

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

JONESBOROUGH BOARD OF ZONING APPEALS

MINUTES

JULY 23, 2024

The Jonesborough Board of Zoning of Appeals met in regular meeting on Tuesday, July 23, 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, Bill Graham, Richie Hayward, Jim Rhein, Bob Williams

Members Absent: Terry Counterline, Robin Harpe

Staff Present: JW Greene, Shawn Jackson, 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 Jonesborough Sign Regulations for Signage at New Halifax Subdivision**
Presented by: Bill Yost, 309 Blount Street, Jonesborough, TN

The New Halifax Homeowners Association requested a variance to permit the installation of a secondary entrance sign at the corner of East Main Street and Blount Street; due to the development having two access points. The major entrance across the street is in close proximity to Jonesborough Senior Center and the other minor entrance off Blount Street. Blount Street is a highly utilized street for residents and visitors (including deliveries) and the HOA desires to have a “minor” entrance sign to better identify the access at Blount Street as New Halifax.

The sign regulations state that following: In addition to the signs permitted by subsection (1)(a) above, a thirty-two (32) square foot sign may be permitted to identify the name of a single-family development at the major entrance thereto. Sign areas larger than thirty-two (32) square feet must be approved by the board of zoning appeals.

The proposed sign is a post type sign, double sided (painted), and measures approximately 6 square feet. It is similar type design as for example a real estate sign. Since this is not a freestanding – monument type sign, the variance would be for location and type of sign used, and this type signage at a secondary/minor entrance appears to be in character with the prominent residential nature of the area.

Bill Yost said the sign design ties together with the current main entrance and it will be placed back approximately 7½ feet so that it will not restrict the view of vehicular traffic pulling out on to Main Street.

Chairman Foster read the staff recommendation to approve the variance request to allow for the location of a secondary (minor) entrance sign for New Halifax and for the sign to be a post type sign and to be located at the intersection of East Main Street and Blount Street, as presented. Chairman Foster asked Commissioners if they had any questions or comments and with there being none, called for a motion.

Motion: Jim Rhein made the motion for the approval of the variance request for a secondary entrance sign at the corner of East Main and Blount streets for New Halifax as presented. Josh Conger seconded the motion and it was duly passed.

3. Variance Request for Division of Property Located at 406 and 408 Spring Street

Presented by: Montreal Brown, Property Owner, 406 Spring St, Jonesborough, TN and Daughter Pam Daniels

The request is for a variance on lot size for the Division of the Brown Property. The property is located on Spring Street and further described on Washington County Tax Map 60-B, Group E, Parcels 21.00 and 22.00. The current subdivision plan (before) shows 2 parcels with a residential dwelling being split between Lots 1 and 2.

The issue is that the R-1 zone requires a minimum of 15,000 square feet and therefore a 2-lot division would require a minimum of 15,000 per lot. The “after” plat shows the logical division and each residential structure situated on individual lots, Lot 2 meets the minimum lot size by containing approximately 0.37 acres or 16,117 square feet, however Lot 1 only contains approximately 0.29 acres or 12,632 square feet.

Pam Daniels addressed the Commission and said that the property line went through the Montreal Brown’s residence that divides the properties and that they want the property line to be “cleaned-up” by re-dividing the lines for the two properties.

Chairman Foster read the staff recommendation for the approval of the variance on the minimum lot size totaling 2,368 square feet for Lot 1 of the Division of the Brown

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

Motion: Bill Graham made the motion to approve the variance of the division of the Brown property as presented. Richie Hayward seconded the motion and it was duly passed.

Jim Rhein recused himself from acting as a Commissioner.

**4. Variance Request to the Setback Requirements for the Front, Side and Rear of Property Located at 210 Spring Street
Presented by: Jim Rhein, Property Owner, 404 West Main Street, Jonesborough, TN**

Jimmy Rhein addressed the Commission to request a rear yard setback variance of approximately 23 feet on the rear building located on Lot 2 and approximately 9 feet on the rear building located on Lot 3.

The property is zoned B-5 Heritage Business District with a rear setback requirement of 25 feet (only parcel in town zoned B-5), and is located on Spring Street and further described on Washington County Tax Map 60-B, Group B, Parcel 12.00. Since this involves a subdivision plan/plat Division of the Mill Spring Leasing Company Inc, the Planning Commission must approve the subdivision plan in order for any setback variance(s) to be approved. The tract of land is also known as the "Watauga Valley Railroad Historical Society and Museum Coach Yard". The impact of the variance does not affect the neighboring properties to the east, west, or south as the greatest impact would be on a future owner of Lot 1 (vacant), however with an approved plan that is recorded with the Register of Deeds, a future owner would have access to the plan prior to purchasing Lot 1 if that did occur.

Chairman Foster read the staff recommendation for the approval of the variance on buildings located on Lot 2 (23 feet) and Lot 3 (9 feet), as presented. Chairman Foster asked Commissioners if they had any questions or comments and with there being none, called for a motion.

Motion: Josh Conger made the motion to approve the variance on buildings located on Lot 2 (23 feet) and Lot 3 (9 feet), as presented. Bill Graham seconded the motion and it was duly passed.

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