

JONESBOROUGH PLANNING COMMISSION

MINUTES – MARCH 19, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, March 19, 2024, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee. Tom Foster led the group in an opening Prayer, and Jim Rhein led the Pledge to the Flag.

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

Members Absent: Josh Conger

Staff Present: 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 February 20, 2024 meeting were not available for approval.
- 3. Request for approval for division of Ford Property located on Jim Town Road**
Presented by: Jesse Ford, 147 Jim Town Road, Jonesborough, TN

The request is for final plat approval of the “Division of the Ford Property” located on Jim Town Road. The subject property contains 3 lots, approximately 2.05 acres, and is further described on Washington County Tax Map 68, Parcel 139.00. The surveyor is McCoy Land Surveying. The subject tract of land is in the unincorporated part of Washington County and zoned A-1 General Agriculture District, but within the Jonesborough Planning Region therefore Jonesborough Regional Planning Commission has regional subdivision approval authority. Public water is available to the subject lots. The final plat meets the minimum requirements of the Washington County Zoning Resolution and Jonesborough Subdivision Regulations.

Chairman Foster read staff recommendation to approve the final plat for “Division of the Ford Property” subject to all certifications being obtained prior to the Secretary of the Planning Commission signing the Certificate of Approval for Recording. Chairman Foster asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Terry Countertermine made the motion to approve the 3-lot subdivision of the Ford property located on Jim Town Road, as presented and recommended by staff. Frank Collins seconded the motion and it was duly passed.

**4. Request for approval for division of Beuris Property located on Dulaney Road
Presented by: Bill Beuris, Road, 1509 Jonesborough, TN**

The request is for final plat approval of the “Beuris 8.28 AC Property Partition” located on Dulaney Road. The subject property contains 3 lots, approximately 8.28 acres, and is further described on Washington County Tax Map 69, Parcel 10.00. The surveyor is Charles T. Johnson, Jr. of Tennessee Professional Surveying, Inc. The subject tract of land is in the unincorporated part of Washington County and zoned A-1 General Agriculture District, but within the Jonesborough Planning Region therefore Jonesborough Regional Planning Commission has regional subdivision approval authority. Public water is not available; however, all tracts are 1 acre or greater, which is required by the Washington County Zoning Resolution for lots without public water available. The final plat meets the minimum requirements of the Washington County Zoning Resolution and Jonesborough Subdivision Regulations.

Chairman Foster read staff recommendation to approve the final plat for “Beuris 8.28 AC Property Partition” subject to all certifications being obtained prior to the Secretary of the Planning Commission signing the Certificate of Approval for Recording. Chairman Foster asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Bill Graham made the motion to approve the 3-lot subdivision of the Beuris property located on Dulaney Road, as presented and recommended by staff. Jim Rhein seconded the motion and it was duly passed.

**5. Washington County Planning – Approval of Zoning Resolution
Text Amendment – Event Venues**

Washington County Planning Director Angie Charles, AICP, is requesting a text amendment to the Washington County Zoning Resolution regarding Event Venues. Washington County Planning Staff received a request from a property owner to have the ability to operate a venue on their property; however, the Washington County Zoning Resolution does not define or include requirements for event venues. While venues may be associated with an agritourism business, amendment to the Zoning Resolution is necessary in order for the use to otherwise be permitted. To accommodate this use staff proposes amending the A-1 District provision for uses permitted upon review (*proposing: Section 601.3.1., Venues. Subject to the following standards:*) to allow for venues provided the meeting of minimum required standards. The rationale behind the standards is to allow consideration by the Board of Zoning Appeals to protect surrounding properties. Additionally, staff proposes amending the B-3 District to allow venues as a permitted use (*proposing: Section 613.1.14.*). Also proposed is amendment to the Definitions section to include a new definition (*proposing: Article II, 395. Venue*).

The Washington County Regional Planning Commission has recommended approval of the amendment to the Washington County Board of Commissioners;

however, the zoning text amendment must also be submitted to each regional planning commission within Washington County prior to adoption. Ms. Charles recommends amending the Zoning Resolution. There has been a major surge in the popularity of venues being conducted on farmland within our country. As culture shifts, so does the review of land use codes such as zoning regulations. The county planning staff have reviewed their own county zoning regulations and are recommending not only regulations on “venues” within the A-1 General Agriculture District but a definition of “Venue”. It is further recommended to permit a venue to operate in the county’s B-3 General Business District.

The proposed text amendment is:

Article II (p.3)

395. Venue – *When not associated with **agritourism** (as defined), an event venue is a place of public assembly used for commercial events. Event venues are subject to a use agreement between a private group or individual and the venue owner. The venue owner may or may not charge a fee for the use of the venue.*

A-1 District (p.69)

601.3. *Uses Permitted Upon Review:*

601.3.1. *Venues. Subject to the following standards:*

1. *They shall operate entirely within an enclosed accessory structure, separate from any residential dwelling space.*
2. *The owner/operator shall live on premise.*
3. *Events hosted shall be limited to seventy-five attendees maximum. The owner/operator shall keep a log book of attendees.*
4. *All events must conclude and vacate the premise by 10 p.m., local time on Friday and Saturday, and by 9 p.m. on other days.*
5. *No concert events shall take place.*
6. *Lot area: two and a half acres (2.5) minimum.*
7. *A site plan shall contain and be subject to the same requirements found in Section 512.B. All structures and associated improvements, including parking areas, shall meet the same setback requirements found in Section 601.2.*
8. *Venues shall be considered a low impact use for Appendix A landscaping requirements, and as a place of public assembly for Sec. 502 parking requirements.*

B-3 District (p.93)

613.1.14. *Venues.*

Chairman Foster read the staff recommendation for the approval of the proposed Washington County Zoning Text Amendment – Event Venues, as submitted by the Washington County Planning, as presented. Chairman Foster asked Commissioners if they had questions or comments.

Planning Commission members discussed at length the proposed amendment request. Due to no staff representation from the Washington County Zoning, Chairman Foster contacted Glenn Rosenoff, Town Administrator, via phone to answer questions from the Commissioners. Glenn Rosenoff said that basically the Planning Commission can either approve or disapprove the proposed amendments, but the Washington County Commissioners have the final approval of the amendments.

Motion: Frank Collins made the motion to not recommend approval of the Washington County Zoning Text Amendment – Event Venues proposal, as written, and that the Jonesborough Planning Commission would like to have further discussions with Washington County Zoning on this proposal. Bill Graham seconded the motion and it was duly passed.

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

Presented by: Scott Britton, 82 Charter Lane, Gray, TN

The request is for final plat approval for 20 lots for “Spring Ridge Subdivision Phase 1” located on old Boones Creek Road and includes the internal road, Ruby Rose Ridge. The subject phase contains approximately 13.672 acres (total development is 28.078 acres), 0.23 miles of new road, and is further described on Washington County Tax Map 52, Part of Parcel 77.00. Preliminary construction plans were approved by the Planning Commission on March 21, 2023. The remaining portion of the subject property is clearly labeled Future Development on the subdivision plat. Also, the notes include the depth of driveways must be a minimum of 20 feet (to minimize issues with parked cars encroaching into the public road), and the note about the 25’ Landscape Buffer. As with other developers we have worked with, they have requested bonding of the following and included is the estimated costs:

Breakdown of the Bond regarding top coat and sidewalks:

Road Top Coat and roadway concrete island (Phase 1):	\$38,394.85
Sidewalks: (Phase 1):	\$55,000.00
	<u>Total Amount - \$93,394.85</u>

A final plat approval allows the owner to record the plat and the ability to start selling lots for ownership and or building purposes therefore it is important to assess the impact of incomplete elements of the subdivision when considering bonding and what the Planning Commission desires to bond to secure those incomplete elements and that those elements are completed within a required amount of time. The total bond amount for securing completion of the road top coat, roadway concrete island, and sidewalks (both sides of road) is \$93,395.00.

Chairman Foster read the three Staff recommendations to approve the final plat for 20 lots for Spring Ridge Subdivision Phase 1, subject to the following:

1. Town Attorney review and approval of final bonding documents totaling \$93,395.00 for the completion of the road top coat, roadway concrete island, and sidewalks (both sides of road) in Phase 1; and
2. The developer work with staff on finalizing the type of materials to be used within the identified 25' landscape buffer; and
3. All signatures on the final plat be acquired prior to the Secretary of the Planning Commission certifying the Certificate of Approval for Recording.

Motion: Terry Countermine made the motion to approve the final plat for 20 lots for Spring Ridge Subdivision Phase 1, subject to Staff recommendations as presented. Richie Hayward seconded the motion and it was duly passed.

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

8. Request for a Monument Sign for Spring Ridge Subdivision, Old Boones Creek Road
Presented by: Tom Foster, Foster Signs

The request has been received from Jeff Jones owner of Spring Ridge Development GP, for a monument sign. There is an estimated 900+ feet off Old Boones Creek Road frontage at the development. The proposed sign is signage on a brick wall serving as a "headwall/drainage" structure; and they are asking for approval of signage for this development as a monument sign and with wording on both sides of the headwall/drainage structure. The sign area measures approximately 21.32 square feet, and the Jonesborough Municipal Code size requirement.

Vice Chairman Jim Rhein read the Staff recommendation to approval the overall design of the monument sign at an estimated sign area of 21.32 square feet, as presented. Vice Chairman Rhein asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Bill Graham made the motion to approve the monument sign for Spring Ridge Subdivision as presented. Robin Harpe seconded the motion and it was duly passed.

With there being no further business for discussion, motion was by Frank Collins and seconded by Robin Harpe to adjourn, and Vice Chairman Rhein adjourned the meeting.