

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

AUGUST 20, 2024

The Jonesborough Board of Zoning of Appeals met in regular meeting on Tuesday, August 20, 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, Terry Counterline, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Bill Graham, Bob Williams

Staff Present: JW Greene, Shawn Jackson, Todd Wood, 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

Josh Conger made the motion, seconded by Robin Harpe, to approve the minutes of the Board of Zoning Appeals for the April 16, 2024, May 21, 2024, June 4, 2024, and July 23, 2024 meetings as presented. The motion was duly passed.

3. Variance Request for Setback Requirements for 1473 and 1475 Lemongrass Drive

Presented by: Joseph Ganger, 1473 & 1475 Lemongrass Drive, Jonesborough, TN

Joseph Ganger is requesting a variance for properties located at 1473 and 1475 Lemongrass Drive, and has also submitted a 2-lot plat for administrative plat approval. However since the plan involves the division of a duplex a variance is needed to recognize that no setbacks between the two units exist. The property is zoned PRD and is further described on Washington County Tax Map 59-C, Group I, Parcel 16.00. The duplex meets the PRD established setbacks for front, rear, and sides.

Note: Building Inspector JW Greene has determined that the duplex joint unit walls have a 2-hour fire resistance rating and a note to that effect is on the subdivision plat.

Chairman Foster read the staff recommendation to approve the variance request that there are no setbacks between the centerline of the 2 units (duplex), and that the plat notates the centerline of the 2 units has a 2-hour fire resistance rating, as presented.

Motion: Terry Countermine made the motion to approve the variance request for setback requirements for 1473 and 1475 Lemongrass Drive, presented. Jim Rhein seconded the motion and it was duly passed.

**4. Variance Request for Sideyard Setback Requirements for Properties located at 231-233-235-237-239-241 Union Church Road
BG & MLS Properties, Owners**

Chairman Tom Foster announced that this variance request will not be addressed at this meeting. Chairman Foster said after consultation with Town Attorney Jim Wheeler, a PUD (Planned Unit Development) plat plan has to first be in place before the Board of Zoning Appeals can hear the variance request.

5. Variance Request – Signage at 222 Headtown Road, Ridgeview Family Dentistry

Chairman Tom Foster announced that the signage for 222 Headtown Road will need to be addressed with the Planning Commission not the Board of Zoning Appeals, and no action was taken.

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