

JONESBOROUGH PLANNING COMMISSION

MINUTES – FEBRUARY 20, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, February 20, 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, Bob Williams

Members Absent:

Staff Present: Glenn Rosenoff – Town Administrator, Donna Freeman,

Chairman Tom Foster noted a quorum was present and called the meeting to order.

1. Public Comments – There were no Public Comments.

2. Approval of Minutes

The minutes of the January 8, 2024 Called Planning Commission meeting was presented for approval. Chairman Tom Foster asked Commissioners if they had any questions or corrections to the minutes. There being none, Terry Countermine made the motion to approve the minutes as presented, seconded by Jim Rhein and duly passed.

3. Review of Proposed Amendments to the Jonesborough Sign Ordinance regarding Monument Signs

Glenn Rosenoff said monument type signage has been reviewed by staff for some time as there has not been a definitive definition within the Municipal Code. With the trending number of new businesses that require signage to the existing business/ apartment activities requesting changing to new signage, a clearer guide for staff is needed. A monument sign is either flush with the ground (base of sign has direct contact with ground) or has a maximum space between the base of the sign and the ground. For example, some sign regulations have a maximum of 3 feet from base of sign to ground, or as minimal as 1 foot. The proposed definition takes into consideration that monument signs are often referred to as “ground mounted”.

The Proposed Definition being proposed, is as follows: **Monument Sign** - A monument sign, also referred to as a "ground mounted sign" is a freestanding sign where the base of the sign structure is on the ground or a maximum of one (1) foot above the adjacent grade. The width of the top of the sign structure can be no more than 120 percent of the width of the base.

Commissioners discussed the proposed amendment to the Sign Ordinance in regard to monument signage at length and expressed the concerns about signs that are already in place being grandfathered in, landscaping and plantings around signage. Chairman Foster called for a motion if there was no further questions or comments.

Motion: Bill Graham made the motion to send the proposed amendment on monument signage back to Town staff for clarification and to bring back to the Planning Commission at a future meeting. Frank Collins seconded the motion and it was duly passed.

4. Review of Proposed Amendments to the Jonesborough Sign Ordinance regarding Banner Flags

Glenn Rosenoff said staff has been working on how to best approach “banner flags” which have gained popularity/momentum over several years. Mr. Rosenoff said currently the Town of Jonesborough Municipal Code prohibits this type of flag, and both “motion” and “fluttering” are the typical reasons for denying approval of such signage. He said staff has not been in favor of outright permitting these types of signs throughout town as a permanent sign, staff has been reviewing how to permit them on a temporary basis, for a similar temporary time as the code already allows. Mr. Rosenoff said he is of the opinion that we do not want this type of signage proliferating the town on a permanent basis.

Mr. Rosenoff said section 11-1207. Prohibited signs of the Jonesborough Sign Ordinance, the following signs are prohibited from being erected or maintained in any zoning district and in any area of the Town of Jonesborough, and the proposed amendment change is as follows:

- (6) Any sign of which all or any part is in motion by means of the atmosphere, including fluttering, or rotating, *except whereby Banner Flags may be used as substitution as a temporary sign allowed in this Chapter, but shall not increase the number of permitted temporary signs established in this Chapter.*

Glenn Rosenoff said the proposed definition of a Banner Flag, is: *Any sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges and intended to be displayed for a limited period of time. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.*

Commissioners discussed the proposed amendment to the Sign Ordinance in regard to Banner Flags, and expressed concern that more was information needed. Chairman Foster called for a motion if there was no further questions or comments.

Motion: Terry Countermine made the motion to send the proposed amendment banner flags back to Town staff for clarification and to bring back to the Planning Commission at a future meeting. Josh Conger seconded the motion and it was duly passed.

5. Final Plat Approval for Spring Ridge Subdivision, Phase 1, Old Boones Creek Road

Due to no representation for the request of final plat approval for Spring Ridge Subdivision, Terry Countermine made the motion to table the request until the March 19, 2024 Planning Commission meeting, seconded by Frank Collins and duly passed.

Tom Foster recused himself from acting as Chairman, and Vice-Chairman Jim Rhein presided the meeting.

**6. Billboard Relocation Plan
Presented by: Tom Foster, Foster Signs**

Tom Foster said he has recently purchased a tract of land, 1.037 acres, at the intersection of West Jackson Blvd and Ben Gamble Road. Mr. Foster has decided to move the billboard currently located at 1577 West Jackson Blvd (approved by the Planning Commission on October 17, 2023) to the intersection of West Jackson Blvd and Ben Gamble Road. He said the proposed structure is double faced (V-shaped) with a reduced square footage size to 200 square feet (10' X 20'); and will provide additional buffering of evergreen trees to help provide for privacy parallel to Ben Gamble Road which will add to the already present mature trees in the rear of the property in order to provide more screening to the neighborhood above that area. The new location will provide for more screening opportunities from the neighborhood view than across the street at the Jonesborough Wine and Spirit. The replacement sign also provides for better view for travelers, and the reduction in size from 320 to 200 square feet is more suitable.

Vice-Chairman Jim Rhein read staff recommendation to approve the billboard relocation plan from 211 Forest Circle to the tract of land at the intersection of West Jackson Boulevard (11-E) and Ben Gamble Road, further described on Washington County Tax Map 59, Parcel 94.00, as presented. Vice Chairman Rhein asked Commissioners if they had questions or comments. Frank Collins asked about the billboard sign being on two poles. Tom Foster said it would be on one pole and will be painted brown.

Motion: Bill Graham made the motion, seconded by Robin Harpe, to approve the billboard relocation plan as presented and recommended by staff. The motion was duly passed.

**7. Relocation of a Billboard from 1300 East Jackson Blvd to 1601 E Jackson Blvd
Presented by: Tom Foster, Foster Signs**

Tom Foster requested approval to move the 320 square foot two-faced billboard located at 1300 East Jackson Blvd (on the car wash property) to 1601 East Jackson Blvd (on the First Town Motor property), which will remain double-faced and will be reduced in size to 200 square feet.

Vice-Chairman Jim Rhein read the staff recommendation to approve the billboard relocation plan from 1300 E. Jackson Boulevard on the car wash property, Tax Map 52, Parcel 220.00, to the proposed location at 1601 E. Jackson Boulevard on the First Town Motor property, Tax Map 52, Parcel 194.02, including the reduction in square footage from 320 square feet to 200 square feet, as presented. Vice Chairman Rhein asked Commissioners if they had questions or comments and there were none.

Motion: Josh Conger made the motion to approve the billboard relocation plan as presented and recommended by staff. Terry Countermine seconded the motion and it was duly passed.

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