

MEETING NOTICES

The Jonesborough Planning Commission and Board of Zoning Appeals will meet in Regular Session at 6:00 p.m., Tuesday, February 18, 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 front yard setback requirements for the construction of a house at 144 Spring Street.

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for Release of the Performance Bond for TruShine Car Wash #7,
1541 West Jackson Boulevard
4. Request for Reduction of Performance Bond for Saylor's Place Development
5. Request for Approval of a Monument Sign for Zaxby's Restaurant
6. Adjournment

DESIGN REVIEW COMMISSION

Agenda

Call to Order

1. Public Comments
2. Request for Approval of Design Change for Starbucks Restaurant
3. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: February 18, 2025 AGENDA ITEM #: BZA-2

SUBJECT: Approval of Minutes

Attached for approval are the minutes of the January 21, 2024 BZA meeting.

JONESBOROUGH BOARD OF ZONING APPEALS

MINUTES – JANUARY 21, 2025

The Jonesborough Board of Zoning of Appeals (BZA) met in a regular meeting on Tuesday, January 21, 2025, 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: Darrell Fowler

Staff Present: JW Greene, Kevin Fair, Donna Freeman

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

1. Public Comments – There were no comments.

2. Approval of Minutes – Meetings of November 19, 2024 and December 17, 2024

The motion to approve the minutes of the November 19, 2024 and December 17, 2024 meetings as presented was made by Frank Collins, seconded by Josh Conger and was passed unanimously.

**3. Variance Request to the Setback Requirements for an Accessory Building.
994 Boones Creek Road, Joshua Hoyle and Chase Edwards, Owners
Presented by: Joshua Hoyle**

The request was for approval of a variance to locate an accessory building in the front yard at 994 Boones Creek Road, as described on Washington County Tax Map 52-J, Group A, Parcel 5.01. The Town's Zoning Ordinance requires accessory buildings to be placed in the rear yard. The accessory building was placed in the front yard and a permit has not been issued by the Building Inspector. Joshua Hoyle addressed the Board of Zoning Appeals and said they were unaware of the Ordinance regarding the placement of accessory buildings and feel no other placement on their property is viable.

The BZA discussed the placement of the accessory building, concern was expressed about setting a precedent if the variance was approved, and Mr. Hoyle was asked if the building could be placed at the back of the property. Joshua Hoyle said there is a retaining wall along the backside of the property, and it would be too close to the property line if it was placed at the back.

Chairman Foster read the staff recommendation to deny 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. Chairman Foster called for a motion if there was no further discussion.

Motion: Frank Collins made the motion to deny the variance request and provide the owner(s) with a timeline to work with the Building Inspector to comply with the town's regulations governing accessory structures. Josh Conger seconded the motion and it was duly passed.

Chairman Foster informed Joshua Hoyle that he could come back to the BZA and ask for a variance to the rear setbacks.

**4. Variance Request to the Sideyard Setback Requirements for 168 Anderson Road, Joe Terranera, Property Owner
Presented by: Joe Terranera**

The request is for a variance from the PRD regulations within the Riddle Ridge Subdivision with the subject property located at 168 Anderson Road, as 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, and 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, which makes it difficult to construct a single-family dwelling. The predominant side yard setbacks for the development are 7 ½ feet on each side. If the addition of a 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; and 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 Mr. Terranera's other property on the east side at 168 Anderson Road. The lot is intended to have a primary unit placed which is considered a residential unit. The lot layouts of the 2 tracts to the west 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 Subdivision.

Chairman Foster read the staff 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 Subdivision plat, due to the narrowness of the tract of land for the purpose of constructing a single-family dwelling. Chairman Foster asked if there was any comments or questions.

Kim Huening, 170 Anderson Road, addressed the Board of Zoning Appeals with her concern about the variance effecting the current restrictions for Riddle Ridge Subdivision. Chairman Foster said it would not and that it would be consistent and in character to the neighboring tracts within the established Riddle Ridge Subdivision. Chairman Foster asked if there were any further questions, and with there being none called for a motion.

Motion: Josh Conger made the motion, seconded by Jim Rhein, to 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 Subdivision plat, due to the narrowness of the tract of land for the purpose of constructing a single-family dwelling. The motion was duly passed.

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

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: February 18, 2025 AGENDA ITEM #: BZA-3

SUBJECT: Variance –Front Yard Setback for 414 Spring Street

BACKGROUND:

Shaun McCullom is requesting a **5-foot** front yard variance to construct a single-family dwelling. The subject property is located at 414 Spring Street and is further described on Washington County Tax Map 060B, Group E, Parcel 018.03. The zoning is R-1 which requires a 30-foot front yard setback. The tract is abutting the railroad to the rear, and the rear has topographical challenges due most in part to the elevations between the railroad right of way and the subject rear property line.

Areas along Spring Street have several homes on both the north and south sides. Some homes are very old and through observation, homes on both sides are less than the 30-foot front setback due most likely to the year they were built. Some properties along the same railroad right of way as the subject property have different levels of topographical challenges as well.

With the subject property containing topographical challenges to the rear and thus moving the single-family dwelling more toward the road, and as it is the porch part of the structure, staff recommends approval of the variance request due to the challenges outlined above. With the granting of a 5-foot setback variance, the proposed deck would be setback 25 foot from the front property line and will not pose a safety issue.

RECOMMENDATION:

Approve the front yard setback variance of 5-foot due to the topographical constraints identified in the rear yard in association with elevation changes presented with the railroad right of way connection to the rear yard property line, as presented.



TOWN OF JONESBOROUGH

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

Jonesborough: Planning Commission; Board of Zoning Appeals;
Design Review Commission; Board of Mayor & Alderman

Owner/Applicant: SHAWN MCCULLOM Phone Number: 404 290 3658

Representative
Attending Meeting: SHAWN MCCULLOM Phone Number: 404 290 3658

Site Location/Area: 414 SPRING ST.

Describe reason for Request Review:

Major Subdivision Plat Site Plan Design Review Rezone Annexation Variance Other
ALLOW PART OF THE FRONT PORCH TO BE IN FRONT SETBACK

Submittals Included:

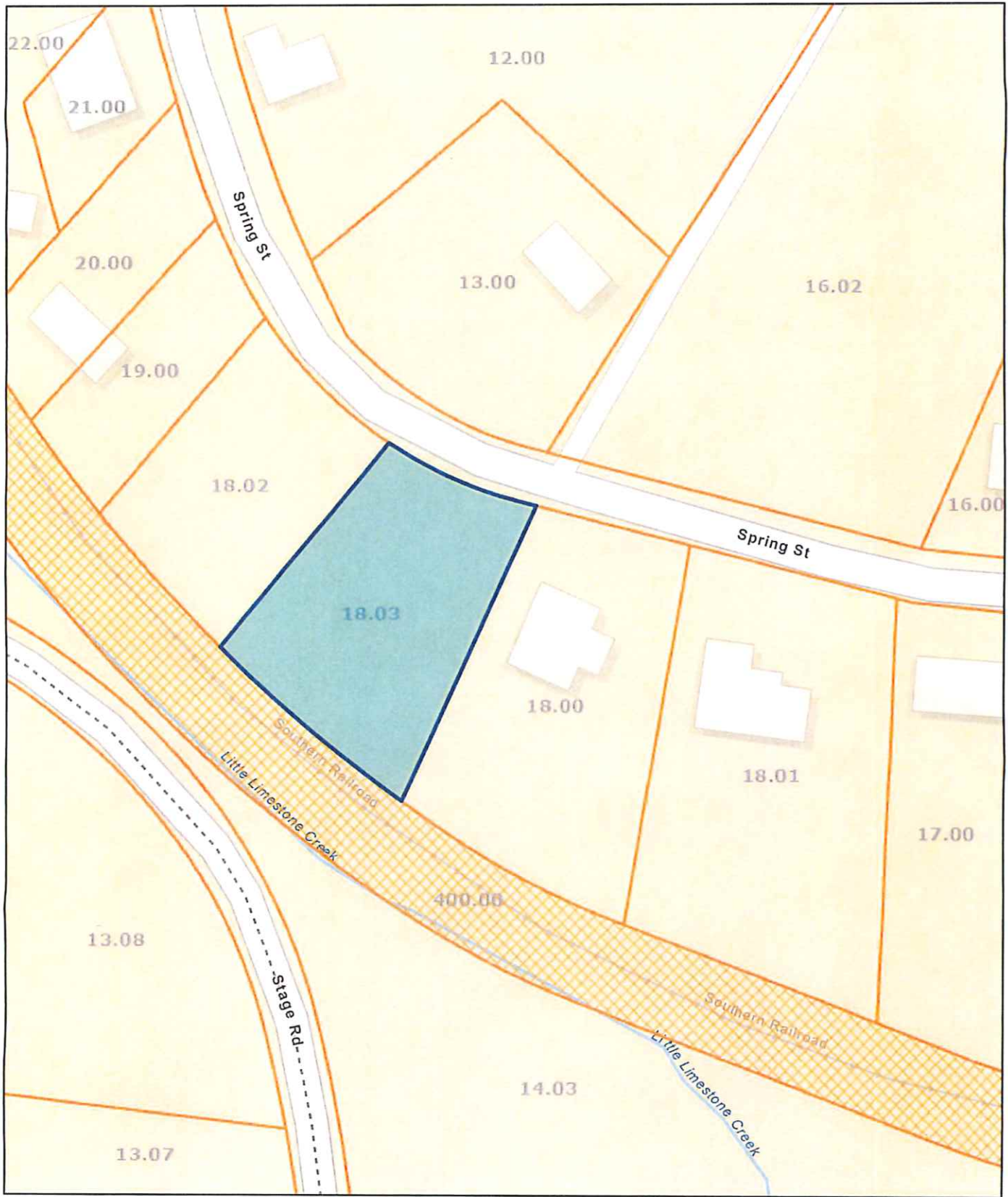
FOR STAFF USE ONLY:
Zoning District: R-1 Development Type: Single Family Multifamily PUD Commercial
Setbacks: Front 30' Side 15' Rear 25' Tax Map: 060B Group: E Parcel ID: 018.03
Planning Commission Board of Zoning Appeals Design Review Commission BMA
Next Meeting Date & Time: 2-18-25 6 PM Application Due Date:

Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

Fee (see fee schedule): \$ 300.00 Date of Payment: PAID JAN 16 2025 #0682

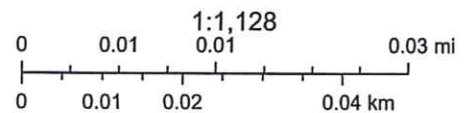
Owner Signature/Applicant: [Signature] Date: 10.25.24

Washington County - Parcel: 060B E 018.03



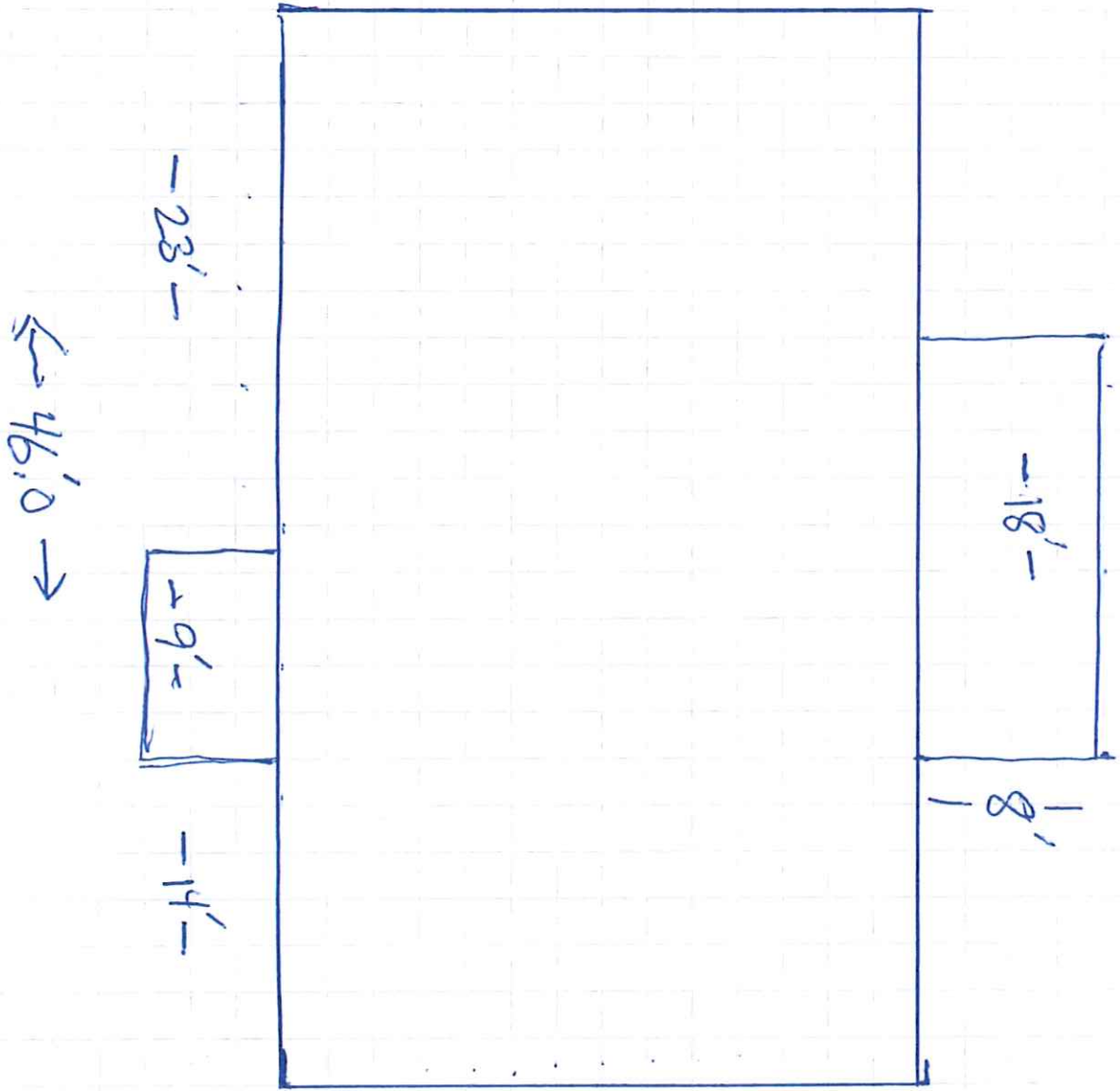
Date: January 14, 2025

County: WASHINGTON
Owner: MCCULLOM SHAUN G
Address: SPRING ST 414
Parcel ID: 060B E 018.03
Deeded Acreage: 0
Calculated Acreage: 0



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



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46.0 = 2.0

414 Spring Street



Photo taken at rear of property at railroad tracks

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: February 18, 2025 AGENDA ITEM #: 2

SUBJECT: Approval of Minutes

Attached for approval are the minutes of the January 21, 2025 Planning Commission meeting.

JONESBOROUGH PLANNING COMMISSION

MINUTES – JANUARY 21, 2025

The Jonesborough Planning Commission met in a regular meeting on Tuesday, January 21, 2025, 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 Counterline, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Darrell Fowler

Staff Present: JW Greene, Kevin Fair, Donna Freeman

1. **Public Comments** – There were no comments.
2. **Approval of Minutes – Meetings of November 19, 2024 and December 17, 2024**

The motion to approve the minutes of the November 19, 2024 and December 17, 2024 meetings as presented was made by Bill Graham, seconded by Richie Hayward and was passed unanimously.

3. **Request for Annexation of Certain Property Along Boones Creek Road by Wolfe Development, Property Owner**
Presented by: Todd Wood, Engineer, Representing Wolfe Development

Request to annex property, upon written request by property owner Wolfe Development, GP, located off Boones Creek Road, and is part of the Reserves at Boones Creek project, as 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. It was noted that 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 this subject tract.

The annexation was discussed by Commissioners, and the question was raised about the connection into the new development. Todd Wood said the connection will be through the current development.

Chairman Foster read the following three staff recommendations:

1. Approve the Plan of Services as presented.
2. Recommend to the Jonesborough Board of Mayor and Aldermen 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 Jonesborough Board of Mayor and Aldermen the Ordinance zoning the property PRD (Planned Residential District).

Chairman Foster asked the Commissioners if they wanted to vote on the three recommendations together or separately, and if they had questions or comments. The consensus of the Commissioners was to vote on the three recommendations together, and there were no further comments. Chairman Foster called for a motion.

Motion: Josh Conger made the motion to approve the three staff recommendations, as follows: (1) Approve the Plan of Services (Note: On File with Original Minutes), (2) Recommend to the Jonesborough Board of Mayor and Aldermen 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, and (3) Recommend to the Jonesborough Board of Mayor and Aldermen the Ordinance zoning the property PRD (Planned Residential District). Jim Rhein seconded the motion and it was duly passed.

**4 Request for a Temporary Business Permit for Apple Creek Creamery,
Presented by: Chris Buckland, 1203 Sulphur Springs-Gray Station Road,
Jonesborough, TN 37659**

Chris 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. 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 property, and all that remains is some benches at the once highly active site. 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 request for the Temporary Business Permit for Apple Creek Creamery was discussed by Planning Commission members. Chris Buckland was asked if he had a lease for 8 month 2025 Season. Mr. Buckland said yes, but he did not have it with them.

Chairman Foster read the staff recommendation to 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. Chairman Foster asked Commissioners if they had any further comments or questions, and with there being none, called for a motion.

Motion: Terry Counterline made the motion to 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, subject to the 2025 lease being provided to the Town's Building Department. Frank Collins seconded the motion and it was duly passed.

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

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: February 18, 2025 AGENDA ITEM #: 3

SUBJECT: Release of Performance Bond – TruShine Car Wash #7

BACKGROUND:

A Performance Bond was issued in the amount of \$95,307.00 for the TruShine Car Wash #7 project located at 1541 West Jackson Boulevard. The site was inspected by Kevin Fair on January 29, 2025, and he found the site to be stabilized, and no problems were seen. The request is for the release of the Performance Bond.

RECOMMENDATION:

Approve the release of the Performance Bond for TruShine Car Wash #7 project located at 1541 West Jackson Boulevard, as presented.



TOWN OF JONESBOROUGH

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

Date: January 29, 2025

To: Glenn Rosenoff

From: Kevin R. Fair

RE: Release of Performance Bond for True Shine #7 Car Wash

I am recommending the release of the Performance Bond on the True Shine #7 Car wash project located at 1541 West Jackson Blvd. Jonesborough, TN 37659. This was passed by the Planning Commission on July 18th, 2023. The Performance Bond was issued on August 30, 2023, in the amount of \$95,307.00. The site is stabilized, and landscaping has been installed.

Kevin R. Fair

A handwritten signature in cursive script that reads "Kevin R. Fair".

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: February 18, 2025 AGENDA ITEM #: 4

SUBJECT: Reduction of Performance Bond – Saylor’s Place Development

BACKGROUND:

In January 2023, the Saylor’s Place residential project located off North Cherokee Road received approval that included a bond for completing the following. The bond amount was \$177,795.00 and included:

Pavement Top Coat:	\$54,367.00
Trail Connection:	\$63,428.00
Landscape Buffer:	\$30,000.00
<u>Stormwater Drainage Imp.</u>	<u>\$30,000.00</u>
Total	\$177,795.00

This project has progressed with many major improvements, and therefore the developer is requesting a reduction in the Performance Bond. Staff have been working closely with the developer to capture the reasonable amount of reduction as the trail connection has been roughed in and gravel placed (the final part of the trail would be the asphalt). The following may be reduced because of completion:

Pavement Top Coat:	\$54,367.00		Complete
Trail Connection:	\$63,428.00	\$35,000	55% Complete
Landscape Buffer:	\$30,000.00	\$15,000	50% Complete
<u>Stormwater Drainage Imp.</u>	<u>\$30,000.00</u>		Complete
Reduction Amount Total:	\$45,000.00		

The developer has completed most of the work identified above and is requesting a reduction in the bond amount from \$177,795.00 to \$45,000.00.

Town staff’s review of the reduced amount to \$45,000.00 received from the engineer is reasonable to secure the remainder of project completion with a revised Performance Bond.

Staff continue to work with the developer on finalizing the reduction numbers on the project and more details will be presented to the Planning Commission (PC) at the time of the PC meeting.

RECOMMENDATION:

Approve reducing the current Performance Bond in the amount of \$177,795.00 to a total of \$45,000.00 for a new Performance Bond based on the final approval by town staff on the reduction amount for the project, including the trail connection and landscape buffer, as presented.

ORIGINAL BOND

BOND NUMBER 0835929

PERFORMANCE BOND FOR SUBDIVISION

KNOW ALL MEN By these presents:

WHEREAS AEMS Development LLC dba All Phase Development LLC dba All Phase Development, Principal, herein is the owner and subdivider/developer of the Saylor's Place, a subdivision located in Jonesborough, Tennessee and Harco National Insurance Company, a surety company authorized to do business in the State of Tennessee (hereinafter called the "surety"), and

WHEREAS, the plans and specifications of said subdivision having been approved by the Jonesborough Regional Planning Commission, and which are referred to and made a part of this instrument, as if fully copied and set forth herein, and

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all erosion and sediment control, stabilization, stormwater management facilities, storm drain system, and all other improvements in the said project in accordance with the plans and specifications attached hereto and made a part of this bond.

NOW, THEREFORE, the AEMS Development LLC dba All Phase Development LLC dba All Phase Development, as Principal, and Harco National Insurance Company, as Surety, do hereby firmly bind ourselves, our heirs, executors, administrators and successors unto the Jonesborough Regional Planning Commission and the State of Tennessee for and on behalf of Jonesborough, Tennessee in the sum of \$177,795.00, return of said amount conditioned upon the performance by the Principal of its undertaking herein, and its completion of said Saylor's Place in the construction of said improvements noted above and all other improvements therein called for by and in accordance with the terms of the "Agreement by Subdivider/Developer to Provide Public Improvements" executed by Obligee to the benefit of the Principal and dated the 21st day of March, 2023, (a copy of which attached as EXHIBIT A hereto), said performance to be completed on or before the 21st day of March, 2025 as stated in the "Agreement by Subdivider/Developer to Provide Public Improvements".

NOW, if the Principal shall in all respects fulfill his said obligation according to the terms there of, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Obligee from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Obligee all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

BOND NUMBER 0835929

If the principal fails to complete the construction, and the said improvements of said Saylor's Place shown and provided for by said plans and specifications attached hereto within and the time herein specified, the commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said commission for a period of up to 90 days, said extension to granted in writing and certified by the Secretary of the Jonesborough Planning Commission.

Principal

WITNESS:

AEMS Development, LLC dba All Phase Development

By: _____
Brandon Stamper, Managing Member

WITNESS:

Surety



Harco National Insurance Company

By: _____
Jeremy Crawford, Attorney-In-Fact

I, Jeremy Crawford, do hereby certify that the Harco National Insurance Company
(Agent of the Surety Company) (Name of Surety Company)

is authorized to do business in the State of Tennessee as of the last date hereinabove set out.

Harco National Insurance Company
(Name of Surety Company)

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 0835929

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illinois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHAEL D. WILLIAMS, JEREMY CRAWFORD

Golden Valley, MN

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

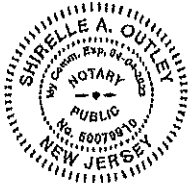
Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, March 21, 2023

A02712





Irene Martins, Assistant Secretary

Glenn Rosenoff

From: Glenn Rosenoff
Sent: Thursday, February 13, 2025 12:58 PM
To: Glenn Rosenoff
Subject: Fw: Saylor's Place Bond Reduction for January PC
Attachments: Bond_ AEMS Development, LLC DBA All Phase Development_ 0835929_Revised.pdf; Subdivider Agreement Itemized - All Phase Development.pdf



GLENN ROSENOFF, CMFO
Town Administrator

-  423-753-1030
-  grosenoff@jonesboroughtn.org
-  123 Boone St. Jonesborough, TN 37659
-  jonesboroughtn.org

From: Brandon Stamper <brandon@landstartn.com>
Sent: Monday, January 13, 2025 4:18:50 PM
To: Glenn Rosenoff <GRosenoff@jonesboroughtn.org>
Cc: Deborah Gfeller <Deborah@landstartn.com>; Fred Cooper <jfredcooper@landstartn.com>
Subject: Saylor's Place Bond Reduction for January PC

Hey Glenn,

Per our conversation earlier today please see attached the current bond listing you have on file. We need to request a reduction of the completed items as we have a renewal approaching.

Completed Items requesting reduction:

- Pavement Topcoat \$54,367.00
- Stormwater Drainage Improvement \$30,000.00
- Buffer 50% (Voigts Agreement) \$15,000.00
- Total Reduction Amount: \$99,367.00 New Bond Amount: \$78,428.00

ORIGINAL

Letter of Credit Date: _____ Financial Institution: _____
Or Bond Number 0835929
Or Security Deposit with Town Recorder: _____

AGREEMENT BY SUBDIVIDER/DEVELOPER TO PROVIDE PUBLIC IMPROVEMENTS

To: Jonesborough Regional Planning Commission and the Town of Jonesborough, Tennessee

The undersigned has submitted, or will submit, to you a final plat of subdivision for the project known as Saylor's Place, a subdivision located in Jonesborough, Tennessee.

In consideration of the Jonesborough Regional Planning Commission approving this final plat of subdivision, and for valuable considerations, the receipt of which is acknowledged, the undersigned agrees, at the sole expense of the undersigned, to construct and install, on or before the 21st day of March, 2024 (insert date which must match the date on the bond, letter of credit, or deposit), the following public improvements:

1. Pavement Topcoat: \$54,367.00
2. Trail Construction: \$63,428.00
3. Landscape Buffer: \$30,000.00
4. Stormwater Drainage Improvements: \$30,000.00

Total to be secured: \$177,795.00

Said improvements shall be in accordance with the Jonesborough Regional Planning Commission, any and all conditions for final plat approval made by the Jonesborough Regional Planning Commission, the Jonesborough Subdivision Regulations, the Jonesborough Zoning Ordinance, and other ordinances or regulations that may apply

Dated at Jonesboro City, Tennessee, this 27th day of March, 2023.

WITNESS, THE SIGNATURES AND SEAL OF THE SIGNATURE HERETO:

AEMS Development LLC dba All Phase Development Apply Seal here:

 (signature)

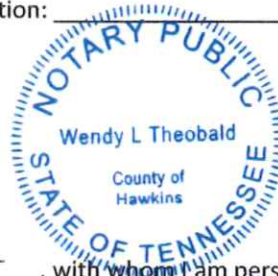
Brandon Stamper (print name)

Managing Member (title)

PERSONAL GUARANTEE: I personally guarantee the performance of this Agreement this 27th day of March, 2023.

[Signature] (signature)
Brendon Stamps (print name)

Letter of Credit Date: _____ Financial Institution: _____
Or Bond Number: 0835929
Or Security Deposit with Town Recorder: _____



STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, Brendon Stamps, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledge the he/she is the Managing Member (official capacity) of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at the office in the State and County aforesaid, on this the 27th day of March, 2023.

My Commission expires: 7-2-2025

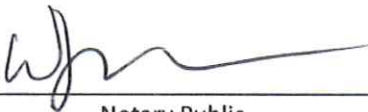
[Signature]
Notary Public

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, Brendon Stamps, with whom I am personally acquainted, and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

WITNESS my hand and seal at the office in the State and County aforesaid, on this the 27th day of March, 2023.

My Commission expires: 7-2-2025



Notary Public



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: February 18, 2025 AGENDA ITEM #: 5

SUBJECT: Monument Sign – Zaxby’s Restaurant

BACKGROUND:

Zaxby’s restaurant is requesting approval for a monument sign to be located at 1498 East Jackson Boulevard.

In the B-3 district, a monument size may not exceed 100 square feet in sign area and not exceed 14 feet in height at ground level. The proposed sign is to be internally lighted, 5 feet in height, and 48 square feet in sign area. The monument sign meets the minimum requirements of the town’s sign regulations.

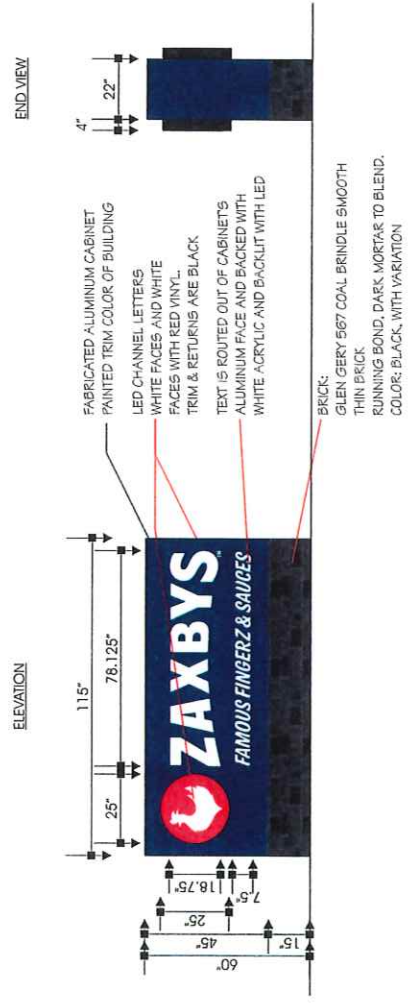
RECOMMENDATION:

Approve the new monument sign for Zaxby’s restaurant located at 1498 East Jackson Boulevard, as presented.

36 S/F 1498 E JACKSON BLVD, JONESBOROUGH, TN

TONGUE TONGUED PMS 321C CMYK 00 100 00 0 RGB 255 0 0 #FF0000	FOUNDER'S BLUE PMS 281C CMYK 100 0 0 0 RGB 0 0 255 #0000FF
---	---

WHITE





TOWN OF JONESBOROUGH

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

SIGN REQUEST

(ALL SIGN REQUESTS, EXCEPT TEMPORARY, MUST BE APPROVED BY THE PLANNING COMMISSION)

BUS. NAME Zaxby's PHONE: (706) 316-9888

BUS. ADDRESS: 1498 E Jackson Blvd. Zone: _____
Jonesborough, TN 37659

TYPE OF BUSINESS: Restaurant

OWNER OF BUSINESS: Avants Mgmt Group PHONE: 706-316-9888

SIGN CONTRACTOR: Lang Signs Inc. PHONE: (770) 887-7339

TOTAL VALUE OF ALL PROPOSED SIGNAGE: \$ 21,701.⁰⁰

TYPE OF SIGNAGE

FREE-STANDING

1. Size Of Structure: Height 60" x Width 115" Illum: Yes

Sign Area: Height 45" x Width 115" = sq/ft 36
(Yes/No)

Sign Material: Plastic Metal Vinyl Other () _____

Structure Material: Stone base _____ Brick base Other _____

2. (If two separate streets)

Size Of Structure: Height _____ x Width _____ Illum: _____

Sign Area: Height _____ x Width _____ = sq/ft _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

Structure Material: Stone base _____ Brick base _____ Other _____

WALL MOUNTED (Length of Store Front: 50')

1. Wall Height: 22'11" Wall Width: 50' Illum. Yes
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: 20.25 Logo
Height of tallest letter: 54" Thickness 4"

b. Sign Area: (4 sided box-all letters) Height 54" x Width 54" = Sq. ft. 29.16
Thickness 4"

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Wall Height: 22'11" Wall Width: 50' Illum. Yes
(Yes/No)

Channel letters

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: 29
Height of tallest letter: 32" Thickness 4"

b. Sign Area: (4 sided box-all letters) Height 32" x Width 130.5" = Sq. ft. 29
Thickness 4"

Sign Material: Plastic () Metal () Vinyl () Other () _____

BRACKET MOUNTED (Projecting Sign)

1. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

2. Size: Height _____ x Width _____ = _____ sq/ft Illum: _____
(Yes/No)

Sign Material: Plastic () Metal () Vinyl () Other () _____

CHANGEABLE MESSAGE SIGNS (Billboards)

- 1. Existing Size: Height _____ x Width _____ = sq. ft. _____
- 2. Proposed Size: Height _____ x Width _____ = sq. ft. _____

* Right side - opposite Drive-Thru

3. Wall Height: 22'-11" Wall Width: 67' Illum. NO
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: 38.7
Height of tallest letter: 35.75" Thickness 1/8"

b. Sign Area: (4 sided box-all letters) Height 35.75" x Width 156" = Sq. ft. 38.7
Thickness 1/8"

Sign Material: Plastic () Metal () Vinyl () Other ()

* Right side - opposite Drive-Thru

4. Wall Height: 22'-11" Wall Width: 67' Illum. Yes
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: 20.25
Height of tallest letter: 54" Thickness 4"

b. Sign Area: (4 sided box-all letters) Height 54" x Width 54" = Sq. ft. 20.25
Thickness 4"

Sign Material: Plastic () Metal () Vinyl () Other ()

* Left side - Drive-Thru side

5. Wall Height: 22'-11" Wall Width: 67' Illum. NO
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: 7.1
Height of tallest letter: 16" Thickness 4"

b. Sign Area: (4 sided box-all letters) Height 16" x Width 64" = Sq. ft. 7.1
Thickness 4"

Sign Material: Plastic () Metal () Vinyl () Other ()

* Left side - Drive-Thru side

6. Wall Height: 22'-11" Wall Width: 67' Illum. NO
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: 4.28
Height of tallest letter: 7" Thickness 1"

b. Sign Area: (4 sided box-all letters) Height 7" x Width 88" = Sq. ft. 4.28
Thickness 1"

Sign Material: Plastic () Metal () Vinyl () Other ()

Left side Drive-Thru side

7 A. Wall Height: 22' 11" Wall Width: 67' Illum. NO
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: 54.67
Height of tallest letter: 48 Thickness 1/8"

b. Sign Area: (4 sided box-all letters) Height see drawing x Width _____ = Sq. ft. 54.67
Thickness _____
Sign Material: Plastic () Metal () Vinyl () Other () _____

4. Wall Height; _____ Wall Width: _____ Illum. _____
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____
Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____
Sign Material: Plastic () Metal () Vinyl () Other () _____

5. Wall Height; _____ Wall Width: _____ Illum. _____
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____
Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____
Sign Material: Plastic () Metal () Vinyl () Other () _____

6. Wall Height; _____ Wall Width: _____ Illum. _____
(Yes/No)

Select One

a. Letter Size: (box each letter and add) Total sq. ft of Lettering: _____
Height of tallest letter: _____ Thickness _____

b. Sign Area: (4 sided box-all letters) Height _____ x Width _____ = Sq. ft. _____
Thickness _____
Sign Material: Plastic () Metal () Vinyl () Other () _____

3. Nits per day ____

4. Nits per night ____

TEMPORARY SIGN:

1. Size: Height: _____ Width: _____

Sign Material: _____

NOTE: Before Sign Request can be processed, you must provide the following:

1. **FREE STANDING SIGN: SITE PLAN SHOWING PROPOSED LOCATION, FOOTING DETAIL, EXISTING SIGNAGE, PICTURE(S) OF SIGN. SIGN MUST BE GROUND MOUNTED OR MONUMENT SIGN NO HIGHER THAN 14 FEET. A SECOND FREE-STANDING SIGN IS ONLY ALLOWED IF THERE ARE ENTRANCES TO THE DEVELOPMENT FROM TWO DIFFERENT AND SEPARATE STREETS.**

2. **WALL MOUNTED SIGN: PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION ON STRUCTURE, EXISTING SIGNAGE. BUILDING MOUNTED SIGNS CAN BE SIZED BY COMPLETING FOUR SIDED BOX AROUND ALL THE LETTERS, OR BOXING EACH LETTER, SIZING EACH BOX, AND TOTALING THE SQUARE FOOTAGE FOR ALL THE LETTERS. (PLEASE IDENTIFY WHICH METHOD IS BEING USED)**
 - The sign square footage is based on the building frontage. Please provide a layout of the building frontage. Identify width of the building and /or of the individual shop.
 - Letter size can be increased if the building is 200 feet or more from the front street. Please identify this footage. _____
 - Typically one (1) square foot of sign area on the building for each linear foot of building frontage occupied by each tenant.

3. **BRACKET SIGN (Projecting Sign): PHOTO/DRAWING SHOWING PROPOSED SIGN DESIGN, LOCATION OF BRACKET ON STRUCTURE, EXISTING SIGNAGE.**

4. CHANGEABLE MESSAGE SIGN (BILLBOARDS). PHOTO OF EXISTING BILLBOARD. MUST PROVIDE SIGN SPECIFICATIONS.

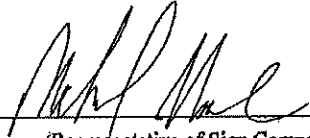
5. TEMPORARY SIGN: Must get prior approval from Building Inspector _____

Give details if yes was checked on Illum.:

- Please identify lighting as external or internal. External lighting can cause glare/light pollution, so the fixtures need to be located, on the location map, to see if there might be a safety issue. _____

Internal Illumination

Additional Information if needed: _____

Signature:  _____
(Representative of Sign Company/Owner)

Date: 12-13-24

Sign Approved _____
Date

Building Inspector

Permit # _____

Amount \$ _____

12/8/07, 4/14/10, 1/19/11

THE OLDEST TOWN IN TENNESSEE

JONESBOROUGH DESIGN REVIEW COMMISSION

AGENDA PRESENTATION

DATE: February 18, 2025 AGENDA ITEM #: DRC – 2

SUBJECT: Change in Building Design - Starbucks Restaurant

BACKGROUND:

The Starbucks project came through the Planning Commission (PC) and Design Review Commission (DRC) on September 17, 2024. At the time of presentation and action by the DRC, the plans for design met the minimum requirements for exterior materials. The Building Department received a request from Starbucks developer to consider a new plan, and this design plan does not meet the minimum exterior materials requirements.

Previous Presentation to the Design Review Commission – 9/17/2024

The yellow highlighted paragraphs represent the original DRC presentation:

The Starbucks site and grading plan are being considered by the Planning Commission at the same meeting as the Design Review Commission. Starbucks is located within the Design Overlay District and therefore additional details of façade building materials are reviewed for Design Review Commission consideration and approval. A new Starbucks Coffee Shop/Restaurant is proposed off East Jackson Boulevard across from Regions Bank to the east at the traffic signal, and further described on Washington County Tax Map 52, Part of Parcel 225.03. The total area site area is 2.33 acres.

Staff have had several communications with Starbucks representatives over the project and to reach the minimum 75% exterior wall standards as provided for in the design guidelines (see attached).

The proposed façade plan meets the minimum requirements of the design guidelines, primarily by achieving 75% exterior (actually 77%) wall material of brick.

The guidelines state the following regarding *Building Facades*:

A minimum of seventy-five percent (75%) of every exterior building wall, excluding glass, which is visible from a public right-of-way or an abutting residential development (if not buffered) shall be comprised from the following materials: natural clay brick; and/or natural quarried stone products.

Secondary façade materials, which may be used up to twenty percent (20%) on exterior building walls include cast in place concrete (2%); prefinished metal coping (6%); and wood siding (15%), with all such materials approved by the Building Inspector.

RECOMMENDATION:

Approve the design of the building, as presented.

UPDATED PRESENTATION FOR 2/18/2025 DRC Meeting

Previously Approved Primary Percentage:

Brick (Primary Exterior Material)

77%

Proposed Primary Percentage:

EIFS 50%

Brick 33%

The proposed change is that approximately 83% of the primary materials are made up of brick (33%) and EIFS (50%). The reduction of the previously approved plan of 77% brick to 33% is considered a major deviation to the original plan (a 57% change) and requires the design plan to go back before the DRC. A variance from the DRC must be approved by the Board of Mayor and Aldermen (BMA), so therefore a recommendation is warranted from the DRC to the BMA.

The EIFS stands for Exterior Insulation Finishing System is a type of synthetic stucco but provides for a more flexible and aesthetic product and meets energy codes. EIFS provides for an exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat. Staff opines that the overall building provides for a good building design (visual appearance), but the significant reduction in an already approved primary material, brick, to the proposed primary EIFS poses issues for the aesthetic quality control of the Jackson Blvd corridor. The DRC approved Zaxby's project at the same time as Starbucks 5 months ago, with both design plans meeting the minimum design requirements.

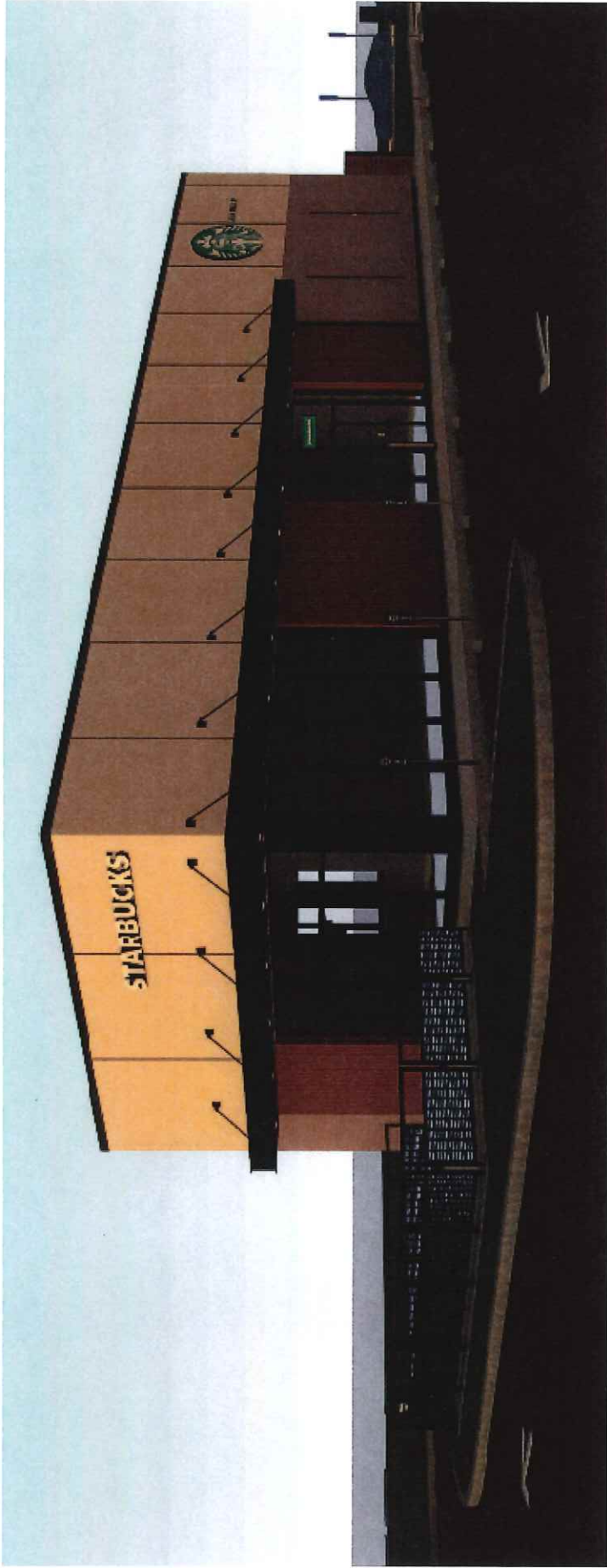
The guidelines state the following:

In the event of the requested use of one or more of these materials, significant reasoning or hardship is required to be presented to the Design Review Commission, or in the event of any variance, to the Board of Mayor and Aldermen.

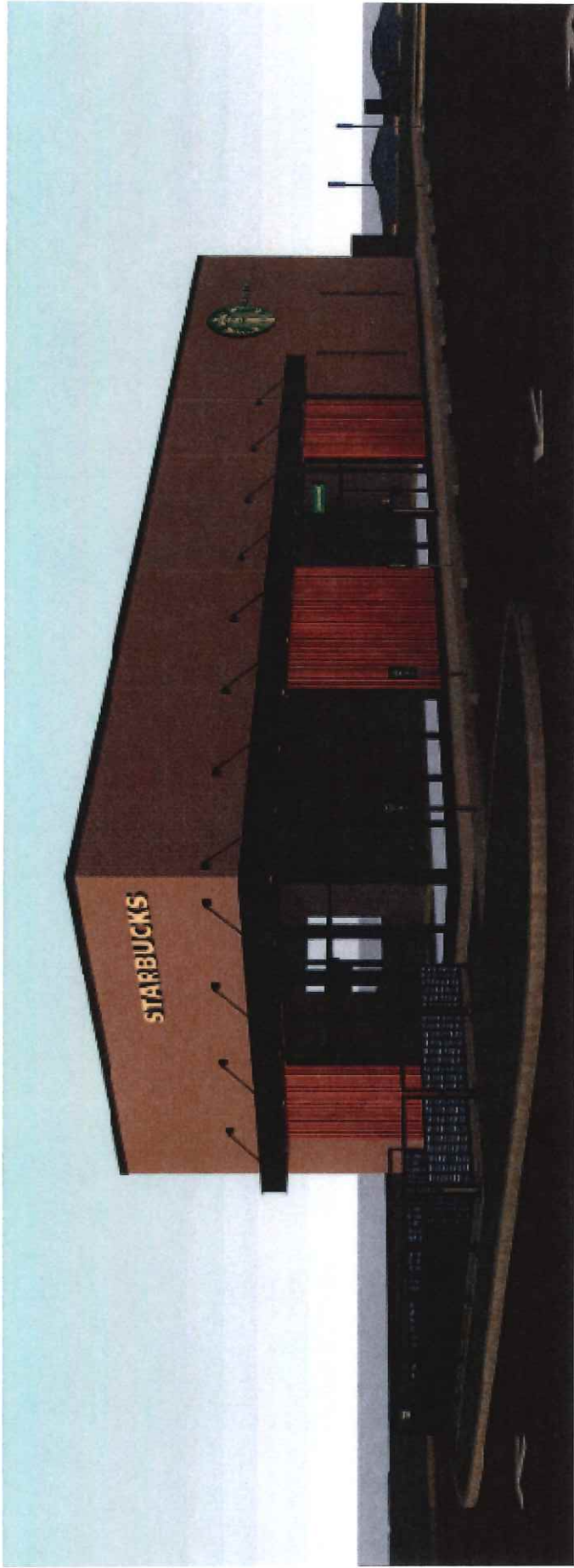
Staff opines that there is not a significant reasoning or hardship for the design of this project to meet minimum design requirements as the design plans approved by the DRC 5 months ago met the minimum requirements of design. *Any grant of variance must be presented to the BMA for approval or denial.*

RECOMMENDATION:

Recommend to the Board of Mayor and Aldermen denial of the proposed Starbucks design change from 77% brick to 33% brick, and the significant primary material change to 50% EIFS, as presented.



Revised Design
2/3/2025



Original Design