

Chairman Tom Foster opened the meetings of the Jonesborough Board of Zoning Appeals and the Jonesborough Planning Commission, Tom Foster led the group in an opening Prayer, and Robin Harpe led the Pledge to the Flag.

## **JONESBOROUGH BOARD OF ZONING APPEALS**

### **MINUTES**

**May 21, 2024**

The Jonesborough Board of Zoning Appeals met in 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, Jim Rhein, Bob Williams

**Members Absent:** Josh Conger

**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. Variance Request to the Rear Setback Requirements for Eastern Eight Development, Kirkland Place, Jonesborough, TN**

Chairman Tom Foster said this variance request was tabled from the April 16, 2022 meeting of the Board of Zoning Appeals, and an agreement has been reached between Eastern Eight Development and the Old State of Franklin Condominium Home Owners Association for the developer (Eastern Eight) to plant six (6) American Spring Grove Arborvitae, eight (8) feet apart, along the Eastern Eight rear property line that abuts 201 Landon Trail.

The variance request from the owner/applicant based on the 25-foot requirement is as follows: Unit 1 (130 Kirk Lane): 9'9"; Unit 2 (132 Kirk Lane): 7'6"; Unit 3 (134 Kirk Lane): 7'6"; and Unit 4 (136 Kirk Lane): 6'5"

Chairman Foster read the staff recommendation for the approval of the rear variance requests for Units 1-4 based on the PUD 25-foot requirements, and the measurements provided by the Building Inspector, including an agreeable screening/buffering between Unit 4 and 201 Landon Trail (within rear property of Eastern Eight

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

**Motion:** Bill Graham made the motion to approve the variance request for the Eastern Eight Development as presented, seconded by Richie Hayward and duly passed.

**3. Variance Request for a sign at the Jonesborough Elementary School, 710 North Cherokee Street, Jonesborough, TN**

Chairman Tom Foster said this variance request was tabled from the April 16, 2022 meeting of the Board of Zoning Appeals. Chairman Foster read the staff recommendation which is based on the variance being granted on square feet by the Board of Zoning Appeals, and the Board of Mayor and Aldermen approving the amendment to the sign regulations permitting for electronic message boards in the R-1 zone, the recommendation is for the Planning Commission to approve the school sign proposed by Clark Nexsen.

Chairman Foster asked Commissioners if they had questions or comments, and with there being none called for a motion.

**Motion:** Jim Rhein made the motion to approve the variance for the new Jonesborough Elementary School monument sign to total 110 square feet, seconded by Richie Hayward and duly passed

**4. Variance Request for Persimmon Ridge Town Homes (PUD), 1541 West Jackson Blvd, Thomas Construction  
Presented by: Gerald Thomas, Thomas Construction Company**

Thomas Construction Company, has submitted Construction Plans for Persimmon Ridge Townhomes located at 1541 West Jackson Boulevard. The proposed development is a Planned Unit Development (PUD) and therefore requires that no building be closer than twenty-five feet (25') to the exterior property line. The subject property is further described on Washington County Tax Map 59, Parcel 180.00.

A variance is being requested for a portion of the 25-foot PUD area of the west side of the property. The reason for this request is due to the location of the access easement on the neighboring property being north of where access is needed for the development. The access road must transition in a southerly direction along the westerly property line to serve the residential development. The area of transition is located within a portion of the buffer for this development. The request states that the overall development includes the buildings not being located within the 25-foot exterior boundary. The subject development is located abutting commercial use to the east and the variance would not have an adverse impact on the other land uses.

The development adhered in most part to the comprehensive development standards and regulations of the town.

Chairman Foster read the staff recommendation for the approval of the variance request for the limited and identified area within the twenty-five feet (25') exterior property line, as presented. With there being no further discussion, Chairman Foster called for a motion.

**Motion:** Terry Countermine made the motion, seconded by Jim Rhein, to approve the variance request by Thomas Construction, as presented and recommended by staff. The motion was duly passed.

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