

## JONESBOROUGH PLANNING COMMISSION

### MINUTES – APRIL 16, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, April 16, 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, Bob Williams

**Members Absent:** Josh Conger, Jim Rhein

**Staff Present:** Glenn Rosenoff, 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 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, Bill Graham made the motion to approve the minutes as presented, seconded by Terry Counterline and duly passed.

#### **3. Washing County Zoning Text Amendment – Event Venues**

**Presented by: Angie Charles, Planning Director – Washington County**

At the March 19, 2024, Planning Commission meeting, much discussion followed regarding the text amendment drafted by Washington County. From town staff perspective, the discussion centered on how the current text amendment as written will impact county property owners (unincorporated only applies here) and distinguishing between what is currently allowed under the county's Agritourism as per the Washington County Zoning Resolution and the zoning text amendment. Town and county planning staff have discussed the amendment.

Angie Charles, Washington County Planning Director, addressed the Commission in regard to the proposed Washington County Zoning Text Amendment in regard to Event Venues.

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.*
4. *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.*

Planning Commission members help a question and answer discussion with Angie Charles in regard to the proposed text amendments. Chairman Tom Foster read the staff recommendation for the approval of the proposed Washington County Zoning Text Amendment – Event Venues, as submitted by Washington County Planning, as

presented. With there being no further discussion, Chairman Foster called for a motion.

**Motion:** Terry Countermine made the motion, seconded by Bob Williams, to approve the proposed Washington County Zoning Text Amendment – Event Venues, as submitted by Washington County Planning. Upon call of the roll, Commissioners voting Aye were: Terry Countermine, Bob Williams. Commissioners voting Nay were: Frank Collins, Bill Graham, Robin Harpe, Richie Hayward. The motion failed to pass.

#### **5. Monument Sign – Jonesborough Elementary School**

**Presented by: Rachel Conger, Recreation Capital Project Manager**

Chairman Foster noted that the variance of this monument sign for the Jonesborough Elementary was tabled by the Board of Zoning Appeals until their next meeting. The consensus of the Planning Commissioners was to also table the approval of the monument sign.

**Motion:** Terry Countermine made the motion to table this item until the next meeting of the Jonesborough Planning Commission, seconded by Robin Harpe and duly passed.

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