

TOWN OF JONESBOROUGH  
Town Hall Board Room  
123 Boone Street  
Jonesborough, TN 37659

MEETING NOTICES

Monday, November 25, 2024, 11:00 a.m.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

*Members of the public wishing to speak concerning any item on the agenda during the Public Comment period must sign up by calling the Town Administrative Office at (423)-753-1030 with their name, address, and subject about which they wish to speak no later than 2 hours before the meeting if the meeting occurs during normal business hours or by 4:45 p.m. the day of the meeting if the meeting occurs after hours. Otherwise, such member of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the Town Recorder at meetings of the Tree and Townscape Board, or the secretary or staff of any board, commission or committee constituting any other governing body under this resolution.*

*Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the meeting's agenda.*

The Jonesborough Tree and Townscape Board will meet at 11 a.m., Monday, November 25, 2024, in the Board Room at Town Hall, 123 Boone Street, Jonesborough, TN, to consider the following agenda:

AGENDA:

1. Call to order
2. Public Comments
3. Approval of Minutes
4. Bradford Park Landscape Plan
5. Ardinna Woods Arboretum Update
6. Greenhouse for Parks and Recreation

# Town of Jonesborough

## Tree and Townscape Board

### Meeting Minutes for September 23, 2024

The Jonesborough Tree and Townscape Board met in a regular meeting on Monday, September 23, 2024, at 11:00 a.m. in the Board Room at the Town Hall, Jonesborough, Tennessee.

Present: Sue Henley – Chairman, Terry Countermine, Lori Rosenoff, Nancy Kavanaugh, Jennifer Wolfe

Staff: Glenn Rosenoff, Lauren Little, Rachel Conger, Sheri Wright

Absent: Geoff Hoare, Melinda Copp, Virginia Kennedy

Chairman Sue Henley requested that Nancy Kavanaugh chair the meeting. Nancy Kavanaugh called the meeting to order noting that a quorum was present.

There were no public comments.

#### **Item 1. Introduction of the new Open Spaces Coordinator, Lauren Little**

Lauren Little introduced herself to the Tree and Townscape Board. She noted that some of her ideas for the Town included removing invasive species from our parks, designing a plan for a rain garden in a park, along with signs that present information on pollinators and wildlife native to Tennessee.

#### **Item 2. Dairy Queen Landscape Plan**

The new Dairy Queen is being constructed at the corner of East Jackson Blvd and Baleigh Lynn Loop. The Jonesborough Planning Commission approved the site plan on August 1, 2023. The Design Review Commission approved the building design on August 7, 2023, subject to the variance of materials being approved by the Board of Mayor and Aldermen.

Board member Lori Rosenoff inquired about the developer's obligation to the trees in the landscape plan, including a timeline. Lauren Little explained that should any of the trees need to be replaced at any time, she will contact the developer, and the trees will be replaced.

Buffering: The subject property is zoned B-3, Arterial Business. The sides and rear of the building will be buffered as a Class 1 and therefore meet the minimum requirements of buffering from Baileigh Lynn Loop.

Parking Lot Trees: Thirty-one parking spaces have been provided. One tree or two ornamental trees with at least two shrubs is required per every ten parking spaces. Based on parking spaces, three trees and six shrubs are required and have been provided on the landscape plan.

Road Frontage: The only existing road frontage requirement is along East Jackson Blvd measuring 196 LF. The frontage requirements include one shade tree per 50 feet or two ornamental trees per 50 feet with shrubs between. Four Autumn Blaze Maples and twenty-six shrubs are provided. This landscaping satisfies and exceeds the road frontage landscape requirements.

Stabilization: The site will be stabilized as per the Town requirements.

Summary: The Landscape Plan submitted by Dairy Queen meets the intent of the Landscape Ordinance.

**Motion:** Terry Countermine made the motion to approve the landscape plan for Dairy Queen as presented, seconded by Sue Henley and passed unanimously.

### **Item 3. Persimmon Ridge Townhomes Landscape Plan**

Persimmon Ridge Townhomes will be located at West Jackson Blvd and Persimmon Ridge Road. The subject property is zoned B-3, Arterial Business District. The Planning Commission approved the site plan on May 21, 2024. The townhomes may be rented or purchased.

Buffering: No buffer is required as stated in Section 11-611, Buffering, of the Landscape requirements. All surrounding land use is commercial.

Parking Lot Trees: Twenty-seven parking spaces have been provided. One tree or two ornamental trees with at least two shrubs per ten parking spaces is required. Six trees and thirteen shrubs have been provided, exceeding the parking lot landscaping requirements.

Road Frontage: Road frontage is 425 LF. One tree per 50 feet or two ornamental trees per 50 feet with shrubs between are required. Nine shade trees, including Autumn Blaze Red Maple and Willow Oak are provided.

Stabilization: The site will be stabilized as per the Town requirements.

Summary: The landscape plan meets the minimum requirements as per the Town's Landscape requirements.

**Motion:** Lori Rosenoff made the motion to approve the landscape plan for Persimmon Ridge Townhomes as presented, seconded by Jennifer Wolfe and passed unanimously.

#### **Item 4. Starbucks Landscape Plan**

Starbucks will be located at the corner of East Jackson Blvd and Headtown Road. The subject property is zoned B-3, Arterial Business. The Design Review Commission approved the building design on September 17, 2024.

Buffering: A buffer is not required, as surrounding properties to the north, south and west are commercial land uses. The property to the east of the Starbucks location is R-1, Low Density Residential. Although not required, a buffer has been provided by way of existing vegetation along the eastern property line, exceeding the buffer requirement. This buffer was part of the overall development plan for Lowe's.

Parking Lot Trees: There are thirty-eight parking spaces, and one tree is required for every ten parking spaces. Four shade trees, one ornamental tree and twenty shrubs have been provided and exceed the parking lot landscape requirements.

Frontage Trees: All frontage requirements along East Jackson Blvd and Headtown Road have been satisfied by the existing vegetation. Starbucks has placed additional road frontage landscaping along the access road for both Lowe's and Starbucks, including five native oak trees and exceeds frontage landscaping requirements.

Stabilization: The site will be stabilized as per the Town requirements.

Summary: The Landscape Plan for Starbucks meets and exceeds the intent of the Landscape Ordinance.

**Motion**: Terry Countermine made the motion to approve the landscape plan for Starbucks as presented, seconded by Sue Henley and passed unanimously.

#### **Item 5. Wendy's**

The Wendy's restaurant will be located at 376 East Jackson Blvd. The subject property is zoned B-3, Arterial Business District.

Terry Countermine inquired about signage allowing turns into Wendy's. Glenn Rosenoff stated that when a permanent turn light is up, there will be signage and a turn lane, as it was in the plan to develop.

Buffering: Buffering is not required, as the east, south and west sides of the property are commercial land uses.

Parking Lot Trees: The north side of the property facing East Jackson Blvd will require road frontage landscaping. The linear feet listed is 256.69 and will require

one tree for every 50 feet. Six shade trees will be provided and will consist of either Red Maple, Willow Oak, River Birch, or Zelkova. This satisfies and exceeds the road frontage requirements.

Parking Lot: Thirty-three parking spaces have been provided. One tree is required for every ten parking spaces with at least two shrubs per tree. Four trees and eight shrubs have been provided.

Stabilization: The site will be stabilized as per the Town requirements.

Summary: The Landscape Plan submitted by Wendy's meets the intent of the Landscape Ordinance.

**Motion:** Jennifer Wolfe made the motion to approve the landscape plan for Wendy's restaurant as presented, seconded by Lori Rosenoff and passed unanimously.

#### **Item 6. Zaxby's**

Zaxby's will be located on East Jackson Blvd beside Regions Bank. The subject property is zoned B-3, Arterial Business. The Planning Commission approved the site plan on September 17, 2024. The Design Review Commission approved the building design on September 17, 2024.

Buffering: Buffering is not required, as the surrounding properties east, south, and west of the property are commercial land uses.

Parking Lot Trees: Thirty-six spaces have been provided. One tree is required for every ten parking spaces with at least two shrubs per tree. Four shade trees, sixteen ornamental trees, and forty-two shrubs have been provided and exceeds the parking lot landscape requirements.

Frontage Trees: The only existing road frontage requirement is along East Jackson Blvd, which is 221 LF. One shade or evergreen tree or two ornamental trees are required for every 50 feet of public road frontage. Nine ornamental trees and thirty-two shrubs are provided, which exceeds the road frontage landscaping requirements.

Stabilization: The site will be stabilized as per the Town requirements.

Summary: The Landscape Plan submitted by Zaxby's satisfies and exceeds the road frontage landscaping requirements.

**Motion:** Lori Rosenoff made the motion to approve the landscape plan for Zaxby's as presented, seconded by Terry Countermine and passed unanimously.

Rachel Conger was asked to give an update on the Tiger Park project. She stated that the park was in its final stages. The athletic field lights were still in process and the concession stand is on track to be completed in a couple of weeks. At the end of the project, the sidewalks and walkways will be done by Summers Taylor. The equipment for the fourth and final playground should be delivered in December and installed in January 2025.

With no further business, the meeting was adjourned.



# TREE & TOWNSCAPE COMMITTEE

## AGENDA PRESENTATION

DATE: NOVEMBER 25, 2024

AGENDA ITEM #: 4

SUBJECT: BRADFORD PARK

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### **BACKGROUND:**

Bradford Park will be located on the northeastern corner of Presidential Drive and Baleigh Lyn Loop. It is further described on Washington County Tax Map 52F, Parcel 006.00. The subject property is zoned B-3, Arterial Business District. The Planning Commission approved the site plan on August 20, 2024.

### **Buffering:**

The land use of the properties to the north, east and west are residential. The townhomes to the east of the Bradford Park property require a class 1 buffer and the single-family homes to the north and northwest respectively require a class 2 buffer.

This note from the developer justifies why the evergreen trees placed as the class 1 buffer are 10' on center rather than 8' on center per the Landscape Requirements:

*“CLASS 1 BUFFER: THE TOWN REGULATIONS REQUIRE BUFFER TREES TO BE PLANTED 8' OC BUT ALSO ALLOWS FOR A GREATER SPACING WHEN JUSTIFIED. THE TREES TYPICALLY USED FOR BUFFER PLANTINGS ARE TYPICALLY SPACED AT LEAST 10' OC DUE TO THEIR MATURE SIZE. IF PLANTED LESS THAN 10' OC, HALF OF THE TREES WILL DIE OR WILL NEED TO BE SEVERELY PRUNED AN A FEW YEARS AS THEY GROW TOGETHER.”*

This note from the developer states that existing evergreen trees may satisfy partial or all of the class 2 buffer requirements against the residential property line:

*“CLASS 2 BUFFER: THE TREES ARE SHOWN PLANTED 12' OC. THERE ARE EXISTING EVERGREEN TREES ON THIS PROPERTY ALONG THE CLASS 2 BUFFER PROPERTY LINE. IF ANY OF THESE TREES ARE PRESERVED, THE CONTRACTOR SHOULD MEET ONSITE WITH THE TOWN'S LANDSCAPE PERSONNEL TO DETERMINE IF THE PRESERVED TREES ARE SUFFICIENT AND THEN IF SOME OF THE PROPOSED TREES CAN BE OMITTED.”*

Provided:

A class 1, option A1, buffer with 49 evergreen trees has been provided to buffer against the residential townhomes. 1 tree/10' OC x 490 LF = 49 trees.

A class 2, option C2, buffer with 158 evergreen trees has been provided to buffer against the residential single-family homes. 1 tree/12' OC x 950 LF = 79 trees x 2 rows = 158 trees.

The landscape plan states that at least 5 different evergreen species will be used in the buffers. The species list provided is as follows: "...Green Giant arborvitae, Leyland cypress, pine trees, Fosters holly, other trees size holly, or other evergreen tree..."

- (4) Impact classification.  
 (N) No Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-1 or R-1A zoning district; (2.) Cemeteries; (3.) Golf Courses; (4.) Parks and similar uses.  
 (L) Low Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-2, R-3, R-4, B-1 zoning districts; (2.) Community and neighborhood recreational facilities and similar uses.  
 (M) Medium Impact: (1.) Any use, unless otherwise listed below, which is permitted in the B-3 and B-4 zoning districts; (2.) Gasoline service stations; (3.) Convenience stores; (4.) Parking garages; (5.) Auto repair garages and similar uses; and (6.) Mini-warehouses.  
 (H) High Impact: (1.) Any use only permitted in the M-1 or M-2 zoning districts; and (2.) Any proposed development which would create more than 500 parking spaces.

Proposed Use Classification

Adjoining Use Classification	No Impact (N)	Low Impact (L)	Medium Impact (M)	High Impact (H)
No Impact	None	1	2	3
Low Impact	None	None	1	2
Medium Impact	None	None	None	1
High Impact	None	None	None	None

Example: A new apartment complex (a low impact use) located in an R-3 zoning district will abut an existing single-family residential (a no impact use) area. The developers of the apartment complex (the high impact use) will be responsible for creating and arranging for the maintenance of a Class 1 buffer. However, if this apartment complex were to abut any equal or lower impact use, the developers of the complex would not be responsible for creating any new buffer area.

- (4) Impact classification.  
 (N) No Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-1 or R-1A zoning district; (2.) Cemeteries; (3.) Golf Courses; (4.) Parks and similar uses.  
 (L) Low Impact: (1.) Any use, unless otherwise listed below, which is permitted in R-2, R-3, R-4, B-1 zoning districts; (2.) Community and neighborhood recreational facilities and similar uses.  
 (M) Medium Impact: (1.) Any use, unless otherwise listed below, which is permitted in the B-3 and B-4 zoning districts; (2.) Gasoline service stations; (3.) Convenience stores; (4.) Parking garages; (5.) Auto repair garages and similar uses; and (6.) Mini-warehouses.  
 (H) High Impact: (1.) Any use only permitted in the M-1 or M-2 zoning districts; and (2.) Any proposed development which would create more than 500 parking spaces.

Proposed Use Classification

Adjoining Use Classification	No Impact (N)	Low Impact (L)	Medium Impact (M)	High Impact (H)
No Impact	None	1	2	3
Low Impact	None	None	1	2
Medium Impact	None	None	None	1
High Impact	None	None	None	None

Example: A new apartment complex (a low impact use) located in an R-3 zoning district will abut an existing single-family residential (a no impact use) area. The developers of the apartment complex (the high impact use) will be responsible for creating and arranging for the maintenance of a Class 1 buffer. However, if this apartment complex were to abut any equal or lower impact use, the developers of the complex would not be responsible for creating any new buffer area.

**Road Frontage:**

The south side of the property facing Presidential Drive will require road frontage landscaping. The linear feet listed is divided into two sections, A & B. The frontage for Lot A is listed as 578' LF and the frontage for Lot B is listed as 84' LF. The road frontage requirements include 1 tree for every 50'. 1 tree/50' x 578' = 12 trees required for Lot A. 1 tree/50' x 84' = 2 trees required for Lot B.

Provided:

12 shade trees have been provided for Lot A.

2 shade trees have been provided for Lot B.

The species list provided is as follows: "Red Maple, Willow Oak, River Birch, Bald Cypress, or Zelkova"



**Parking Lot:**

39 parking spaces have been provided in Lot A. 1 tree is required for every 10 parking spaces with at least 2 shrubs per tree.  $1 \text{ tree}/10 \text{ spaces} \times 39 \text{ spaces} = 4 \text{ trees}$  and at least 8 shrubs.

3 parking spaces have been provided in Lot B. 1 tree is required for every 10 parking spaces with at least 2 shrubs per tree.  $1 \text{ tree}/10 \text{ spaces} \times 3 \text{ spaces} = 0.3$  or 1 tree and at least 2 shrubs.

Provided:

The landscape plan states 4 trees, and 8 shrubs have been provided in Lot A.

The landscape plan states 1 tree, and 3 shrubs have been provided in Lot B.

The species list provided is as follows: "Red Maple, Willow Oak, River Birch, Bald Cypress, or Zelkova; contractor shall select shrubs with emphasis on native shrubs."

**Summary:**

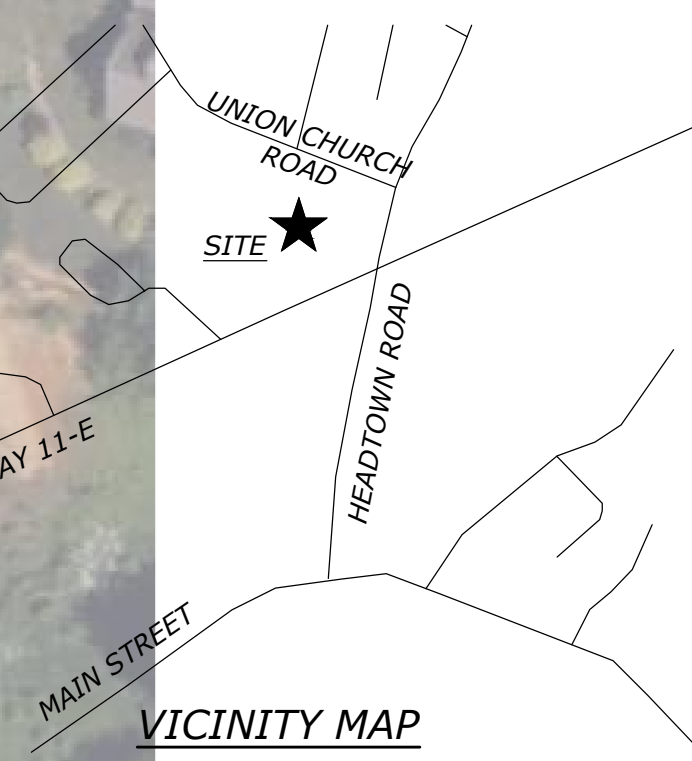
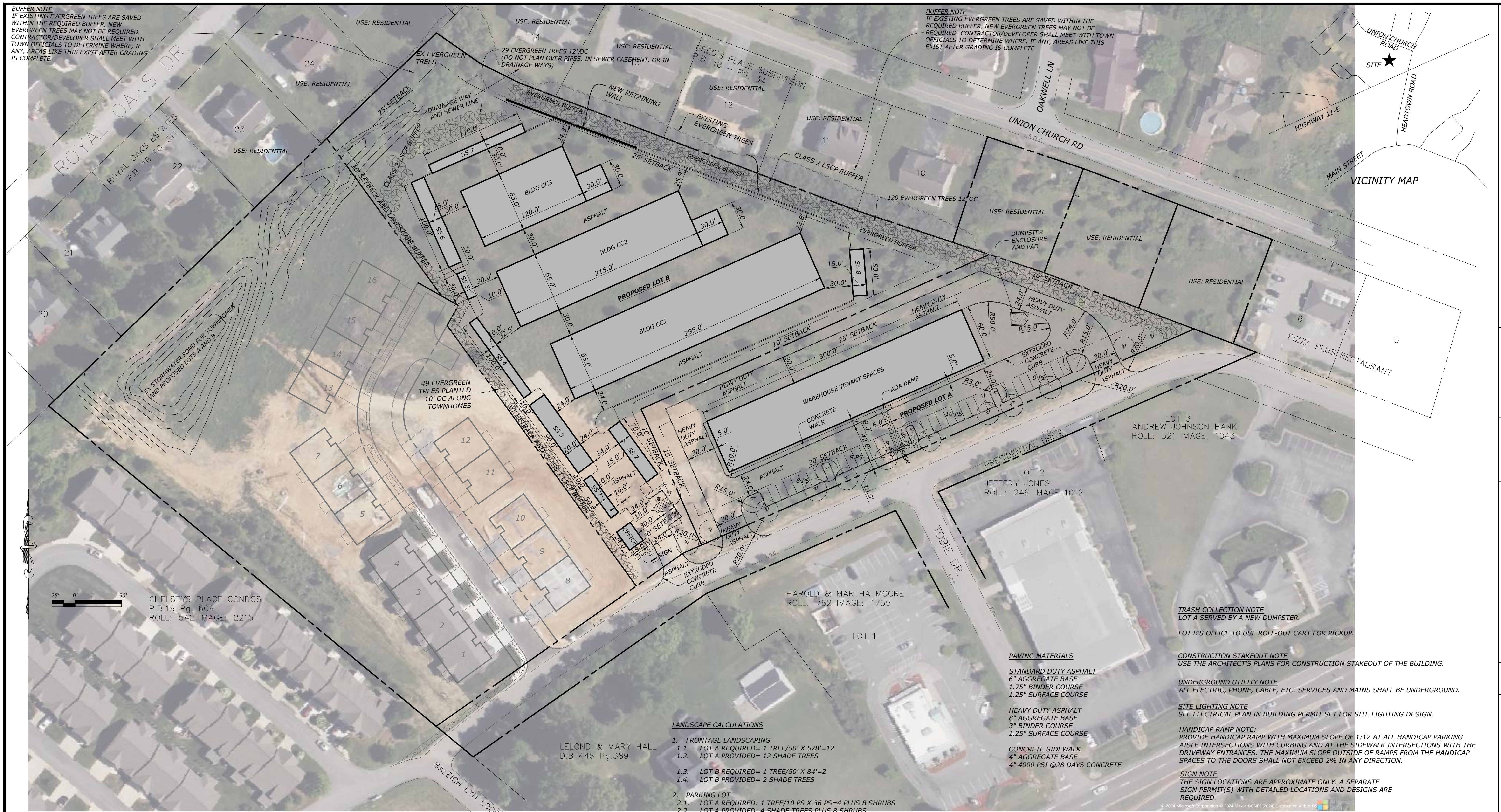
The landscape plan does meet the minimum standards as per the town's Landscape Requirements.

**RECOMMENDATION:**

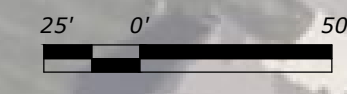
Approve the landscape plan as submitted.

**BUFFER NOTE**  
IF EXISTING EVERGREEN TREES ARE SAVED WITHIN THE REQUIRED BUFFER, NEW EVERGREEN TREES MAY NOT BE REQUIRED. CONTRACTOR/DEVELOPER SHALL MEET WITH TOWN OFFICIALS TO DETERMINE WHERE, IF ANY, AREAS LIKE THIS EXIST AFTER GRADING IS COMPLETE.

**BUFFER NOTE**  
IF EXISTING EVERGREEN TREES ARE SAVED WITHIN THE REQUIRED BUFFER, NEW EVERGREEN TREES MAY NOT BE REQUIRED. CONTRACTOR/DEVELOPER SHALL MEET WITH TOWN OFFICIALS TO DETERMINE WHERE, IF ANY, AREAS LIKE THIS EXIST AFTER GRADING IS COMPLETE.



**DTWood Engineering, Inc.**  
Land Development Design & Consulting  
PO Box 4373, Johnson City, Tennessee 37602-4373  
423-791-4730 todd@dtwoodengineering.com



CHELSEYS PLACE CONDOS  
P.B.19 Pg. 609  
ROLL: 542 IMAGE: 2215

LELOND & MARY HALL  
D.B 446 Pg.389

HAROLD & MARTHA MOORE  
ROLL: 762 IMAGE: 1755

LOT 3  
ANDREW JOHNSON BANK  
ROLL: 321 IMAGE: 1043

LOT 2  
JEFFERY JONES  
ROLL: 246 IMAGE 1012

PIZZA PLUS RESTAURANT

- SITE NOTES**
1. ZONE: B3
  2. SITE AREA:
    - 2.1. LOT A= 1.8± ACRES
    - 2.2. LOT B= 3.8± ACRES
    - 2.3. B3 SETBACKS
      - 2.3.1. FRONT=30'
      - 2.3.2. SIDE=10'
      - 2.3.3. REAR=25'

3. PROPOSED USE:
  - 3.1. LOT A= 18,000 SF COMMERCIAL WAREHOUSE WITH ASSOCIATED OFFICE
  - 3.2. LOT B= SELF STORAGE AND CLIMATE CONTROLLED STORAGE
4. PARKING
  - 4.1. LOT A = 1 PS/1000 SF X 18,000=18 (36 PROVIDED INCLUDING 2 ADA SPACES)
  - 4.2. LOT B= NONE EXCEPT 3 PROVIDED FOR RENTAL OFFICE INCLUDING 1 ADA SPACE)
5. THERE IS NO FEMA FLOODPLAIN ON THIS PROPERTY.

- LANDSCAPE CALCULATIONS**
1. FRONTAGE LANDSCAPING
    - 1.1. LOT A REQUIRED= 1 TREE/50' X 578'=12
    - 1.2. LOT A PROVIDED= 12 SHADE TREES
    - 1.3. LOT B REQUIRED= 1 TREE/50' X 84'=2
    - 1.4. LOT B PROVIDED= 2 SHADE TREES

2. PARKING LOT
  - 2.1. LOT A REQUIRED: 1 TREE/10 PS X 36 PS=4 PLUS 8 SHRUBS
  - 2.2. LOT A PROVIDED: 4 SHADE TREES PLUS 8 SHRUBS
  - 2.3. LOT B REQUIRED: 1 TREE/10 PS X 3 PS=1 PLUS 2 SHRUBS
  - 2.4. LOT B PROVIDED: 1 SHADE TREE PLUS 3 SHRUBS

3. BUFFERS (SEE NOTES BELOW ABOUT SPACING)
  - 3.1. ALONG TOWNHOMES: CLASS 1 BUFFER PROVIDED
    - 3.1.1. REQUIRED: 1 TREE/10' X 490'=49
    - 3.1.2. PROVIDED: 49
  - 3.2. ALONG SINGLE FAMILY: CLASS 2 BUFFER PROVIDED
    - 3.2.1. REQUIRED: DOUBLE ROW OF TREES SPACED 12' OC
    - 3.2.1.1. 950 LF X 1 TREE/12' X 2 ROWS=158
    - 3.2.2. PROVIDED: 158

- BUFFER SPACING NOTES:**
1. CLASS 1 BUFFER: THE TOWN REGULATIONS REQUIRE BUFFER TREES TO BE PLANTED 8' OC BUT ALSO ALLOWS FOR A GREATER SPACING WHEN JUSTIFIED. THE TREES TYPICALLY USED FOR BUFFER PLANTINGS ARE TYPICALLY SPACED AT LEAST 10' OC DUE TO THEIR MATURE SIZE. IF PLANTED LESS THAN 10' OC, HALF OF THE TREES WILL DIE OR WILL NEED TO BE SEVERELY PRUNED AN A FEW YEARS AS THEY GROW TOGETHER.
  2. CLASS 2 BUFFER: THE TREES ARE SHOWN PLANTED 12' OC. THERE ARE EXISTING EVERGREEN TREES ON THIS PROPERTY ALONG THE CLASS 2 BUFFER PROPERTY LINE. IF ANY OF THESE TREES ARE PRESERVED, THE CONTRACTOR SHOULD MEET ONSITE WITH THE TOWN'S LANDSCAPE PERSONNEL TO DETERMINE IF THE PRESERVED TREES ARE SUFFICIENT AND THEN IF SOME OF THE PROPOSED TREES CAN BE OMITTED.

- PAVING MATERIALS**
- STANDARD DUTY ASPHALT**  
6" AGGREGATE BASE  
1.75" BINDER COURSE  
1.25" SURFACE COURSE
- HEAVY DUTY ASPHALT**  
8" AGGREGATE BASE  
3" BINDER COURSE  
1.25" SURFACE COURSE
- CONCRETE SIDEWALK**  
4" AGGREGATE BASE  
4" 4000 PSI @28 DAYS CONCRETE

**PLANT LIST**

QUANTITY	KEY	NAME	SIZE
19	ST	SHADE TREE	2" CAL.
---	EV	EVERGREEN TREE	5' HT MIN.
11	SHR	SHRUBS	18" HT, MIN

- NOTES:**
1. SHADE TREES MAY BE RED MAPLE, WILLOW OAK, RIVER BIRCH, BALD CYPRESS, OR ZELKOVA. EXCEPT DO NOT USE WILLOW OAK NEAR PARKING SPACES.
  2. THE EVERGREEN TREES MAY BE GREEN GIANT ARBORVITAE, LEYLAND CYPRESS, PINE TREES, FOSTERS HOLLY, OTHER TREES SIZE HOLLY, OR OTHER EVERGREEN TREE CAPABLE OF REACHING AT LEAST 12' IN HEIGHT. USE AT LEAST 5 DIFFERENT SPECIES.
  3. PROVIDE AT LEAST 8 SHRUBS FOR LOT A AND 3 SHRUBS FOR LOT B. THE SHRUBS SHOULD BE CAPABLE OF REACHING A MATURE HEIGHT OF AND WIDTH OF AT LEAST 3'. CONTRACTOR SHALL SELECT SHRUBS WITH EMPHASIS ON NATIVE SHRUBS

**TRASH COLLECTION NOTE**  
LOT A SERVED BY A NEW DUMPSTER.  
LOT B'S OFFICE TO USE ROLL-OUT CART FOR PICKUP.

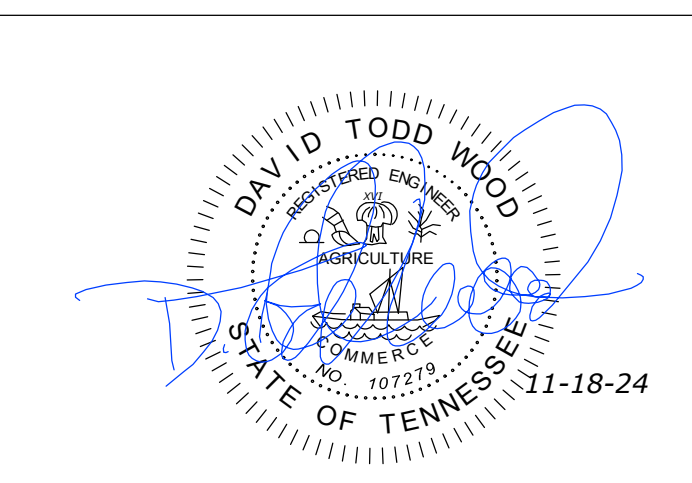
**CONSTRUCTION STAKEOUT NOTE**  
USE THE ARCHITECT'S PLANS FOR CONSTRUCTION STAKEOUT OF THE BUILDING.

**UNDERGROUND UTILITY NOTE**  
ALL ELECTRIC, PHONE, CABLE, ETC. SERVICES AND MAINS SHALL BE UNDERGROUND.

**SITE LIGHTING NOTE**  
SEE ELECTRICAL PLAN IN BUILDING PERMIT SET FOR SITE LIGHTING DESIGN.

**HANDICAP RAMP NOTE:**  
PROVIDE HANDICAP RAMP WITH MAXIMUM SLOPE OF 1:12 AT ALL HANDICAP PARKING AISLE INTERSECTIONS WITH CURBING AND AT THE SIDEWALK INTERSECTIONS WITH THE DRIVEWAY ENTRANCES. THE MAXIMUM SLOPE OUTSIDE OF RAMP FROM THE HANDICAP SPACES TO THE DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION.

**SIGN NOTE**  
THE SIGN LOCATIONS ARE APPROXIMATE ONLY. A SEPARATE SIGN PERMIT(S) WITH DETAILED LOCATIONS AND DESIGNS ARE REQUIRED.



**PROFESSIONAL SERVICES NOTES**

1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

NO.	REVISIONS	BY	DATE

**SITE AND LANDSCAPE PLAN**  
**BRADFORD PARK**  
PRESIDENTIAL DRIVE  
JONESBOROUGH, TENNESSEE

DATE: 11-18-24

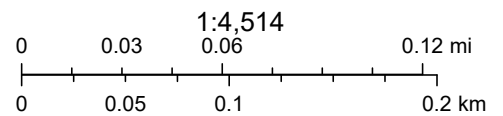
C1

# Washington County - Parcel: 052F D 006.00



Date: November 21, 2024

County: Washington  
 Owner: BG & MLS INVESTMENTS  
 Address: UNION CHURCH RD 231  
 Parcel Number: 052F D 006.00  
 Deeded Acreage: 9  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2023  
 Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

DATE: NOVEMBER 25, 2024      AGENDA ITEM #: 5

SUBJECT: ARDINNA WOODS ARBORETUM UPDATE 2024

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### **BACKGROUND:**

The Ardinna Woods Arboretum began in the year 2000 as Frances Lambert worked with many volunteers over 18 years to bring an area with then only 1 existing tree, a black walnut, to an area with 75 tree species and hundreds of native perennials, including a bank covered with Tennessee's state flower, the Passionflower. It was certified as a level II arboretum in September 2011. However, Frances is no longer the volunteer coordinator, and the arboretum has since lost its certification. Once I began work for the town in May of this year I was told about the wayward state of the arboretum and had the pleasure of meeting with Frances shortly after. Her desire, which became mine as well, is to see the arboretum return to its original certification and popularity as a vibrant tourist attraction.

The two new members of our team, Vince and Julia, and myself have been working to restore this area. We began with replanting volunteer coneflowers that sprang up outside the bounds of their bed taken over by weeds. We saved close to 75 plants. Our team has also begun clearing out the paths that wind through the arboretum for access to the weeds and invasive plants in the plots. John Hinkleman, a current volunteer for the arboretum, is working to remove weeds and lay compost throughout the area. This will prepare the soil for new plantings in 2025. A map of the arboretum was created by Frances's niece that parcels out 42 plots each with their own list of plants and common weeds to look for. I am using this list as my main resource for restoring this area to its former level II certification.

The arboretum is home to the American Chestnut a species previously known as extinct as well as the Tennessee Coneflower, a species once on the brink of extinction. The arboretum has been a warrior in the fight for biodiversity. As the open spaces coordinator and urban forester, I am thrilled to be involved in this battle. We thank Frances for all she has done to make this arboretum a reality. We hope to continue her legacy of community education, outreach, and beautification as a voice for the voiceless.

On behalf of the Parks and Recreation department of Jonesborough and the dedicated volunteers of the arboretum, I would like to display a photograph of a sign posted at the arboretum. This sign states that at one point, the Tree and Townscape Committee of Jonesborough was financially involved with the arboretum. I ask the board what the

extent of the financial involvement was and can this funding be reintroduced to support the restoration of the arboretum?

“In our urban landscapes, we have homogenized so much. For this reason, we have put a lot of our diversity at risk. The plants are food factories. If plants become rare, the creatures that depend on them become rare too.” -Frances Lambert



# TREE & TOWNSCAPE COMMITTEE

## *AGENDA PRESENTATION*

DATE: NOVEMBER 25, 2024 AGENDA ITEM #: 6

SUBJECT: A GREENHOUSE FOR THE TOWN

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### **BACKGROUND:**

Jonesborough Parks and Recreation has been working on introducing a greenhouse to our department. Owning a greenhouse would allow us to grow as many of our own plants as possible by starting our own seeds and relying on propagation where possible. Another benefit of an operational greenhouse is experimenting with new plant varieties for our pots in the summer and fall months.

Earlier this month I met with the city forester of Johnson City, TN. He informed me they are in possession of a 20' x 40' greenhouse that was used by the city for many years, but they have since outgrown it. I voiced our desire for a greenhouse to the department and they responded with great generosity! Johnson City has donated this greenhouse to us for our use and enjoyment. By growing a select amount of our own landscaping plants, we would save money and provide a wonderful volunteer and educational opportunity to the Senior Center, local high schools, and the community at large to work in the greenhouse.