

JONESBOROUGH PLANNING COMMISSION

MINUTES – JUNE 18, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, June 18, 2024, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Josh Conger, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein, Bob Williams

Members Absent: Frank Collins, Terry Countermine

Staff Present: JW Greene, Donna Freeman

Chairman Tom Foster called the meeting to order. Josh Conger led the group in an opening Prayer, and Jim Rhein led the pledge to the Flag.

1. Chairman Foster asked if there were any Public Comments and there were none.
2. **Request for Approval of a Zoning Text Amendment to the R-1 (Low Density Residential) Zoning District**

The purpose of the proposed zoning text amendment is to further establish lower density land uses and the type of housing units in character with traditionally “low density” districts that predominantly allow for single-family residences, versus single family, two-family and multi-family residences. The Town of Jonesborough has experienced historical growth in residential land uses and developments, and parts of the zoning code are decades old on permitted uses within residential zoning districts, and the code needs to redirect focus on neighborhood development compatibilities. Traditional R-1 zones within the region have been the zones whereby lot sizes are larger and typically permit only single family residential land uses to promote low density developments. The current zoning code has many other zoning districts that permit more dense residential land uses that developers can develop within or go through the rezoning process and request higher density land uses within the corporate limits. Moving to a more traditional R-1 zone promoting single family residential uses is in the best interest of the town. For this reason, the recommendation is to amend the R-1 zoning district and eliminate the two-family residences and multi-family residences from said zone, as stated below.

11-513. R-1 (Low Density) Residential District. It is the intent of this district to establish low density residential areas along with open areas that appear likely to develop in a similar manner. The requirements for the district are designed to protect essential residential, historic and aesthetic characteristics of the district and to promote and encourage an environment for family life; and to prohibit all business activities. In order to achieve the intent of the R-1 (Low Density)

Residential Districts, as shown on the zoning map of the Town of Jonesborough, Tennessee, the following uses are permitted:

- (1) Single-family residences, except mobile homes.
- (2) ~~Two (2) family residences. (Delete)~~
- (3) ~~Multi-family residences; provided that a site plan is submitted to the building inspector for review and approval. (Delete)~~

Chairman Foster explained that the changes to the zoning text amendment is to only allow single family residences, except mobile homes; and read the staff recommendation to recommend to the Board of Mayor and Aldermen approval of the zoning text amendment, as presented. Chairman Foster asked Commissioners if they had any comments or questions, and there were none.

Motion: Bill Graham made the motion, seconded by Robin Harpe, to recommend to the Board of Mayor and Aldermen the approval of the zoning text amendment, as presented. The motion was duly passed.

**3. Request for a Temporary Business Permit for Apple Creek Creamy
Representative: Chris Buckland, 1203 Gray Station Sulphur Springs Road,
Jonesborough, TN**

The request is for approval of a temporary business permit for the purpose of serving ice cream located at 211 Forest Circle, Jonesborough, TN. Town staff review of the application finds that the only item lacking is proof of a Jonesborough business license; and has been working with Mr. Buckland for several months to work through the requirements and standards stated in the municipal code for temporary businesses, including staff developing a bona fide application form to help guide applicants of temporary businesses through the process. Staff recommends with the number of months in operation and the number of general public utilizing the facilities that the Planning Commission requiring a portable toilet/porta potty and wash station for sanitary purposes.

Chairman Foster asked Chris Buckland if he would like to address the Commission. Mr. Buckland said he had been by notified by Sarah Shelton Johnson and R. David Mauk (landowners of the property that he has a lease agreement with, that they will be putting the said up for sale in the very near future. Mr. Buckland stated that his lease is up on August 1, 2024.

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, on condition of verifying proof of a Jonesborough Business License for said business within 48 hours of Planning Commission approval. Chairman Foster noted that the Town offices would be closed on Wednesday, June 19th for a holiday, that he felt Mr.

Buckland should be given 72 hours to get the Jonesborough Business License instead of 48 hours. Chairman Foster asked Commissioners if they had any comments or questions, and there were none.

Motion: Josh Conger made the motion 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, on condition of verifying proof of a Jonesborough Business License for said business within 72 hours of Planning Commission approval. Richie Hayward seconded the motion and it was duly passed.

- 4. Request to rezone property along Miller Drive / West Jackson Blvd, from R-1 (Low Density Residential) and B-3 (Arterial Business) to PRD, Wolfe Development**
Representative: Todd Wood, DTWood Engineering, 1804 Galen Drive, Johnson City, TN

Wolfe Development submitted a rezoning request to rezone 3 tracts of land from R-1 (Low Density Residential to PRD (Planning Residential District) (Parcels 3.04 and 3.03), and B-3 (Arterial Business District) to PRD (Planning Residential District) (Parcel 1.01) off Miller Drive and West Jackson Boulevard. A conceptual plan has been submitted to show a proposed single-family residential development with 20 home sites. (**Note:** The concept plan is not for consideration at this time.) The subject properties are identified on Washington County Tax Map 59-D, Group A, Parcels 3.04, 3.03, and 1.01, totaling approximately 7.15 acres. Single-family residences are consistent with the immediate residential areas. The 20 lots shown on the concept plan is less density if you examine the split zones among the 3 properties, and in particular the B-3 zone permits for High density residential land uses (uses the R-3 zoning density); therefore, the proposed rezoning is reasonable for the combination of lots and density; and the proposed 20-lots for single family development is in character with the immediate area. The PRD zone encourages a residential design that is not based on a minimum lot size, but on a plan that takes into account the terrain, the drainage ways, and the design varies to meet the existing environmental factors. You grade streets and actual house locations, but grading is kept at a minimum. House sizes vary to fit the existing terrain, and there is no required 30-foot front setback that requires so much more grading. The Planning Commission receives a detailed plan of at least five (5) acres that proposes density, lot size, setbacks, street layout, etc. Houses can be clustered and in trade off, there is a requirement for common space. Owners may have less yard, but there are open spaces built into the development. Sidewalks are required on both sides of the street, but a sidewalk only on one side can be allowed if the Planning Commission approves a pedestrian access plan in which a walking trail or other pedestrian way is used as a means to get pedestrians around the subdivision.

Chairman Foster asked if there was any citizens present that had any comments in regard to the proposed rezoning request.

1. John Walker, 901 West College Street, Jonesborough, TN, said he was okay with the proposed development; and expressed his concerns about the possibility of increased flooding, due to the current flooding issues in this area ,and the increase of traffic. Mr. Walker presented a hand-out to the Commission noting drainage and flooding issues (hand-out is on file with original minutes of this meeting). Chairman Foster thanked John Walker for his comments.
2. Lisa Marker, 1103 Miller Drive, Jonesborough, TN, addressed the Commission about with her concerns about the proposed rezoning and development increasing the traffic volume. Ms. Walker said there is currently traffic problems on Miller Drive especially with vehicles speeding, thru-traffic coming from Ingles Market to West College Street, the children in the neighborhood playing in the streets. Lisa Marker also noted that the rezoning sign was placed on West Jackson Blvd and not on Miller Drive as well. Chairman Foster thanked Lisa Marker for her comments.
3. David Sell, 705 West College Street, Jonesborough, TN, said he was in support of the rezoning and the PRD zone; and expressed his concerns about drainage and flooding issues. Chairman Foster thanked David Sell for his comments.

Chairman Foster said that the PRD zone was very restrictive and better zone for single-housing development, and that the property owner/developer could still build up to twenty (20) homes on lots under the current R-1 and B-3 zones should the PRD zone did not pass. Chairman Fost asked Todd Wood if he had any comments.

Todd Wood said the ingress/egress will be on Miller Drive and not West Jackson Blvd, the sidewalks will be on side of the street, the surrounding 25' perimeter provides flexibility and green space, and the drainage will be addressed in the site plan when it is presented to the Commission for approval at a future meeting.

Chairman Foster read the staff recommendation to recommend to the Board of Mayor and Aldermen the rezoning of Wolfe Development's 3 tracts of land from R-1(Low Density Residential to PRD (Planned Residential District),Parcels 3.04 and 3.03, and B-3 (Arterial Business) to PRD (Planned Residential District) Parcel 1.01, identified on Washington County Tax Map 59-D, Group A, as presented. Chairman Foster asked Commissioners if they had questions or comments and there were none.

Motion: Josh Conger made the motion the approve the rezoning request for Wolfe Development to rezone 3 tracts of land from R-1 (Low Density Residential to PRD (Planning Residential District) (Parcels 3.04 and 3.03), and B-3 (Arterial Business District) to PRD (Planning Residential District) (Parcel 1.01) off Miller Drive and West Jackson Boulevard, as presented and recommended by staff, seconded by Bill Graham and duly passed.

5. **Minor Site Plan Revision – Bradford Park, Phase 3**
Representative: Jeff Jones, 685 Shadden Road, Gray, TN

The request is for a minor revision to the Bradford Park, PUD Phase 3 from the original site plan by adding one additional unit, which requires Planning Commission approval. The topcoat and sidewalks for Bittersweet Lane are already bonded through the approval of Phase 2 last month. The additional unit meets the density requirements and meets the internal setbacks as well.

Chairman Foster read the staff recommendation to approve the minor revision to the site plan adding one unit which meets the density requirements and setbacks for the overall development. Chairman Foster asked Commissioners if they had questions or comments and there were none.

Motion: Josh Conger made the motion to approve the minor site plan revision for Bradford Park, PUD Phase 3, as presented and recommended by staff. Robin Harpe seconded the motion and it was duly passed.

Chairman Foster announced that Monday, June 24, 2024 at 8:00 a.m., will be the Called Meeting of the Planning Commission and Design Review Commission, and with there being no further business for discussion, the meeting was adjourned.