

JONESBOROUGH BOARD OF ZONING APPEALS

MINUTES

SEPTEMBER 17, 2024

The Jonesborough Board of Zoning of Appeals met in regular meeting on Tuesday, September 17, 2024 at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Bill Graham, Frank Collins, Terry Counterline, Robin Harpe, Richie Hayward, Jim Rhein, Bob Williams

Members Absent: Josh Conger

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 for Sideyard Setback Requirements for Units 231 and Units 241 of Bradford Park PUD Phase 4**
Presented by: Jeff Jones, 685 Shadden Road, Gray, TN

BG & MLS Investments has requested a setback variance to the exterior “side” property lines to the west and east, and more specifically Units 231 and 241 of the Bradford Park PUD (Planned Unit Development) Phase 4. The subject property is located on Union Church Road and further described on Washington County Tax Map 52-F, Group D, Parcels 6.01, 6.02, and 6.03. The property contains approximately 0.90 acres, is zoned R-1A Low Density Residential District, and the original development of the 6 units was not a Planned Unit Development (PUD) and the setbacks were less restrictive. Based on the R-1A zoning, the units meet the side yard setbacks however under PUD, a variance would need to be granted for Unit 231 (setback ranges between 12.09 and 12.84) would require a variance of 12.91 feet; and Unit 241 (setback at 13.28 feet) would require a variance of 11.72 feet. In Staff’s review of the history of development of the subject property, developing under only the R-1A setback requirements, and then changing the development to a PUD but under the same Homeowner’s Association of the other phases of Bradford Park that have been approved by the Planning Commission, do not find the variances to negatively impact the neighboring properties to the west and east, and the PUD process would provide for more private restrictions on the subject units

Chairman Foster read the Staff recommendation to approve the side yard variance requests for Unit 231 of 12.91 feet, and Unit 241 of 11.72 feet as part of the Bradford Park PUD Phase 4 plan, 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 to motion to approve the variance for the Sideyard setback requirements for Units 231 and 241 of the Bradford Park PUD (Planned Unit Development) Phase 4, as presented. Richie Hayward seconded the motion and it was duly passed.

3. Approval of Minutes – Meeting of August 20, 2024

Terry Countermine made the motion, seconded by Robin Harpe, to approve the minutes of the Board of Zoning Appeals for the August 20, 2024 meeting as presented. The motion was duly passed.

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