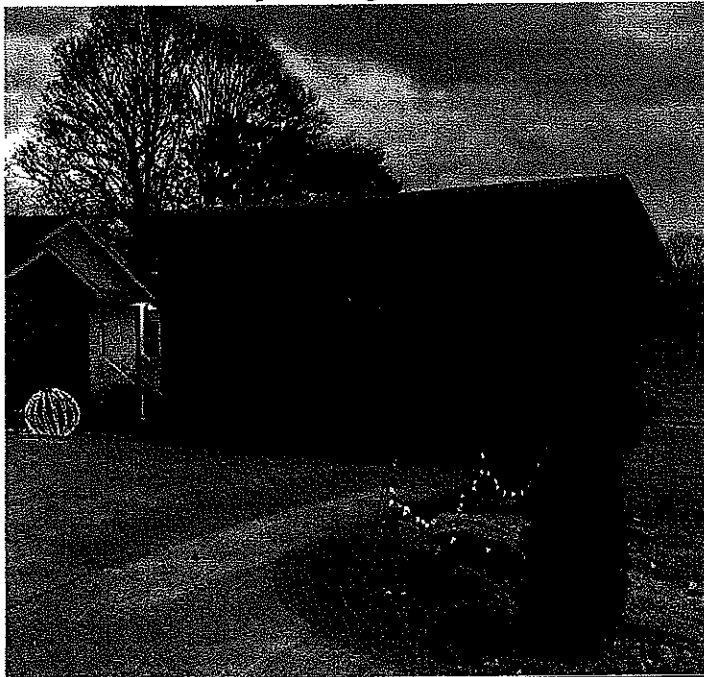


Exhibit 7 – Accessory Building viewed from driveway (2 of 2)



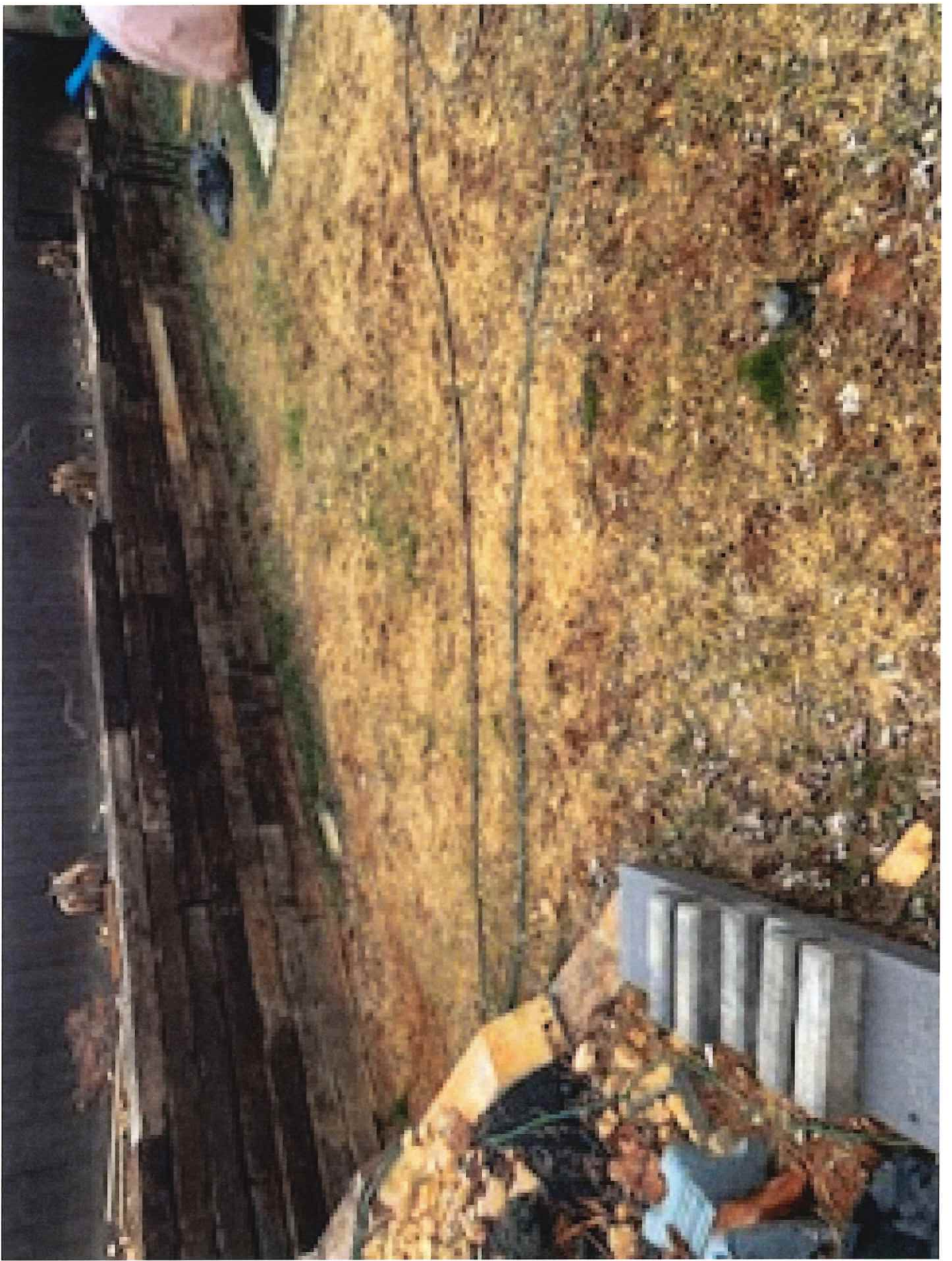
Greetings Town of Jonesborough,

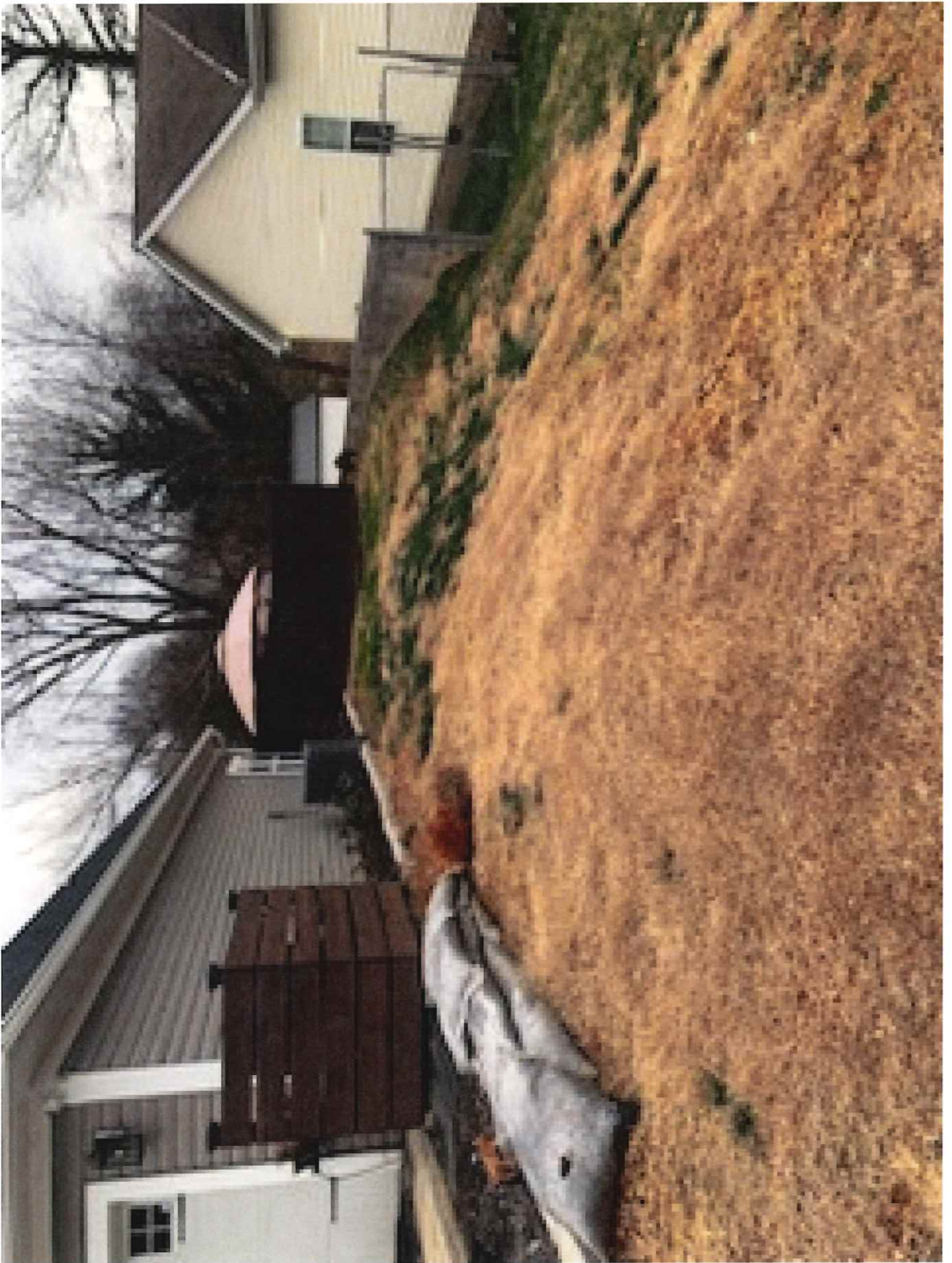
We Amy and Anthony Guglielmucci are the residents of 990 Boones Creek Road, neighbors of 994 Boones Creek Road. We are writing this formal letter to provide our consent for our neighbors at 994 Boones Creek Road to place a shed within less than 10 feet of our property line.

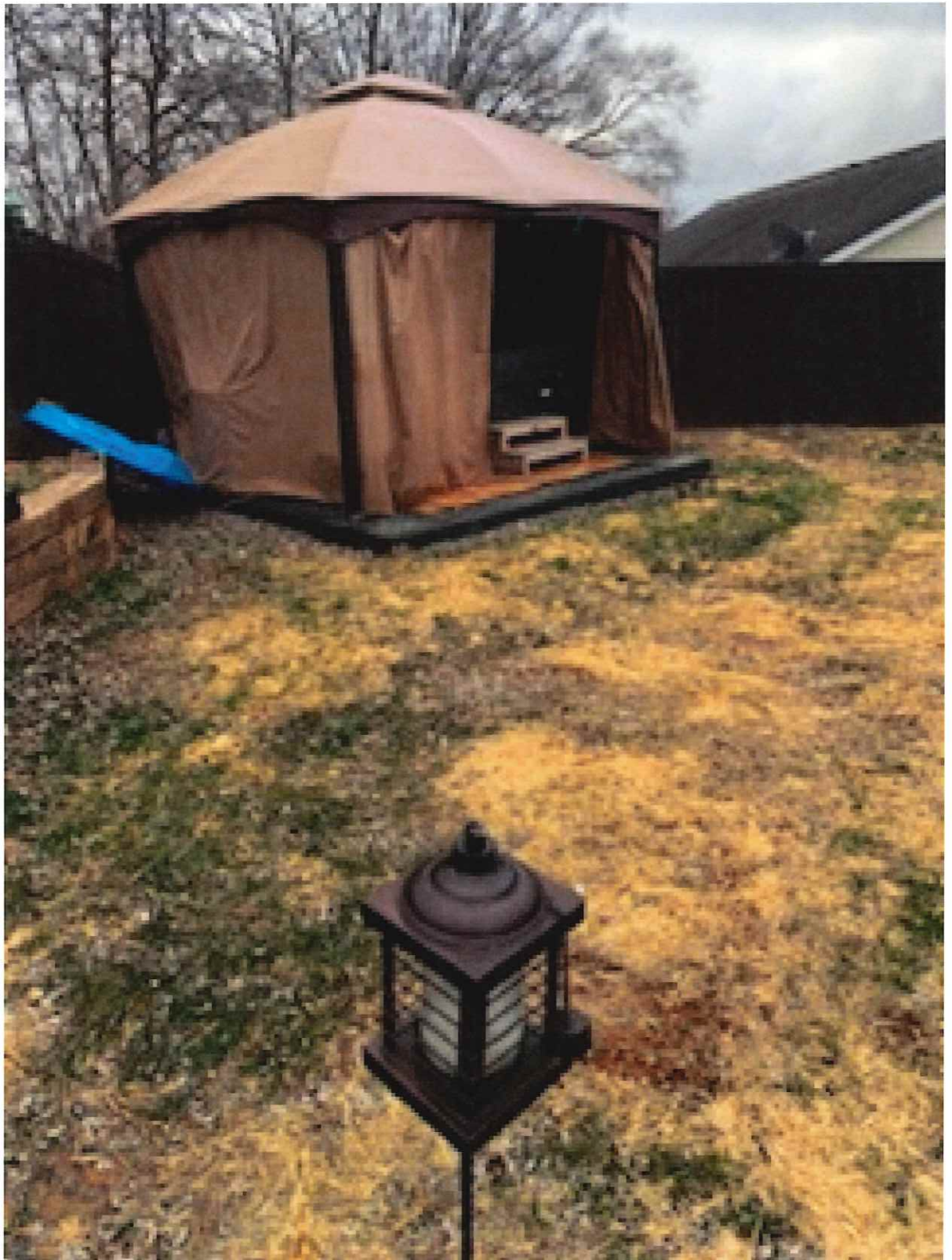
Thank you,

Anthony M. Guglielmucci
&
Amy Guglielmucci









JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: January 21, 2025 AGENDA ITEM #: BZA-4

SUBJECT: Variance – Sideyard Setback Requirements for 166 Anderson Rd

BACKGROUND:

Joe Terranera has submitted a request for a variance from the PRD regulations within the Riddle Ridge Subdivision with the subject property located at 168 Anderson Road, and further described on Washington County Tax Map 51-L, Group C, Parcel 1.00.

The subdivision was developed under the PRD zoning which states that a twenty-five foot (25') green space buffer along the perimeter of the original tract. This tract of land is identified as Lot 1 on the Riddle Ridge S/D subdivision plat. The original layout of the subdivision did not take into consideration that the buffer was placed on a lot that was only 60 foot wide and it was further located to the side yard of Lot 1, making it difficult to construct a single-family dwelling. The predominant side yard setbacks for the development are 7 ½ feet on each side. If you add the 7 ½ foot side yard setback on the west side lot line (left side) with the 25-foot side yard setback on the east side lot line (right side) that is 32 ½ feet of site area that is deemed an unbuildable area for a home.

Basically, that provides for less than 30 feet area in width to construct the home due to the narrowness of the property. The buffer is abutting the requester's other property on the east side at 166 Anderson Road, and further described on Washington County Tax Map 51, Parcel 171.02. The lot is intended to have a primary unit placed which is considered a residential unit. Finally, you can observe that the lot layouts of the 2 tracts to the west (Parcel 2.00 and 3.00) within that small block had both been approved through the development plans for 7 ½ side yard setbacks on both sides and therefore the subject property would be consistent and in character to the neighboring tracts within the established Riddle Ridge S/D.

RECOMMENDATION:

Approve the variance to reduce the side yard setback to 7 ½ feet on the east side of the lot identified on Washington County Tax Map 51-L, Group C, Parcel 1.00, and further described as Lot 1 on the Riddle Ridge S/D subdivision plat, due to the narrowness of the tract of land for the purpose of constructing a single-family dwelling.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

VARIANCE REQUEST

Date Filed: 12/13/24

Fee Paid: 300.00 (\$300.00 Fee - Pay at Time of Submittal)

Name of Applicant: JOE TERRANERA

Address: 168 Anderson Rd
Jonesborough TN 37659

Telephone: _____ Cell: 423-773-3558

Email: _____ Additional Info: _____

Address Where Variance is Requested: 168 Anderson Rd
Jonesborough TN 37659
Riddles Ridge Subdivision

Variance Requested and Reason:

Sign Setbacks Building Size Accessory Building Other

We ARE Requesting 7 1/2' side set Backs.

Authorization of Request:

Must have letter of authorization from owner for requesting the variance if not the owner.

JOE TERRANERA _____ 12/13/24

Applicant

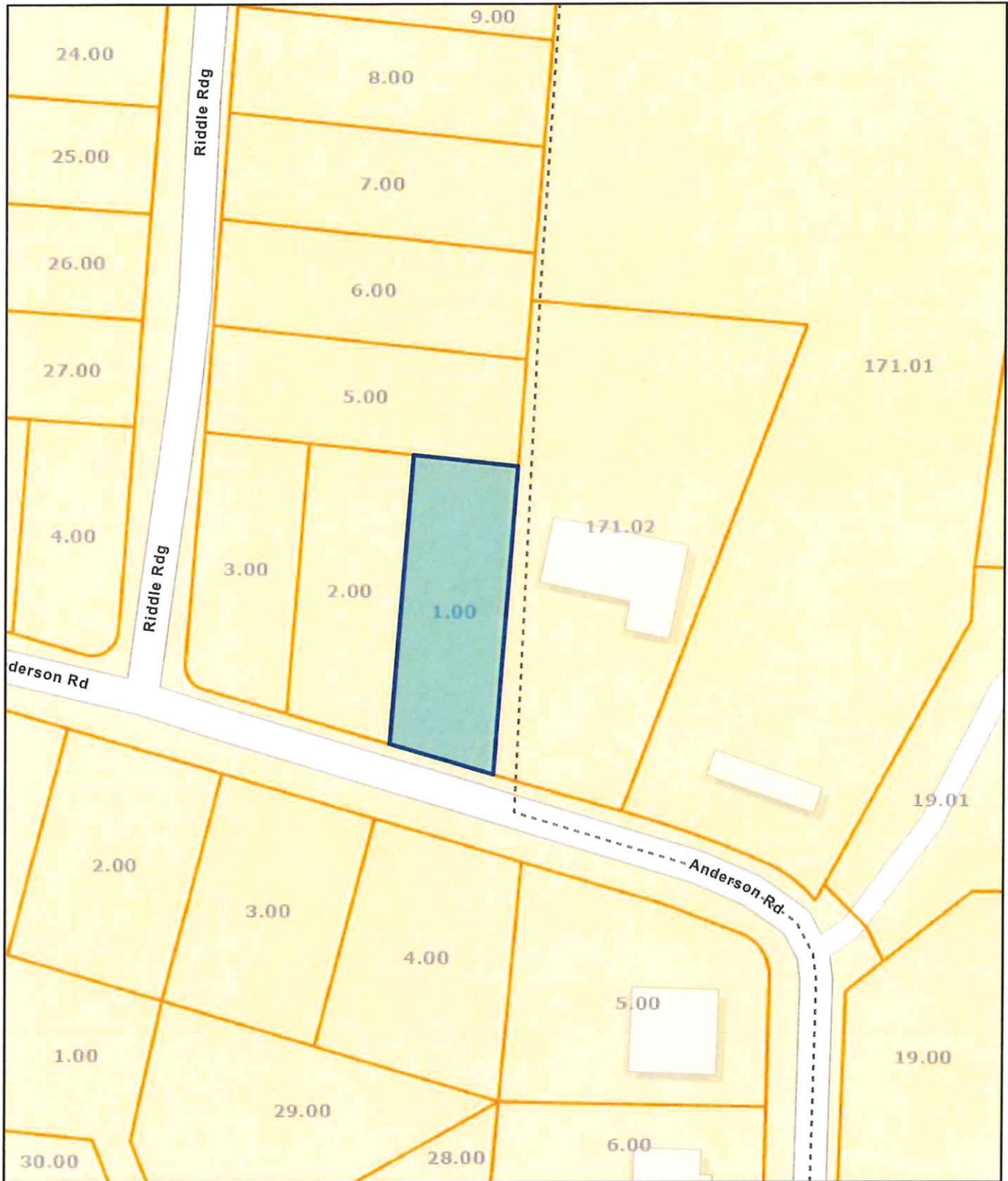
Date

J W Moore _____ 12-16-24

Request Submitted To

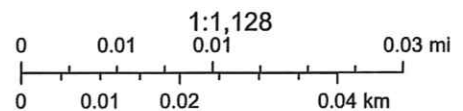
Date

Washington County - Parcel: 051L C 001.00



Date: January 6, 2025

County: WASHINGTON
Owner: TERRANERA FAMILY BUILDERS LLC
Address: ANDERSON RD 168
Parcel ID: 051L C 001.00
Deeded Acreage: 0
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau,

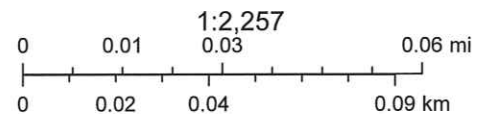
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property

Washington County - Parcel: 051L C 001.00



Date: January 15, 2025

County: WASHINGTON
Owner: TERRANERA FAMILY BUILDERS LLC
Address: ANDERSON RD 168
Parcel ID: 051L C 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2023



Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property

SUBJECT PROPERTY

REGISTER OF DEEDS

BOOK	PAGE	LENGTH	DATE	DESCRIPTION
01	15.00	110.00	1892	...
02	15.00	110.00	1892	...
03	15.00	110.00	1892	...
04	15.00	110.00	1892	...
05	15.00	110.00	1892	...
06	15.00	110.00	1892	...
07	15.00	110.00	1892	...
08	15.00	110.00	1892	...
09	15.00	110.00	1892	...
10	15.00	110.00	1892	...
11	15.00	110.00	1892	...

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH ANY/ALL FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND ALL OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____

OWNER: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JONESBOROUGH, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY REGISTER.

DATE: _____

SECRETARY OF THE JONESBOROUGH REGIONAL PLANNING COMMISSION: _____

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM

I hereby certify that the sanitary sewage disposal system (S) is suitable for the property or (S) as shown on the accompanying plans has been installed to an acceptable standard and conforming to these specifications or (S) that the sanitary load in the amount of _____ has been pointed to ensure completion of all required improvements in case of failure.

DATE: _____

CITY SEWER DIRECTOR: _____

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENTS

I HEREBY CERTIFY THAT THE STREET NAMED(S) AS NOTED ON THE FINAL PLAN, IS(ARE) APPROVED AND ASSIGNED.

DATE: _____

JONESBOROUGH PLANNING COMMISSION

TOTAL ACRES: 13.49± TOTAL LOTS: 28

ACRES NEW ROAD: 0.93± MILES NEW ROAD: 0.153

OWNER: WOLFE & RIDDLE CIVIL DISTRICT: 15TH

SURVEYOR: MCCOY CLOSURE: 1-10000+

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAIN SYSTEMS

I HEREBY CERTIFY THAT (1) THE PUBLIC STREET AND PUBLIC STORM DRAIN SYSTEM HAS BEEN FOUND TO BE AN ACCEPTABLE DESIGN AND ACCORDING TO THE PLANNING APPROVAL BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND (2) THE NECESSARY RIGHT-OF-WAY EASEMENTS SHALL BE DEEDED TO THE TOWN OF JONESBOROUGH UPON RECORDING OF THIS PLAN.

DATE: _____

CITY ENGINEER OR COUNTY ROAD SUPERINTENDENT: _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OF SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

CITY OR COUNTY HEALTH OFFICER OR HEALTH AUTHORIZED REP: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND THE STATE OF TENNESSEE, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SURVEYOR REGULATIONS.

DATE: _____

REGISTERED ENGINEER OR SURVEYOR: _____

EASEMENT NOTE:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7' 1/2" WIDE ALONG THE INTERIOR SIDE OF SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER EASEMENTS AS MAY BE DELINEATED ON THE FINAL PLAN. NO PRIMARY OR CUSTOMARY ACCESSORY STRUCTURES MAY BE PLACED WITHIN THE EASEMENTS, UNLESS SUCH STRUCTURES ARE LIMITED TO FENCES AND PLANTER BOXES MAY BE LOCATED WITHIN THE EASEMENTS BUT THEY MUST NOT BLOCK, RESTRICT, OR DIVERT THE FLOW OF STORMWATER.

FLOOD HAZARD AREA NOTE:

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 471780151D DATED SEPTEMBER 29TH 2005

BUILDING SETBACK NOTE:

THE BUILDING SETBACKS SHALL BE 7.5' ON ALL INTERIOR LOT LINES.

EASEMENT NOTE:

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS, RECORDED AND/OR UNRECORDED.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PERCISION OF THE UNADJUSTED SURVEY IS 1-10000± AS SHOWN HEREON.

TH REG NO 2817

ALL OPEN SPACES TO BE DEEDED TO THE TOWN OF JONESBOROUGH TN. ALL STREETS ARE TO BE DEDICATED TO THE TOWN OF JONESBOROUGH UPON RECORDING OF THIS PLAN.

McCoy LAND SURVEYING
 818 EAST JACKSON BLVD, SITE 11
 JONESBOROUGH, TENN 37659
 PH- 423-753-9192
 FAX- 423-753-7151

Scale: 0' 100' 200' 300'

RIDDLE RIDGE S/D

JONESBOROUGH PLANNING COMMISSION

OWNER: WOLFE & RIDDLE CIVIL DISTRICT: 15TH

SURVEYOR: MCCOY CLOSURE: 1-10000+

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH ANY/ALL FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND ALL OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____

OWNER: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND THE STATE OF TENNESSEE, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SURVEYOR REGULATIONS.

DATE: _____

REGISTERED ENGINEER OR SURVEYOR: _____

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAIN SYSTEMS

I HEREBY CERTIFY THAT (1) THE PUBLIC STREET AND PUBLIC STORM DRAIN SYSTEM HAS BEEN FOUND TO BE AN ACCEPTABLE DESIGN AND ACCORDING TO THE PLANNING APPROVAL BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND (2) THE NECESSARY RIGHT-OF-WAY EASEMENTS SHALL BE DEEDED TO THE TOWN OF JONESBOROUGH UPON RECORDING OF THIS PLAN.

DATE: _____

CITY ENGINEER OR COUNTY ROAD SUPERINTENDENT: _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OF SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

CITY OR COUNTY HEALTH OFFICER OR HEALTH AUTHORIZED REP: _____

Reviewed
 10-5-21
 OK
 Planning
 Comm. Staff

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: January 21, 2025 AGENDA ITEM #: 2

SUBJECT: Approval of Minutes

Attached for Planning Commission approval are the minutes of the following meetings:
November 19, 2024
December 17, 2024

JONESBOROUGH PLANNING COMMISSION

MINUTES – NOVEMBER 19, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, November 19, 2024, 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, Terry Countermine, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: None

Staff Present: JW Greene, Donna Freeman, Todd Wood, Engineer

Chairman Tom Foster called the meeting to order and noted a quorum was present. Commissioners held a Moment of Silence in memory of Planning Commission member Bob Williams who passed away on November 1, 2024. Josh Conger led the group in Prayer and Chairman Foster led in the pledge to the Flag.

1. Public Comments – There were no comments.

2. Approval of Minutes – Meeting of October 29, 2024

The motion to approve the minutes of the October 29, 2024 meeting was made by Bill Graham, seconded by Jim Rhein and was duly passed.

3. Final Site Plan for Mill Creek Subdivision, Phase 11, Section 1

Developer: Wolfe Development

Presented by: Todd Wood, Engineer, Representing Wolfe Development

Request for final plat approval of Mill Creek Subdivision, Phase 11, Section 1, located off New Hope Road and includes new internal roads Cherry Marie Drive and Catalina Court. The subdivision contains 57 lots, is zoned PRD, contains approximately 30.26 acres, and is described on Washington County Tax Map 59, Parcels 75.00, 76.00, and 80.00. Wolfe Development has paid the In Lieu of Sidewalk Fee to the town to construct sidewalks along one side of the new streets. The surveyor is McCoy Land Surveying. The subdivision plat meets the minimum requirements of the subdivision regulations and zoning ordinance; and all required certifications have been obtained on the final plat.

Chairman Foster read the staff recommendation to approve the final plat for Mill Creek Section 11, Phase 1, as presented. Chairman Foster asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Josh Conger made the motion, seconded by Richie Hayward, to approve the final plat for Mill Creek Section 11, Phase 1, as presented. The motion was duly passed.

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

JONESBOROUGH PLANNING COMMISSION

MINUTES – DECEMBER 17, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, 17, 2024, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Frank Collins, Terry Counterline, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Josh Conger

Staff Present: JW Greene, Donna Freeman

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

1. **Public Comments** – There were no comments.
2. **Approval of Minutes** – No minutes was presented for approval.
3. **Approval of Final Site Plan for Sangid Property Subdivision located at Tavern Hill Road and Hairetown Road**

The request is for final plat approval of the Sangid 8.69 AC.+/- Property Partition containing 12 lots, totaling 8.69 acres, located on Tavern Hill Road and Hairetown Road, and further described on Washington County Tax Map 43, Parcel 78.05. The subject property is located within the Jonesborough Planning Region. The subdivision plan meets the minimum requirements of the Jonesborough Subdivision Regulations. TDEC has approved all lots for subsurface sewage disposal systems (septic systems), and all other plat certifications are complete. The only certification remaining is the Certificate for Recording by which the Secretary of the Planning Commission signs after the Planning Commission grants final plat approval.

Chairman Foster read the staff recommendation to approve the final plat of the Sangid 8.69 AC.+/- Property Partition, as presented. Chairman Foster asked Commissioners if they had comments or questions, and there being none called for a motion.

Motion: Bill Graham made the motion, seconded by Richie Hayward, to approve the final plat of the Sangid 8.69 AC.+/- Property Partition, as presented. The motion was duly passed.

4. **Approval of Final Plat for the division of the Arbour Property located along Cecil Gray Road (Washington County)**

The request is for final plat approval of the Division of the Arbour Property containing 5 lots, totaling 5 acres, located on Cecil Gray Road, and further described on Washington County Tax Map 69, Part of Parcel 109.00. The subject property is located within the Jonesborough Planning Region. The subdivision plan meets the minimum requirements of the Jonesborough Subdivision Regulations. TDEC has approved all lots for subsurface sewage disposal systems (septic systems), and all other plat certifications are complete. The only certification remaining is the Certificate for Recording by which the Secretary of the Planning Commission signs after the Planning Commission grants final plat approval.

Chairman Foster read the staff recommendation to approve the final plat of the Division of the Arbour Property, as presented. Chairman Foster asked Commissioners if they had comments or questions, and there being none called for a motion.

Motion: Bill Graham made the motion, seconded by Robin Harpe, to approve the final plat of the Division of the Arbour Property, as presented. The motion was duly passed.

5. Approval of a Monument Sign and Lighting Plan for Wendy's Restaurant 300 East Jackson Boulevard

A request for a new sign has been received for the Wendy's restaurant located at 300 E. Jackson Boulevard. The proposed sign is a monument sign. The zoning is B-3 Arterial Business District. The sign meets the maximum requirement for height and is less than 14 feet at just under 13.3 feet, and is less than the maximum sign area square footage requirement of 100 square feet at 78 square feet.

A request for lighting approval has been received for the site and staff has recommended approval.

Chairman Foster said that the two staff recommendations for the approval of the monument sign and lighting plan would be voted on separately, and asked Commissioners if they had questions or comments. With there being none, Chairman Foster called for a motion on the monument sign.

Motion: Jim Rhein made the motion to approve the overall design of the monument sign for Wendy's Restaurant, 300 East Jackson Blvd, as presented. Frank Collins seconded the motion and it was duly passed.

Chairman Foster called for a motion on the Wendy's Restaurant lighting plan.

Motion: Frank Collins made the motion to approve the lighting plan for Wendy's Restaurant, 300 East Jackson Blvd, as recommended by staff. Jim Rhein seconded the motion and it was duly passed.

**6. Request for approval of Site Plan/Preliminary approval for Grace Meadows Farm, located off Headtown Road and John France Road
Presented by: Dan Eldridge**

The request is for site plan/preliminary approval for Grace Meadows Farm located off Headtown Road and John France Road and containing approximately 78.25 acres. The subject property is further described on Washington County Tax Map 44, Parcel 27.00.

Owner/Developer: Eldridge Community Property Trust

Proposed Use: Single family residential homes

Planning Region: The property is outside the corporate limits but within the Town of Jonesborough Planning Region. Zoning regulations, grading permits, and building permits are all through Washington County Planning & Zoning Office.

Zone: The property is in the county and is zoned A-2 (Agriculture-Residential) District

Setbacks: The setbacks are as follows: Front: 30'; Rear: 30'; Sides: 20'

Lot Size: The plan proposes 14 lots and the lot sizes meet the requirements of Washington County Zoning.

Ingress/Egress: The subject subdivision depicts one new proposed road connecting with John France Road (county road).

Streets: The right of way width shows 50'. The engineer confirmed that the street pavement widths are per our subdivision regulations at 24' pavement width.

Sidewalks: Subdivisions outside of the Town Limits: The Planning Commission may approve subdivisions without a Pedestrian Access Plan or with reduced requirements if the subdivision is outside of the Town corporate limits and is unlikely to be annexed into the Town in the near future, as determined by the Planning Commission.

Staff has determined that there are no plans to annex in the area of the proposed subdivision in the near future, therefore a pedestrian plan is not required. However, there are already existing walking paths as shown on the plans.

Street Lights: Subdivisions outside of the Town Limits: The Planning Commission may approve subdivisions without street lights, decorative posts and fixtures, and/or underground electric service if the subdivision is outside of the Town corporate limits and is unlikely to be annexed into the Town in the near future, as determined by the Planning Commission. Annexation is HIGHLY unlikely in the future therefore street lights are not required as part of the plan. No street lights are shown as part of this plan.

Utilities

Public sewer is not available to this area. Septic systems will be utilized as part of the development and will be part of the final plat approval process with the Planning Commission at a later date.

Water: Utilities have taken a pressure and flow test on Headtown Rd at John France Rd. for the proposed development. The pressure and flow are at the minimum levels on both pressure and flow. It is the Utility Manager's opinion that to resolve having to install pump stations or working through potential pressure issues, water to the development would be to connect the 6" line on John France which would create a loop feed between Headtown Rd and Old Boones Creek Rd. The Utility Manager will work through the best water utility plan with the developer prior to Pre-Construction meetings with town staff.

Stormwater: The Stormwater Management Plan, and subsequent permitting is through the Washington County Planning and Zoning Office – Qualified Local Program.

Bonding: Grading permits are through the Washington County Planning and Zoning Office.

Dan Eldridge addressed the Commissioners and said that the development will be a Agri-hood neighborhood (modeled after a development in Fulton County, Georgia), the lot sizes are one acre (for garden space), there will be a combined walking trail to Grace Meadows Farm, and the design style of the homes is restricted. The lighting will be consistent with the Farm lights and noted that fiber optics is available and Atmos will provide gas to the area.

Chairman Foster read the staff recommendation to approve the development layout, road profile, and utility plans subject to addressing any applicable plan review comments recommended by the reviewing engineer and Utility Manager. Chairman Foster asked Commissioners if they had comments or questions, and there being none called for a motion.

Motion: Bill Graham made the motion to approve the site plan/preliminary approval for Grace Meadows Farm Development, located off Headtown Road and John France Road, 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. Approval of a Monument Sign – Dillow Taylor Funeral Home, 418 W. College St
Presented by: Tom Foster, Foster Signs**

Request for approval of a new sign has been received for the Dillow-Taylor Funeral Home & Cremation Services, Inc. located at 418 W. College Street. The funeral home is located abutting both W. Jackson Boulevard and W. College Street. A sign already exists on Jackson Boulevard, and this sign will serve the other street frontage entrance off College Street. The proposed sign is a monument sign and the zoning is B-3 (Arterial Business District). The sign meets the maximum requirement for height and is less than 14 feet at 4 feet, 8 inches, and is less than the maximum sign area square footage requirement of 100 square feet at 28 square feet. The sign regulations require that the Board of Zoning Appeals (BZA) may consider a variance to sign height, sign area, and sign number requirements; provided justification is submitted. Town staff is of the opinion that there is sufficient justification for a second sign as Dillow-Taylor's business 911 address is off of College Street, and there is tremendous ingress/egress off of College Street for the funeral home.

Tom Foster addressed the Commission and said that the proposed sign is a direct copy from the original sign when the funeral home was located downtown, the sign will not have lighting, and landscaping will cover the bottom of sign.

Vice-Chairman Jim Rhein read the staff recommendation to approve the overall design of the monument sign, subject to the Board of Zoning Appeals approving the placement of a second sign, as presented. Vice-Chairman Rhein asked Commissioners if they had comments or questions, and there being none called for a motion.

Motion: Bill Graham made the motion, seconded by Robin Harpe, to approve the overall design of the Dillow-Taylor Funeral Home & Cremation Services, Inc. sign, subject to the Board of Zoning Appeals approving the placement of a second sign, as presented. The motion was duly passed.

**8. Approval of a Monument Sign – Andrew Johnson Bank, 1551 East Jackson Blvd.
Presented by: Tom Foster, Foster Signs**

Request for approval of a new sign has been received for the Andrew Johnson Bank located at 1551 E. Jackson Boulevard. The proposed sign is a monument sign to replace the current bank sign, an electronic variable message board. The zoning is B-3 (Arterial Business District). The sign meets the maximum requirement for height and is less than 14 feet at 13 feet, and is less than the maximum sign area square footage requirement of 100 square feet at 75.83 square feet.

Tom Foster addressed the Commission and said that Andrew Johnson Bank is changing all of their signs to the new proposed design style and the message board will be at the bottom of the sign.

Vice-Chairman Rhein read the staff recommendation to approve the overall design of the monument sign, as presented. Vice-Chairman Rhein asked Commissioners if they had comments or questions, and there being none called for a motion.

Motion: Frank Collins made the motion, seconded by Bill Graham, to approve the overall design of the Andrew Johnson sign, as presented. The motion was duly passed.

With there being no further business for discussion, Vice-Chairman Jim Rhein adjourned the meeting.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: January 21, 2025 AGENDA ITEM #: 3

SUBJECT: Annexation – Boones Creek Rd – Wolfe Development

BACKGROUND:

The Town has received a written annexation request from property owner Wolfe Development, GP. The subject property is located off Boones Creek Road, is part of the Reserves at Boones Creek project, and is further described on Washington County Tax Map 52, Part of Parcel 70.00. The request is to annex approximately 14.3 acres. The request includes zoning the tract of land to PRD (Planned Residential District).

The Plan of Services reflects that all town services **are available** to the subject tract at the time of annexation. Future development of the tract would need to coordinate with the Town's development services and meet the Town's development regulations and standards. This annexation process does not constitute the approval of any future development plans that may or may not require infrastructure improvements to be made by the Town or Owner/Developer, only that town services are available to the subject tract.

RECOMMENDATION:

1. Approve the Plan of Services as presented.
2. Recommend to the BMA the Resolution annexing, by request, property owned by Wolfe Development, GP, identified as Parcel 70.00 on Washington County Tax Map 52, located off Boones Creek Road and within the Reserves at Boones Creek project.
3. Recommend to the BMA the Ordinance zoning the property PRD (Planned Residential District).

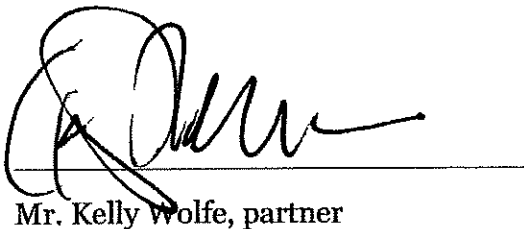
To: Town of Jonesborough
Date: January 2, 2025
Subject: Annexation Request

We are the property owner of Parcel 70.00 on tax map 52 located on the west side of Boones Creek Rd.

The property is approximately 14 acres adjoining our current residential development which is located within the town limits.

We are requesting annexation of the parcel with a zoning assignment of PRD which would match the current adjoining zoning as shown on the attached maps.

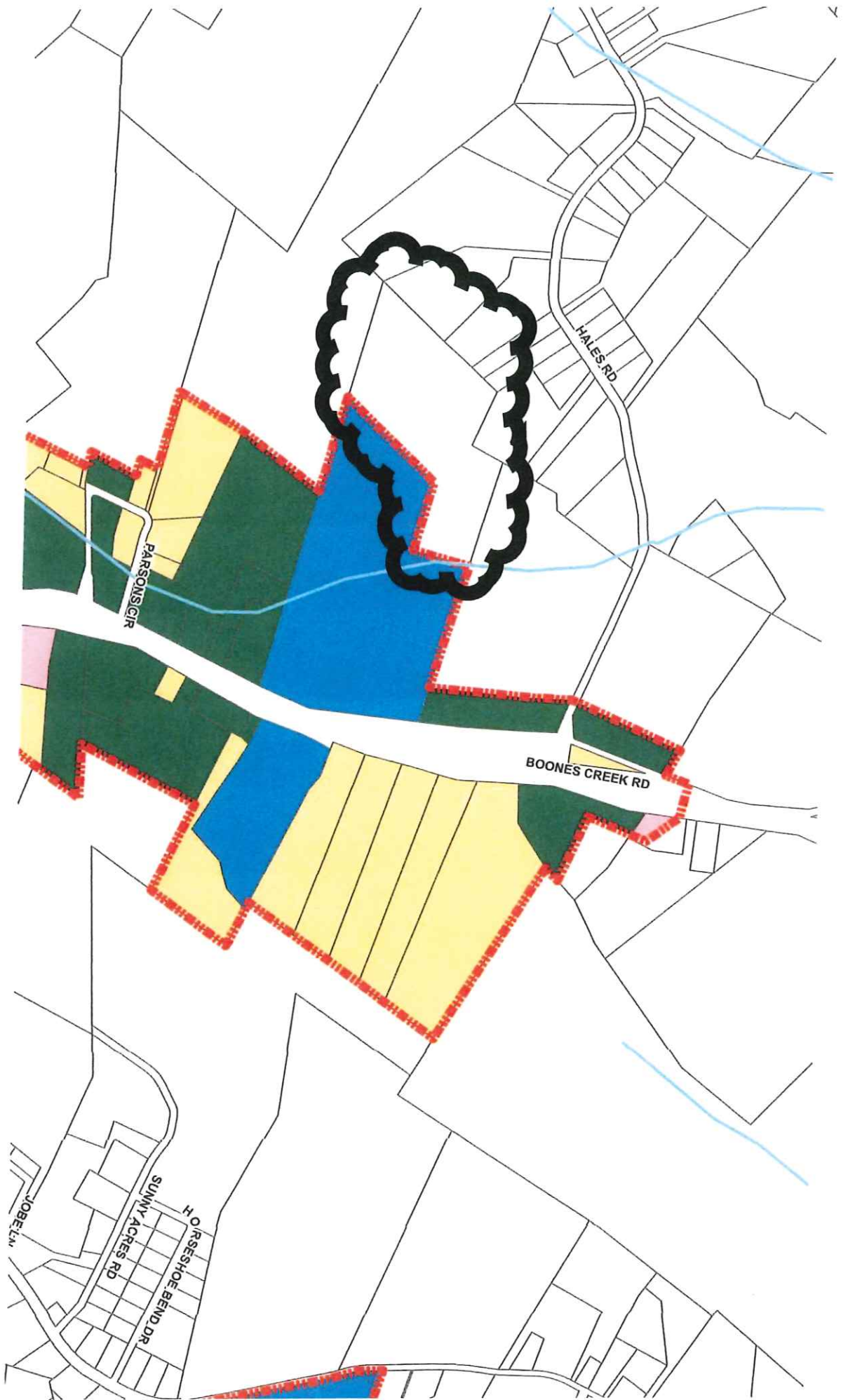
Please contact me with any questions.

A handwritten signature in black ink, appearing to read 'Kelly Wolfe', is written over a horizontal line. The signature is fluid and cursive.

Mr. Kelly Wolfe, partner

Wolfe Development, GP

423-791-1349

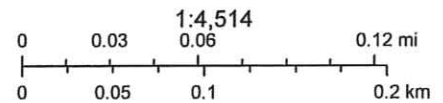


Washington County - Parcel: 052 070.00



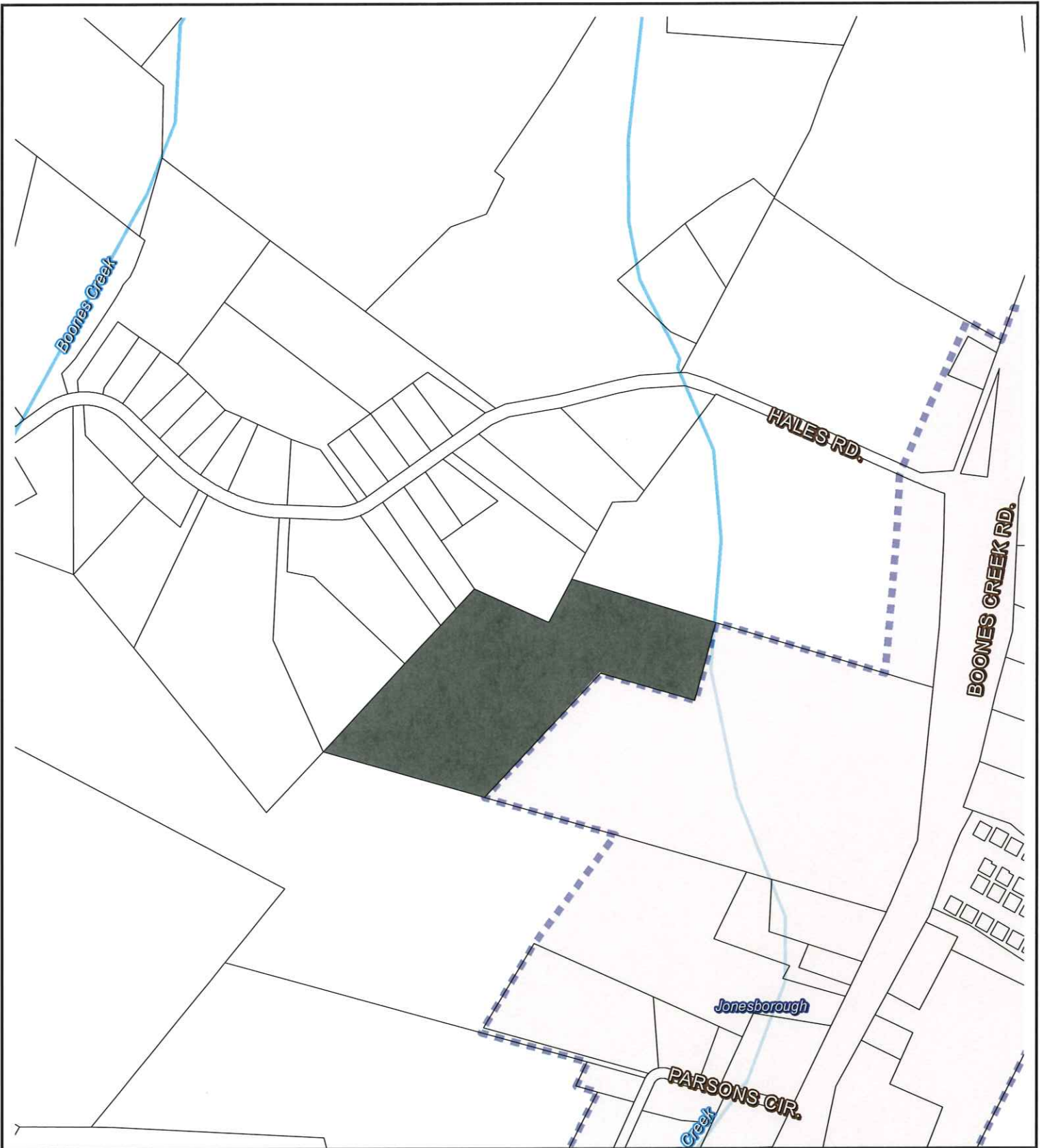
Date: January 2, 2025

County: WASHINGTON
Owner: WOLFE DEVELOPMENT GP
Address: BOONES CREEK RD NW/OFF
Parcel ID: 052 070.00
Deeded Acreage: 14.3
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Wolfe Development, GP Property, 15th Civil District, Tax Map 052, Parcel 070.00

Prepared for the Town of Jonesborough, Tennessee by the Washington County, Tennessee Zoning Office. Not for engineering purposes.



-  Tax Parcels
-  Subject Area
-  Municipal Boundaries

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 1,968,500.0000
 False Northing: 0.0000
 Central Meridian: -86.0000
 Standard Parallel 1: 35.2500
 Standard Parallel 2: 36.4167
 Latitude Of Origin: 34.3333
 Units: Foot US

Date Created: 1/17/2025 10:19:33 AM
 Software Version: ArcGIS 10.8.1
 Cartographer: Christopher Pape, GISP



**ANNEXATION OF PROPERTY KNOWN AS THE "WOLFE DEVELOPMENT GP
BOONES CREEK ROAD ANNEXATION 14.3 ACRES"
WASHINGTON COUNTY TAX MAP 52, PARCEL 70.00
INFORMATION SUMMARY**

PLAN OF SERVICES

A. Police

Jonesborough Police Services will be provided in accordance with Town policies from the effective date of annexation.

B. Fire Protection

The area proposed for annexation is currently served by the Jonesborough Fire Department.

C. Water Service

Public water is available to the subject property. Future development of the tract would need to coordinate with the Town's development services and meet the Town's development regulations and standards. This annexation process does not constitute the approval of any future development plans that may or may not require infrastructure improvements to be made by the Town or Owner/Developer, only that town services are available to the subject tract.

D. Sewer Service

Public sewer is available to the subject property. Future development of the tract would need to coordinate with the Town's development services and meet the Town's development regulations and standards. This annexation process does not constitute the approval of any future development plans that may or may not require infrastructure improvements to be made by the Town or Owner/Developer, only that town services are available to the subject tract.

E. Electrical Service

Electric service will be provided by BrightRidge.

F. Refuse and Recycling Collection

Regular weekly refuse and recycling collection service will be provided to the property and any future development on it from the effective date of annexation.

G. Streets

The subject property will be served by the internal road system developed as part of the Reserve at Boones Creek residential project. In the case of future development of

the subject property the developer is required to consult the Town Staff regarding street infrastructure. If properly constructed to meet the regulations and standards of the Town, the streets and sidewalks will be accepted by the Town.

H. Streetlights

Streetlights will be provided in accordance with Town policies from the effective date of annexation.

I. Inspections

Inspection services provided by the Town (building, plumbing, mechanical, zoning, etc.) will be extended to the annexed area on the effective date of annexation.

J. Planning and Zoning

The Town's planning and land use control authority as authorized by state law will be extended to the annexed area on the effective date of annexation. This will include the administration and enforcement of zoning and subdivision regulations. The proposed annexation area is recommended to be zoned PRD Planned Residential District.

**RESOLUTION NO. 2025-02 ANNEXATION
(SEE ALSO ORDINANCE NO. (2025-02))**

A RESOLUTION TO ANNEX A PORTION OF CERTAIN PROPERTY LOCATED WITH THE 15th CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE ADJOINING THE PRESENT CORPORATION BOUNDARIES OF THE TOWN OF JONESBOROUGH, TENNESSEE, AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF JONESBOROUGH, TENNESSEE, SAID PROPERTY BEING KNOWN AS THE “**WOLFE DEVELOPMENT GP BOONES CREEK ROAD ANNEXATION 14.3 ACRES**”; DESCRIBED ON WASHINGTON COUNTY TAX MAP 52, PART OF PARCEL 70.00; AND TO ZONE SAID PROPERTY PRD (PLANNED RESIDENTIAL DISTRICT AS DESCRIBED HEREIN AND TO AMEND THE ZONING MAP OF THE TOWN OF JONESBOROUGH, TENNESSEE ACCORDINGLY, BEING A PART OF THE APPENDIX TO ORDINANCE NO. 2025-02.

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the territory as well as for the welfare of the town as a whole; and

WHEREAS, the Jonesborough Regional Planning Commission has considered and approved the area for annexation during regular session on January 21, 2025; and

WHEREAS, the Jonesborough Regional Planning Commission has considered and approved a Plan of Services for the area during regular session on January 21, 2025, a copy of which is attached hereto; and

WHEREAS, the Jonesborough Regional Planning Commission has considered and approved a proposal for zoning said property during regular session on January 21, 2025; which proposal is made a part of this resolution as Section 2;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF JONESBOROUGH AS FOLLOWS:

SECTION 1. Pursuant to authority conferred by the Town of Jonesborough. Tennessee Charter, there is hereby annexed to the Town of Jonesborough, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries and situate, lying and being in the 15th Civil District of Washington County, Tennessee.

SECTION 2. BE IT FURTHER RESOLVED that the area herein described and annexed be zoned PRD Planned Residential District. (See also Ordinance No. 2025-02).

SECTION 3. BE IT FURTHER RESOLVED that this resolution shall become operative from and after its passage as provided in the Town of Jonesborough, Tennessee Charter.

Approved by the Planning Commission _____

Passed on First Reading _____

Public Hearing Held _____

Passed on Second Reading _____

Approved and Signed in Open Meeting _____
CHUCK VEST, MAYOR

Attest: _____
JANET JENNINGS, TOWN RECORDER

Approved as to Form: _____
JAMES R. WHEELER, TOWN ATTORNEY

ORDINANCE NO. 2025-02
(SEE RESOLUTION NO. 2025-02)

AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF JONESBOROUGH, TENNESSEE BEING PART OF THE APPENDIX TO ORDINANCE NO. 2025-02 ENTITLED "AN ORDINANCE TO ADOPT A CODE OF LAWS AND ORDINANCES FOR THE TOWN OF JONESBOROUGH, TENNESSEE, AND TO REPEAL ALL LAWS AND ORDINANCES IN CONFLICT THEREWITH", AND AMENDATORY THEREOF, BY ASSIGNING A PRD (PLANNED RESIDENTIAL DISTRICT TO CERTAIN PROPERTY WITHIN THE 15TH CIVIL DISTRICT OF WASHINGTON COUNTY, TENNESSEE AND DESCRIBED ON WASHINGTON COUNTY TAX MAP 52, PARCEL 70.00, AND KNOWN AS THE "WOLFE DEVELOPMENT GP BOONES CREEK ROAD ANNEXATION 14.3 ACRES".

BE IT ORDAINED BY THE TOWN OF JONESBOROUGH AS FOLLOWS:

SECTION 1. That the Zoning Map of the Town of Jonesborough, Tennessee, being a part of the appendix to Ordinance No. 2025-02 entitled, "An Ordinance to Adopt a Code of Laws and Ordinances for the Town of Jonesborough, Tennessee, and to Repeal All Laws and Ordinances in Conflict Therewith," and all ordinances supplementary thereto and amendatory thereof, be and the same is hereby amended and modified by assigning the zoning on the following described property on Washington County Tax Map 52, Parcel 70.00 of a PRD (Planned Residential District). See descriptions marked "Exhibit A" and "Exhibit B" hereto.

SECTION 2. BE IT FURTHER ORDAINED, that all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. BE IT FURTHER ORDAINED, that this ordinance shall take effect from and after its passage on second and final reading and publication as required by law, the public welfare requiring it.

This Ordinance takes effect from and after its passage on second and final reading, the welfare of the Town of Jonesborough, Tennessee requiring it.

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 FIRST READING _____

CHUCK VEST, MAYOR

ATTEST:

JANET JENNINGS, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

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

Those voting against: _____

PASSED ON SECOND READING _____

CHUCK VEST, MAYOR

ATTEST:

JANET JENNINGS, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: January 21, 2025 AGENDA ITEM #: 4

SUBJECT: Apple Creek Creamery – Temporary Business Permit

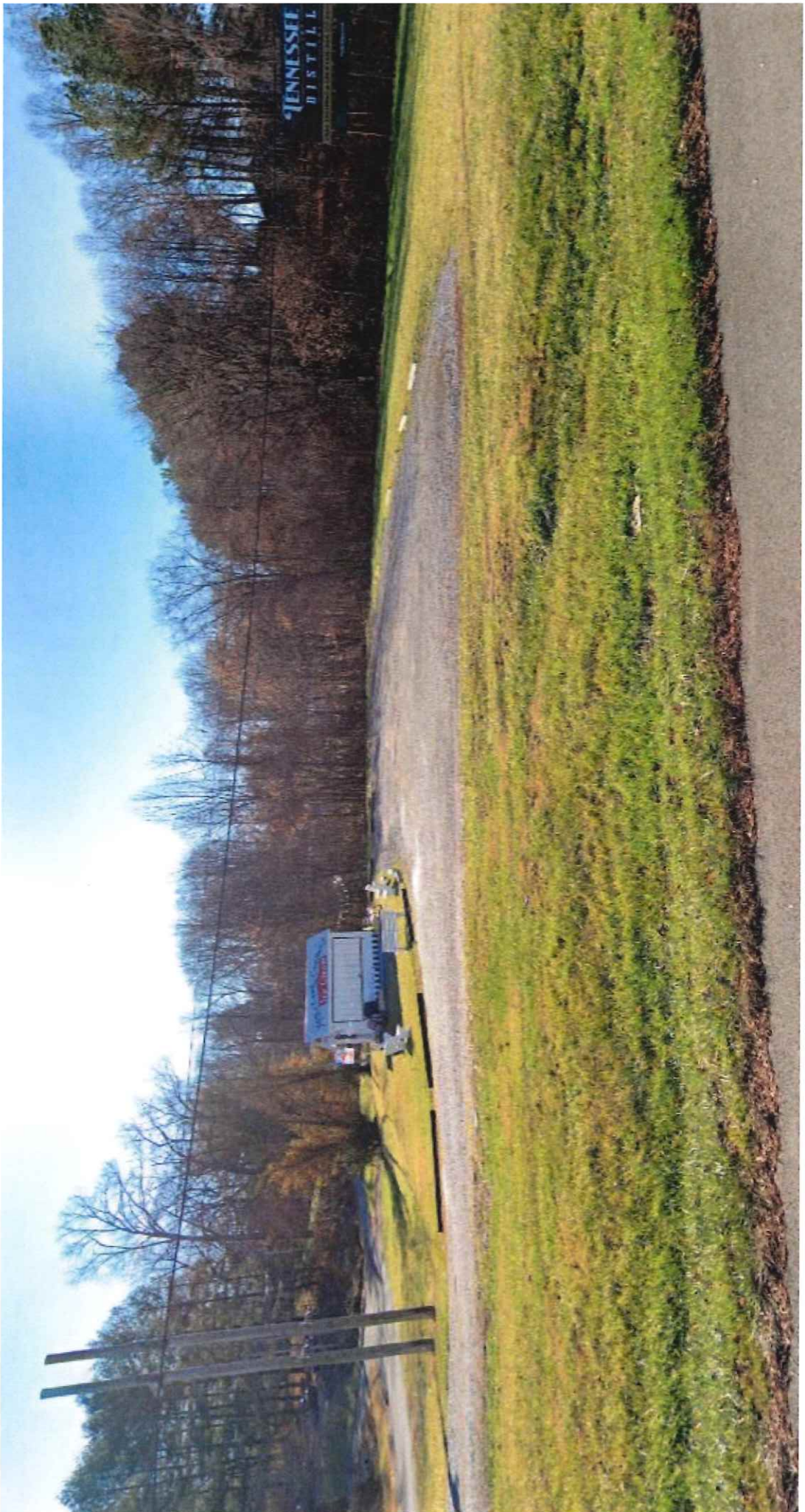
BACKGROUND:

Chris Buckland, business owner of Apple Creek Creamery had received approval in April 2024 from the Planning Commission for a temporary business permit at 211 Forest Circle. Once the season ended, the temporary business operations was removed from the subject property, and all that remains is some benches at the once highly active site.

Mr. Buckland is requesting approval of a temporary business permit for the purpose of serving ice cream at the same location for a period of 8 months or what is referred to as the 2025 season. Mr. Buckland has his Jonesborough Business license as required. The site layout is the same as last year, and with the number of months in operation and the number of the general public utilizing the facilities a portable toilet/porta potty and wash station for sanitary purposes is required. The photos provided were taken during Apple Creek Creamery's last year's season.

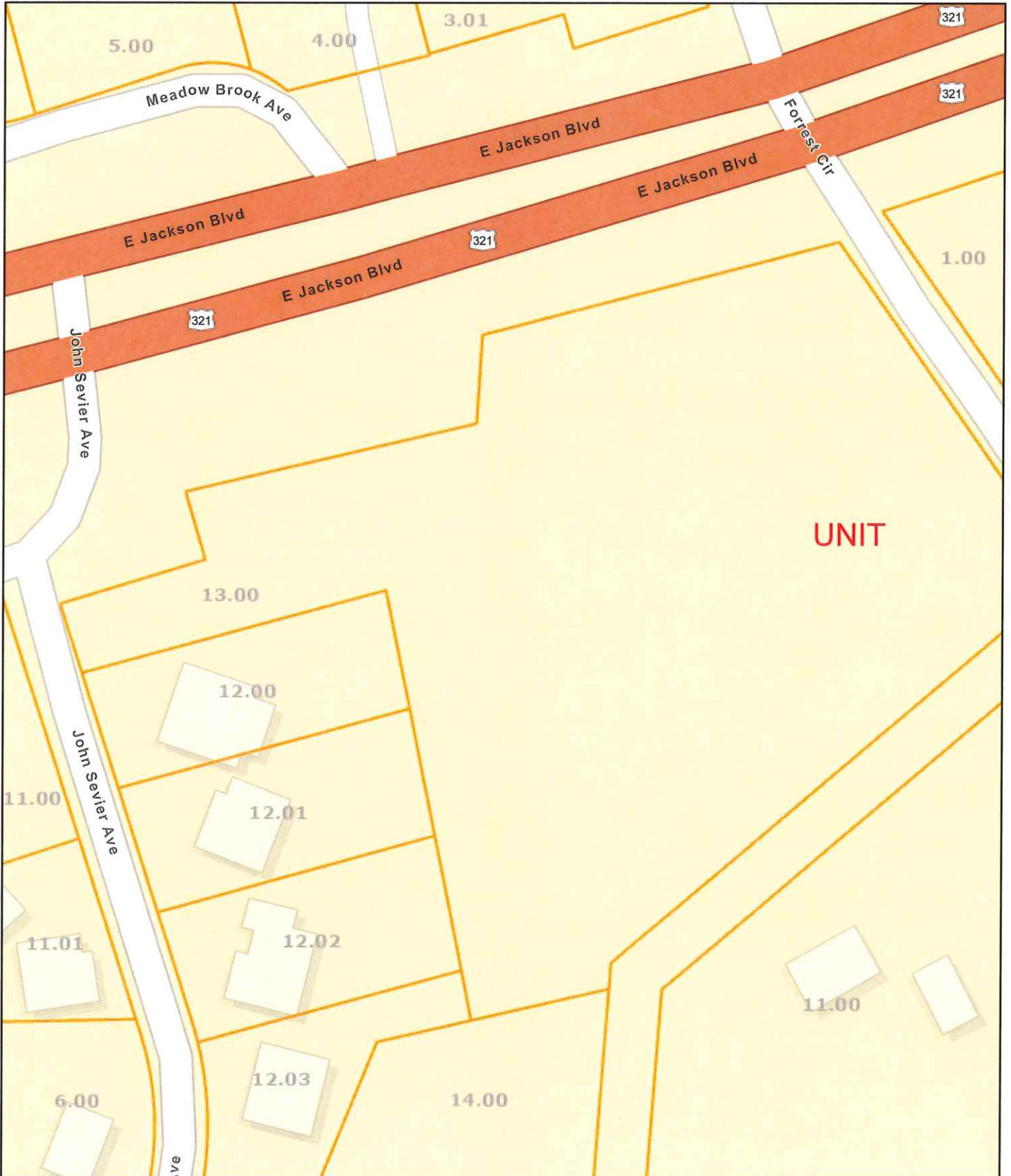
RECOMMENDATION:

Approve the Temporary Business Permit for Apple Creek Creamery for a period of eight (8) contiguous months as per the current Jonesborough Municipal Code Title 5, Chapter 1.



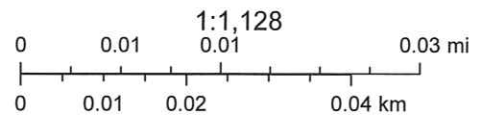


Washington County - Parcel: 060A E 024.00



Date: June 3, 2024

County: Washington
Owner: 101 E. MAIN ST. LLC
Address: MAIN ST E 101
Parcel Number: 060A E 024.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2023



Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property

