

**Washington County Regional Planning Commission  
Meeting Agenda  
April 7, 2026**

**Call to Order by Chair and Roll Call.**

**Prayer and Pledge of Allegiance.**

**Approval of the Agenda.**

**Disclosure of Conflicts and Interests.**

**Announcement:**

The next meeting of the County Commission will be on Monday, April 27, 2026 at 6:00 p.m. at the George P. Jaynes Justice Center.

**Approval of the March 3, 2026 Meeting Minutes.**

**Public Comment & Public Hearing:**

*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.*

Public Comment Regarding Agenda Items

Public Hearing Regarding Rezoning Request Items

**Old Business:**

None

**New Business:**

Site Plan Request

1. Danielle Upshaw  
Upshaw Farm Stand Revision – Waiver Request  
299 Hugh Cox Road (Tax Map 019, Parcel 073.36), Jonesborough  
(File #26WC-00098)

Rezoning Requests

1. Bert P. Wolfe, Jr.  
A-1 General Agriculture District to B-3 General Business District  
Leesburg Road (Tax Map 066, Parcel 104.03), Telford  
(File #26WC-00128)

2. Joe Wilson  
B-3 General Business District to R-2 Medium Density Residential District  
Stockyard Road (Tax Map 066, (Portion of) Parcel 158.00), Telford  
(File #26WC-00131)
3. Celeste & Justin Jones  
987 Highway 81 N (Tax Map 050, Parcel 023.00), Jonesborough  
R-1 Low Density Residential District / A-1 General Agriculture District to  
A-1 General Agriculture District  
(File #26WC-00168)

Subdivision Request

1. Jeff Rogers / Dan Bundy  
Taylor's Grove Preliminary Plat  
Leesburg Road (Tax Map 058, Parcel 055.00), Telford  
(File #26WC-00176)

**Other Business:**

None

**Adjournment.**

**Washington County Regional Planning Commission  
Meeting Minutes  
March 3, 2026**

Members Present: Chair Sam Lindley, P.E.; Vice-Chair Roger Verran; Johnny Deakins; Jonathan Bailey, PS; Pat Wolfe; Commissioner Huffine

Members Absent: Commissioner Malone

Staff: Christopher Pape, GISP; Brice McNamer

Visitors: Christopher Shaver, Danielle Upshaw

Chair Lindley called the meeting to order at 4:00 p.m. On a motion by Mr. Deakins, seconded by Mr. Wolfe, the agenda as presented, was approved unanimously (6-0).

No conflicts of interest were disclosed to the Planning Commission. On a motion by Vice-Chair Verran, seconded by Mr. Wolfe, the February 3, 2026, minutes were approved unanimously (6-0).

Chair Lindley opened public comment related to agenda items. Christopher Shaver spoke in favor of the Tennessee Highway Patrol District 5 Headquarters Site Plan and Danielle Upshaw spoke in favor of the Upshaw Farm Stand site plan. Seeing no one else to speak on agenda items, Chair Lindley closed the public comment. Chair Lindley then opened the public hearing for the text amendment item. Seeing no one wishing to speak, Chair Lindley closed the public hearing.

The Commission considered a site plan request by the Tennessee Highway Patrol District 5 Headquarters for a new operations building at 184 Joe R. McCrary Road, Fall Branch. Vice-Chair Verran made a motion to approve the site plan as presented; seconded by Mr. Wolfe. The motion carried unanimously upon a voice vote (6-0).

Next, the Commission considered a site plan request by EBM Papst for phase two of its construction plan at 655 Performance Drive, Telford. Commissioner Huffine made a motion to approve the site plan as presented; seconded by Mr. Deakins. The motion carried unanimously upon a voice vote (6-0).

Next, the Commission considered a site plan request by Danielle Upshaw for a farm stand at 299 Hugh Cox Road, Jonesborough. Vice-Chair Verran made a motion to approve the site plan as presented; seconded by Mr. Deakins. The motion carried unanimously upon a voice vote (6-0).

Finally, the Commission considered an amendment to the Subdivision Regulations, amending Article II, Sections C and D, for Vesting Rights related to the expiration of approved preliminary subdivision plans. Commissioner Huffine made a motion to approve the amendment to the Subdivision Regulations; seconded by Vice-Chair Verran. The motion carried unanimously upon a voice vote (6-0).

There being no further business, Mr. Wolfe made a motion to adjourn the meeting, seconded by Mr. Bailey. The motion carried unanimously (6-0), and the meeting adjourned at 4:22 pm.

**Site Plan Request – Upshaw Farm Stand  
299 Hugh Cox Road, Jonesborough, TN 37659  
Tax Map 019, Parcel 073.36, 14<sup>th</sup> Civil District**

**Owner/Petitioner:** Bryan & Danielle Upshaw

**Property Size:** 4.8 acres

**Zoning/Use:** A-1 (General Agriculture District) / Roadside Stand

**Analysis:** This site plan was previously reviewed and approved by the Washington County Regional Planning Commission at its previous meeting on March 3, 2026. The applicant requests a waiver to the paved parking requirement in order to have a gravel parking area. The power to consider a waiver is granted to the Commission in Section 502.2.2 of the Zoning Resolution. If a waiver is approved, the paved area would only extend 15 feet from the public right-of-way line, as well as the handicap parking space. Staff views the request as reasonable, due to the low intensity of the development and limited space of the parking area.

**Previous Analysis (from March 3, 2026 meeting):** The site plan depicts a proposed roadside stand, coffee truck, and associated parking spaces. The proposed uses are permitted in the A-1 zoning district (Sec. 601.1.1 and 601.1.2), but subject to approval by the Washington County Regional Planning Commission due to its non-residential nature (Sec. 512). As required in the A-1 zoning district, all new structures maintain 50-foot setbacks along the front, side, and rear property lines (Sec. 601.2).

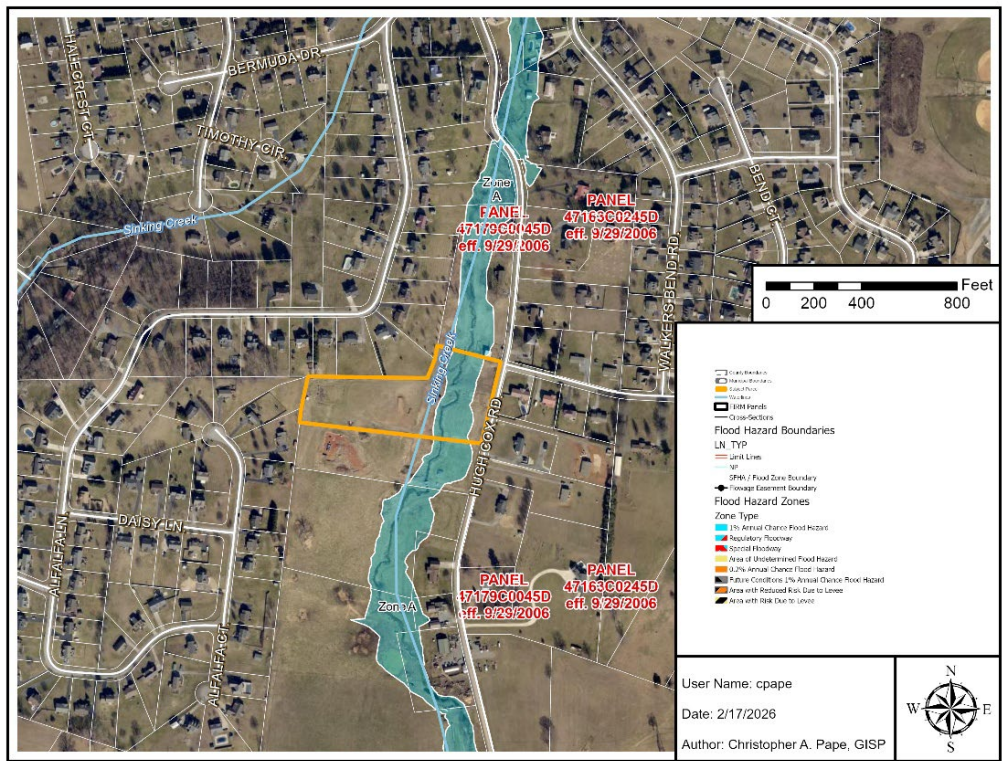
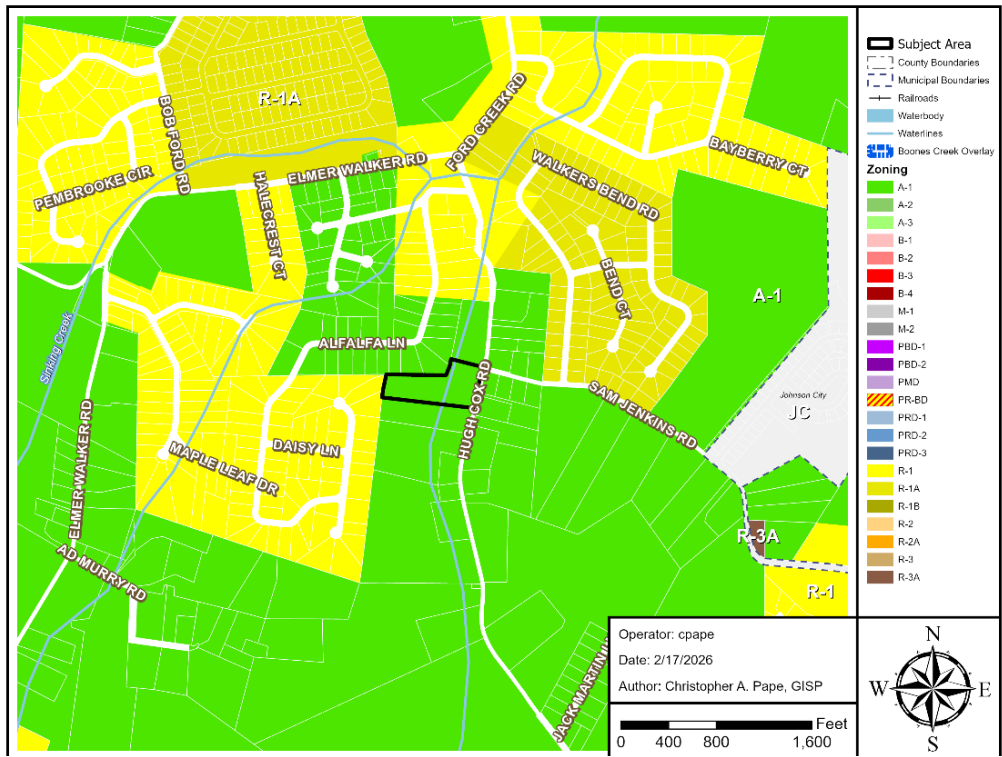
One unpaved driveway access to the public right-of-way (Hugh Cox Road) is existing. The current driveway condition only serves the single-family residence to the rear of the property. Widening and paving of this driveway are depicted to give access to the parking spaces. The parking area consists of four spaces and meets the standards of Sec. 502.3.1 and Sec. 502.2.9. Additional elements, such as signage, exterior lighting, and mechanical equipment, are not proposed.

A portion of this property, approximately one acre, is located within a Flood Hazard Area associated with Sinking Creek (Zone A). The proposed location of development is outside of this area and limits disturbance to 0.04 acres. Stormwater controls will not be required. Public water is available at this location, but not public sewer.

**Staff Recommendation:** Staff recommends approval of the Upshaw Farm Stand site plan with a waiver to the paving requirement, as submitted.



# Site Plan Request – Upshaw Farm Stand Revision Tax Map 019, Parcel 073.36 – 299 Hugh Cox Road Location Maps



**Rezoning Request – A-1 to B-3  
Leesburg Road, Telford, TN 37690  
Tax Map 066, Parcel 104.03, 16<sup>th</sup> Civil District**

**Owner:** Bert P. Wolfe, Jr.  
**Agent:** Kelly Wolfe

**Lot Size:** 1.4 Acres +/-

**Current Zoning:** A-1 General Agriculture  
**Current Land Use:** Vacant

**Requested Zoning:** B-3 General Business

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	A-1 General Agriculture M-1 Industrial	Leesburg Rd Industrial
<b>South</b>	B-3 General Business	US Highway 11-E Vacant
<b>East</b>	A-1 General Agriculture B-3 General Business	Leesburg Rd / US Highway 11-E Agricultural
<b>West</b>	B-3 General Business A-1 General Agriculture	Ponderosa Ln Single Family Residential Commercial

**Analysis:** The petitioner requests rezoning of the property to allow for a future commercial use. The subject property fronts three different public roads and does not adjoin any other properties. US Highway 11-E is located immediately south, along with two local roads on the east and west of the property.

The lot gradually slopes downward towards Ponderosa Lane, with steeper slopes along the frontages of Leesburg Road and US Highway 11-E. Public water and sewer are available at this location. The subject property does not lie in a flood hazard zone.

The requested B-3 zoning district is common in the immediate area, predominantly to the south (across US Highway 11-E) and west. This district would allow for a variety of commercial and office uses. The subject property is located in the Planned Growth Area for Washington County and is situated along a major thoroughfare. The existing A-1 zoning limits development potential to agricultural and low density residential uses.

**Recommendation:** Staff recommends approval of the rezoning at Leesburg Road (Tax Map 066, Parcel 104.03), from A-1 to B-3, as submitted.

Rezoning Request – A-1 to B-3  
Tax Map 066, Parcel 104.03 – Leesburg Road  
Application

Washington County, Tennessee Zoning Office  
APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION: 423- Kelly@wolfe-  
Owner Bert P. Wolfe, Jr Phone 791-1349 Email development.com  
Address 162 Vines Drive Jonesboro TN State TN Zip 37659  
If Applicable:  
Agent Kelly Wolfe Phone 423-791-1349 Email kelly@wolfe-development.com

SITE INFORMATION  
Address Leesburg Road - 1.4 Ac parcel (non-addressed)  
Civil District 16 Tax Map 066 Group \_\_\_\_\_ Parcel 104.03 Lot Size 1.4 Ac

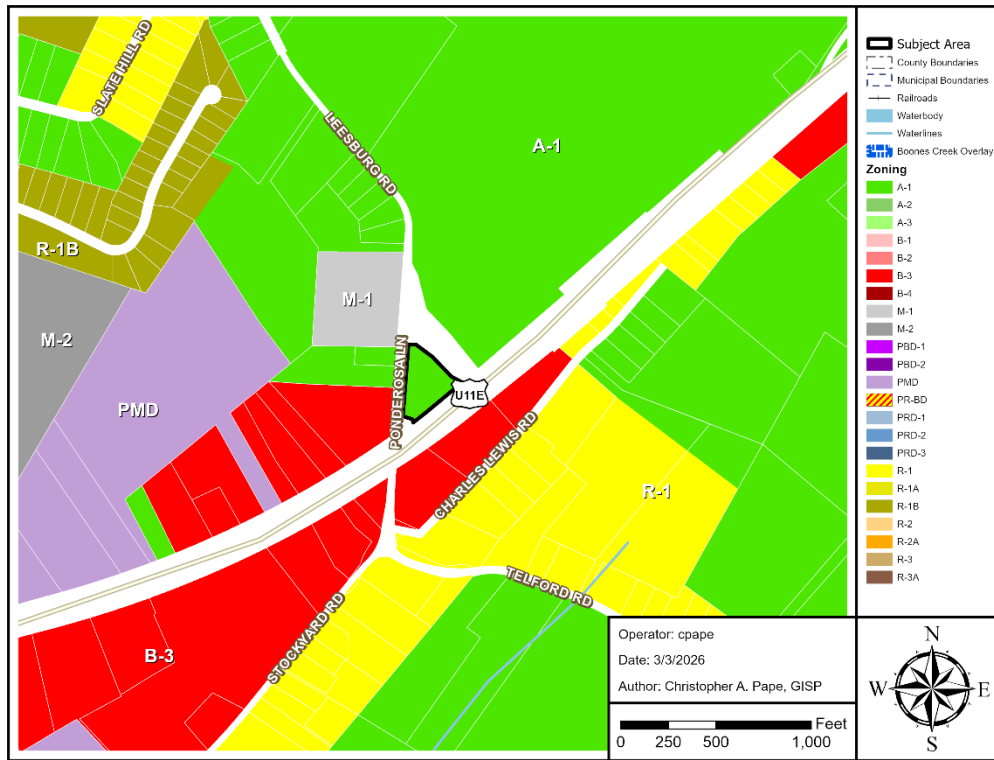
STAFF USE ONLY: File # 26 WC-00128  
PLANNING REGION:  Washington Co.  Jonesborough  Johnson City  
Existing Zoning/Use A-1 Proposed Zoning/Use B-3  
Adjoining Zoning Classification: North A-1/M-1 South B-3/R-1 East A-1/B-3 West B-3/A-1

MEETING INFORMATION  
I agree to attend all meetings that concern this request as follows:  
 Washington County Tennessee Regional Planning Commission: Date 4/7/26 Time 4:00 PM  
(Historic Courthouse, Jonesborough)  
 Jonesborough Regional Planning Commission: Date \_\_\_\_\_ Time 6:00 PM  
(Town Hall, Jonesborough)  
 Johnson City Regional Planning Commission: Date \_\_\_\_\_ Time 6:00 PM  
(City Hall, Johnson City)  
 Washington County Commission: Date 4/27/26 Time 6:00 PM  
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)  
 I understand that I must post a sign on the property 10 days prior to the meeting and I must maintain the sign on the subject parcel until after all meetings are concluded. Upon completion of all meetings, I will return the sign. Should the sign go missing, I will contact the Zoning Office immediately for a replacement.

Applicant Signature [Signature] Date 2-28-26  
An Electronic Signature is a valid form of signature for this application. This application is not considered complete unless the required fees have been paid at the time of submission of the application.

STAFF USE ONLY:  
Received on 3/2/26 by [Signature]

### Rezoning Request – A-1 to B-3 Tax Map 066, Parcel 104.03 – Leesburg Road Aerial Maps



### Rezoning Request – A-1 to B-3 Tax Map 066, Parcel 104.03 – Leesburg Road Location Map



<b>Bert P Wolfe, Jr. Request,</b> 16th Civil District, Tax Map 066, Parcel 104.03		<b>Prepared by the Washington County, Tennessee Zoning Office.</b> <i>This map is not for engineering purposes.</i>	
		<p>Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet Projection: Lambert Conformal Conic Datum: North American 1983 False Easting: 1,968,500.0000 False Northing: 0.0000 Central Meridian: -86.0000 Standard Parallel 1: 35.2500 Standard Parallel 2: 36.4167 Latitude Of Origin: 34.3333 Date Created: 3/3/2026 12:36 PM Software Version: ArcGIS Pro 3.6 Units: Foot US Cartographer: Christopher A. Pape, GISP</p>	
Area of Consideration	Municipal Boundaries		
Subject Property	County Boundaries		
Tax Parcels			

**Rezoning Request – B-3 to R-2  
Stockyard Road, Telford, TN 37690  
Tax Map 066, (Portion of) Parcel 158.00, 5<sup>th</sup> Civil District**

**Owner:** Jonesborough Flea Market, LLC  
**Agent:** Joe Wilson

**Lot Size:** 13 Acres +/-

**Current Zoning:** B-3, General Business  
**Current Land Use:** Vacant/Parking

**Requested Zoning:** R-2 Medium Density Residential

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	B-3 General Business	Commercial
<b>South</b>	R-1 Low Density Residential	Stockyard Rd Single Family Residential
<b>East</b>	B-3 General Business R-1 Low Density Residential	Stockyard Rd Single Family Residential
<b>West</b>	B-3 General Business PMD Planned Manufacturing	Vacant

**Analysis:** The petitioner requests rezoning of a portion of the property to accommodate future development of a mobile home park. The requested portion is approximately 13 acres and contains the area fronting Stockyard Road. Frontage on US Highway 11-E is not included in the requested area.

The requested area gradually slopes downward from Stockyard Road, but does not impose any topographical issues that could hinder development capability. Public water and sewer are available at this location. The subject property does not lie in a flood hazard zone.

The requested R-2 zoning district does not exist in the immediate vicinity of the property. This district would allow for multifamily dwellings with a density up to six units per acre, or mobile home parks with a density up to five units per acre. In the area between US Highway 11-E and Stockyard Road, commercial (B-3) and industrial (PMD and M-2) zoning districts are most common. This rezoning would eliminate the possibility for commercial development in close proximity to the major thoroughfare.

**Recommendation:** Staff recommends denial of the rezoning at Stockyard Road (Tax Map 066, (Portion of) Parcel 158.00) from B-3 to R-2, as submitted.

Rezoning Request - B-3 to R-2  
Tax Map 066, (Portion of) Parcel 158.00 - Stockyard Rd  
Application

ZONING REQUEST - R-2

PRESENT B-3

Washington County, Tennessee Zoning Office  
APPLICATION FOR REZONING

REZONING FEE: \$455.00 (CHECK PAYABLE TO RICK STOREY, TRUSTEE)

PROPERTY OWNER & AGENT INFORMATION:

Owner Wilson Family Trust Phone 423 444 5678 Email Joe Wilson 213@9min.com  
Address FORN 4684 City Johnson City State TN Zip 37602

If Applicable:

Agent \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

SITE INFORMATION

Address  Hwy 11-E  
Civil District 05 Tax Map 066 Group \_\_\_\_\_ Parcel 066 158 Lot Size 13-4 ACRES

STAFF USE ONLY:

File # 26WC-00131

PLANNING REGION:  Washington Co.  Jonesborough  Johnson City

Existing Zoning/Use B-3 Proposed Zoning/Use R-2

Adjoining Zoning Classification: North B-3 South B-3/R-1 East R-1 West PMD/B-3

MEETING INFORMATION

I agree to attend all meetings that concern this request as follows:

- Washington County Tennessee Regional Planning Commission: Date 4/7/26 Time 4:00 PM  
(Historic Courthouse, Jonesborough)
- Jonesborough Regional Planning Commission: Date \_\_\_\_\_ Time 6:00 PM  
(Town Hall, Jonesborough)
- Johnson City Regional Planning Commission: Date \_\_\_\_\_ Time 6:00 PM  
(City Hall, Johnson City)
- Washington County Commission: Date 4/27/26 Time 6:00 PM  
(George P. Jaynes Justice Center, Courtroom 7, Jonesborough)

I understand that I must post a sign on the property 10 days prior to the meeting and I must maintain the sign on the subject parcel until after all meetings are concluded. Upon completion of all meetings, I will return the sign. Should the sign go missing, I will contact the Zoning Office immediately for a replacement.

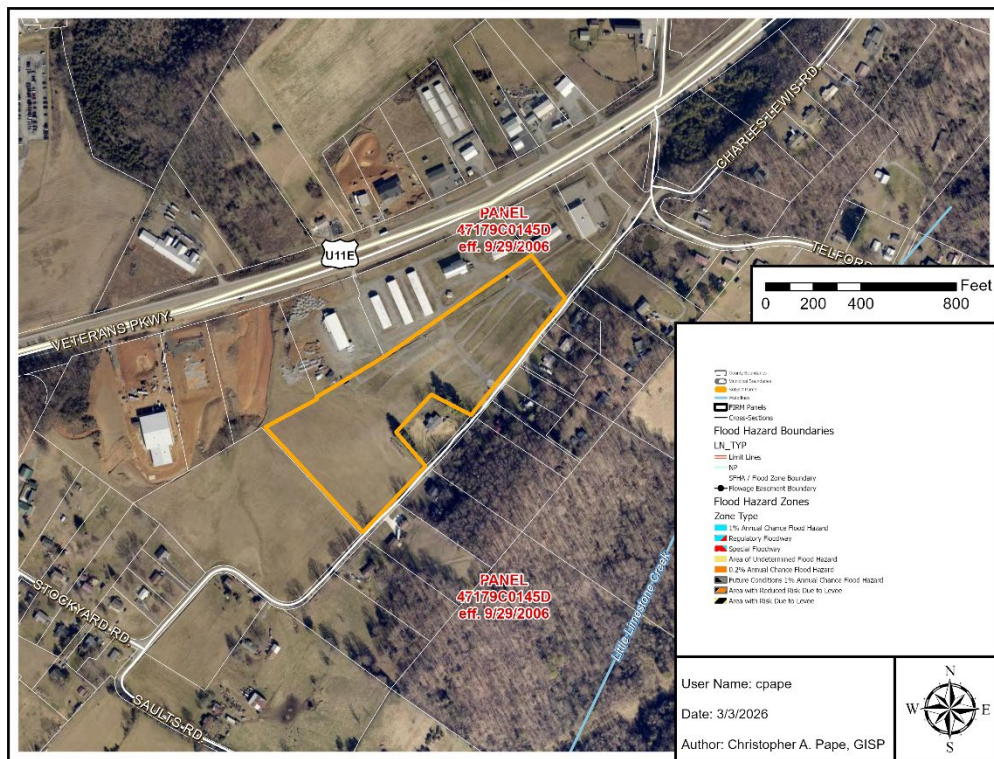
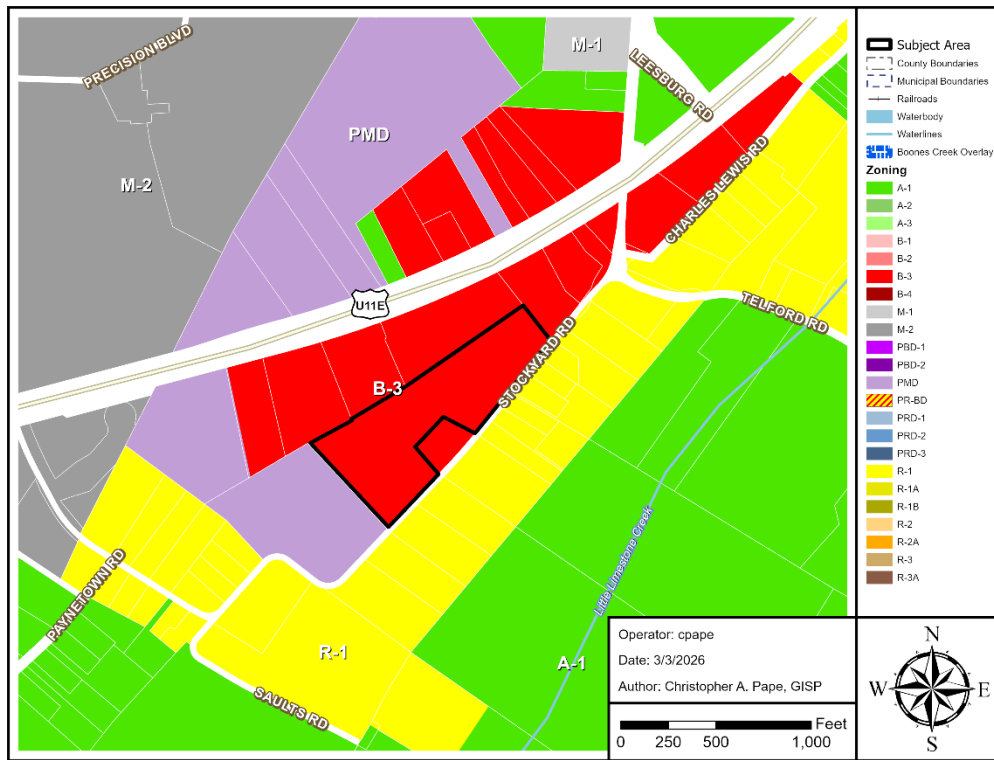
Applicant Signature Joe Wilson Date 3-2-26

An Electronic Signature is a valid form of signature for this application. This application is not considered complete unless the required fees have been paid at the time of submission of the application.

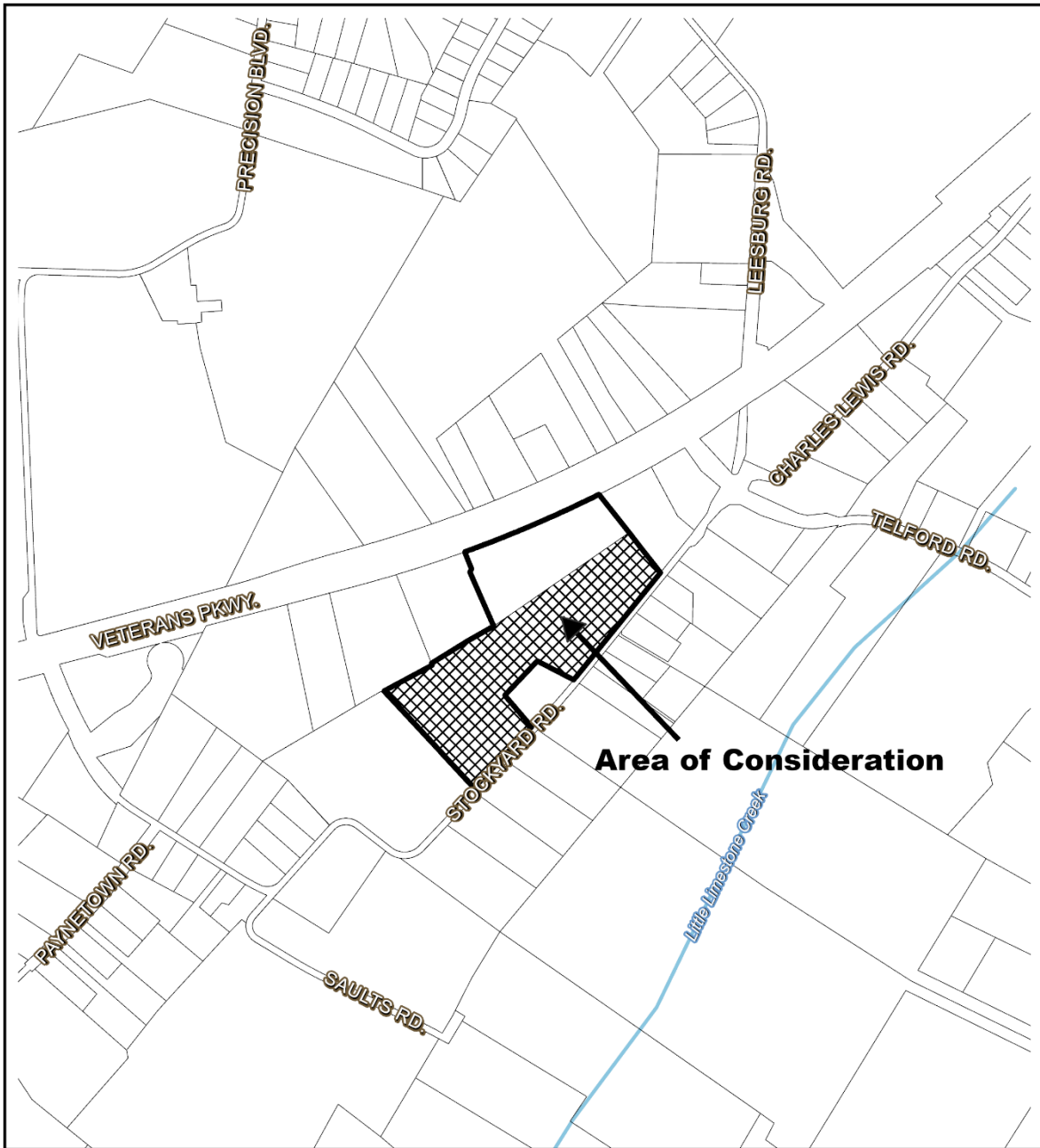
STAFF USE ONLY:

Received on 3/2/26 by \_\_\_\_\_

## Rezoning Request – B-3 to R-2 Tax Map 066, (Portion of) Parcel 158.00 – Stockyard Rd Aerial Maps

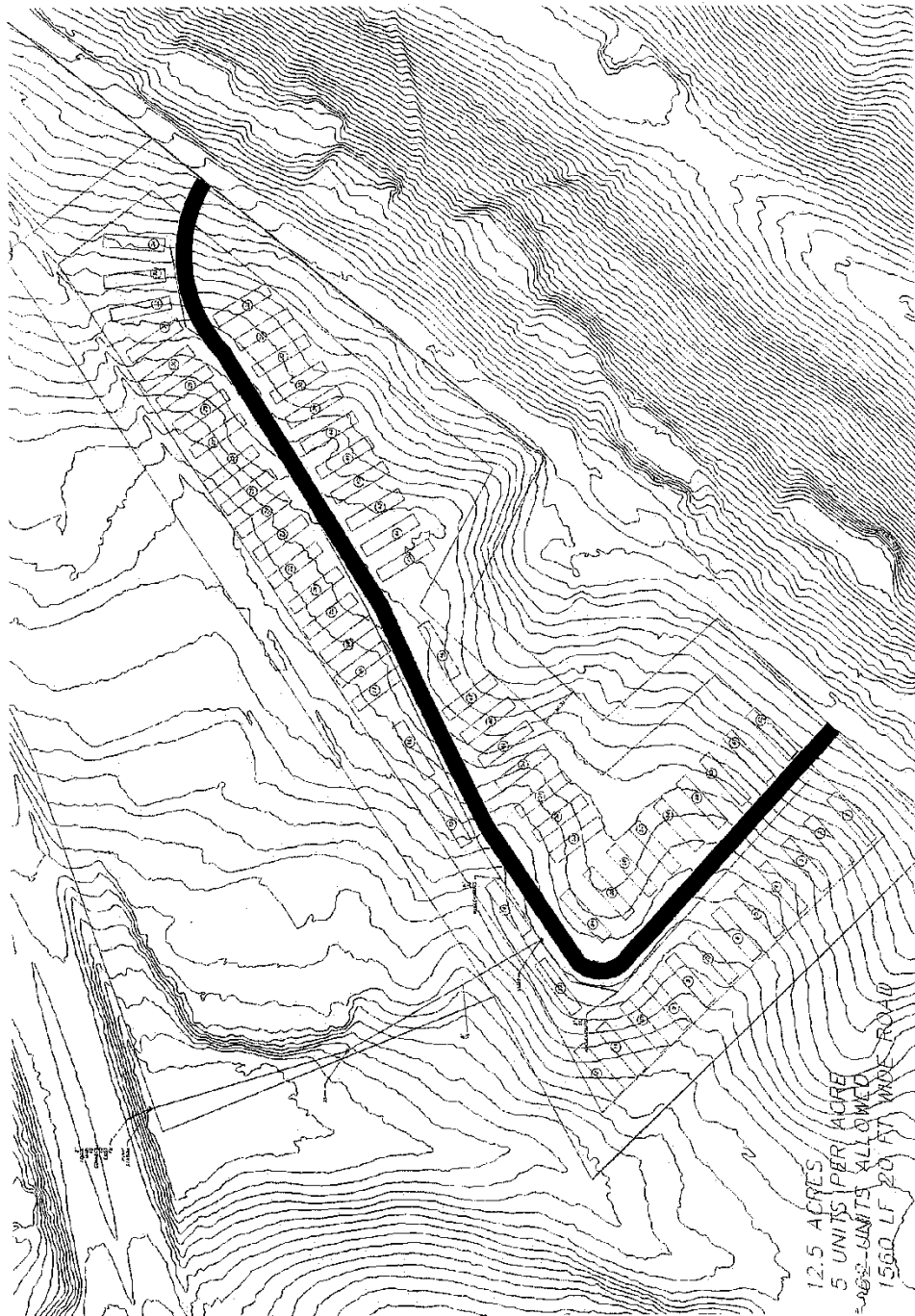


### Rezoning Request – B-3 to R-2 Tax Map 066, Portion of Parcel 158.00 – Stockyard Rd Location Map



<b>Jonesborough Flea Market, LLC Request, 5th Civil District, Tax Map 066, Portion of Parcel 158.00</b>		<b>Prepared by the Washington County, Tennessee Zoning Office.</b> <i>This map is not for engineering purposes.</i>	
		<p>Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet Projection: Lambert Conformal Conic Datum: North American 1983 False Easting: 1,968,500.0000 False Northing: 0.0000 Central Meridian: -86.0000 Standard Parallel 1: 35.2500 Standard Parallel 2: 36.4167 Latitude Of Origin: 34.3333 Units: Foot US</p> <p>Date Created: 3/3/2026 12:39 PM Software Version: ArcGIS Pro 3.6 Cartographer: Christopher A. Pape, GISP</p>	
Area of Consideration Subject Property Tax Parcels	Municipal Boundaries County Boundaries		

**Rezoning Request – B-3 to R-2  
Tax Map 066, Portion of Parcel 158.00 – Stockyard Rd  
Concept Development Plan**



**Rezoning Request – R-1 / A-1 to A-1  
987 Highway 81 N, Jonesborough, TN 37659  
Tax Map 050, Parcel 023.00, 16<sup>th</sup> Civil District**

**Owner:** Celeste & Justin Jones

**Lot Size:** 20.3 Acres +/-

**Current Zoning:** R-1 Low Density Residential / A-1 General Agriculture

**Current Land Use:** Vacant/Agriculture

**Requested Zoning:** A-1 General Agriculture

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	A-1 General Agriculture	Vacant
<b>South</b>	R-1 Low Density Residential	Highway 81 N Single Family Residential Agricultural
<b>East</b>	A-1 General Agriculture	Single Family Residential Agricultural
<b>West</b>	R-1 Low Density Residential	Single Family Residential Vacant

**Analysis:** The petitioner requests rezoning of the property to expand the possibility for agricultural-related uses and allow for an additional dwelling. An existing barn is located on the property, near the frontage of Highway 81 N.

The lot features areas of dense vegetation covering a majority of the acreage. Public water is available at this location, but not public sewer. The northwestern portion of the site is within a flood hazard zone associated with Muddy Fork. This area measures approximately five acres.

The requested A-1 district is currently applied to the northeastern corner of the property, and area of approximately two acres, and is currently vacant. The A-1 zoning district allows for multiple single-family dwellings, less intensive commercial uses, and other agriculture-related operations. A-1 zoning is present in the immediate area, primarily to the north and east.

**Recommendation:** Staff recommends approval of the rezoning at 987 Highway 81 N (Tax Map 050, Parcel 023.00), from R-1/A-1 to A-1, as submitted.

**Rezoning Request – R-1 / A-1 to A-1  
Tax Map 050, Parcel 023.00 – Highway 81 N  
Application (p1)**

**REZONING APPLICATION**



Washington County, Tennessee  
Zoning Office  
P.O. Box 219  
Jonesborough, TN 37659  
Zoning@WashingtonCountyTN.org

**APPLICANT**

Name Celeste & Justin Jones Phone 575-760-9401

Email celeste\_cherie@hotmail.com

**PROPERTY OWNER(S)** Same as Applicant

Name \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

Mailing Address 6921 Cuddy Falls Pl. City North Las Vegas State NV Zip Code 89084

**SITE INFORMATION**

Address 987 HWY 81 N (987 N TN-81) City Jonesborough State TN Zip Code 37659

Civil District 16 Tax Map 050 Group \_\_\_\_\_ Parcel(s) 023.00

Existing Zoning R-1 and A-1 Proposed Zoning A-1

Adjacent Zoning North A-1 South R-1 East A-1 West R-1

**REASON FOR REQUEST**

Rezoning from R-1 to A-1 is requested to better align the zoning classification with the rural character and scale of the 20-acre parcel and to support long-term use as a family homestead with agriculturally compatible activities.

*By signing below, I certify that all information provided is true and correct. I agree to attend all meetings that concern this request. All applications require Regional Planning Commission consideration and must be submitted by the 15<sup>th</sup> of the month prior to the meeting date. I recognize that a **Rezoning Application Fee of \$455.00** must be submitted with this application. This application is not considered complete until the fee has been paid.*

*I agree to post a sign on the requested site, viewable from the nearest public right-of-way, no less than ten (10) days prior to the first meeting date and maintain the sign until all meetings are concluded. Upon completion of all meetings, the sign will be returned. Should the sign go missing, I will notify the Zoning Office immediately to obtain a replacement.*

APPLICANT SIGNATURE Celeste Jones DATE 03/16/2026

Please make all checks payable to Rick Storey, Trustee. A 3% processing fee will be charged on all credit card payments.  
Created: 12-6-2025

**Rezoning Request – R-1 / A-1 to A-1  
Tax Map 050, Parcel 023.00 – Highway 81 N  
Application (p2)**

**REZONING APPLICATION**



Washington County, Tennessee  
Zoning Office  
P.O. Box 219  
Jonesborough, TN 37659  
Zoning@WashingtonCountyTN.org

**STAFF USE ONLY**

FILE # 26WC-00168

**PLANNING REGION**

- WASHINGTON COUNTY
- JONESBOROUGH
- JOHNSON CITY

**MEETING INFORMATION**

- Washington County Tennessee Regional Planning Commission (WCRPC)

Historic Courthouse, 100 E Main Street, Jonesborough, Tennessee 37659 (1<sup>st</sup> Floor Conference Room)

Date 4/7/26 Time 4:00 PM

- Jonesborough Tennessee Regional Planning Commission (JBRPC)

Town Hall, 123 Boone Street, Jonesborough, Tennessee 37659 (Board Room)

Date \_\_\_\_\_ Time 6:00 PM

- Johnson City Tennessee Regional Planning Commission (JCRPC)

Municipal & Safety Building, 601 E Main Street, Johnson City, Tennessee 37659 (Commission Chambers)

Date \_\_\_\_\_ Time 6:00 PM

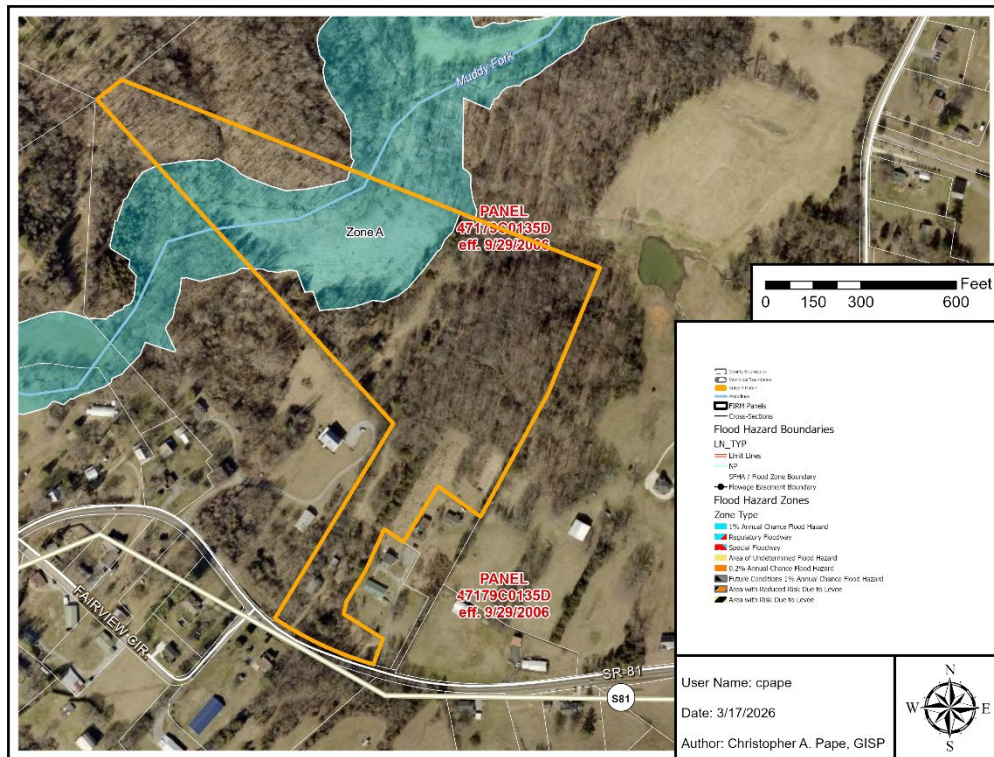
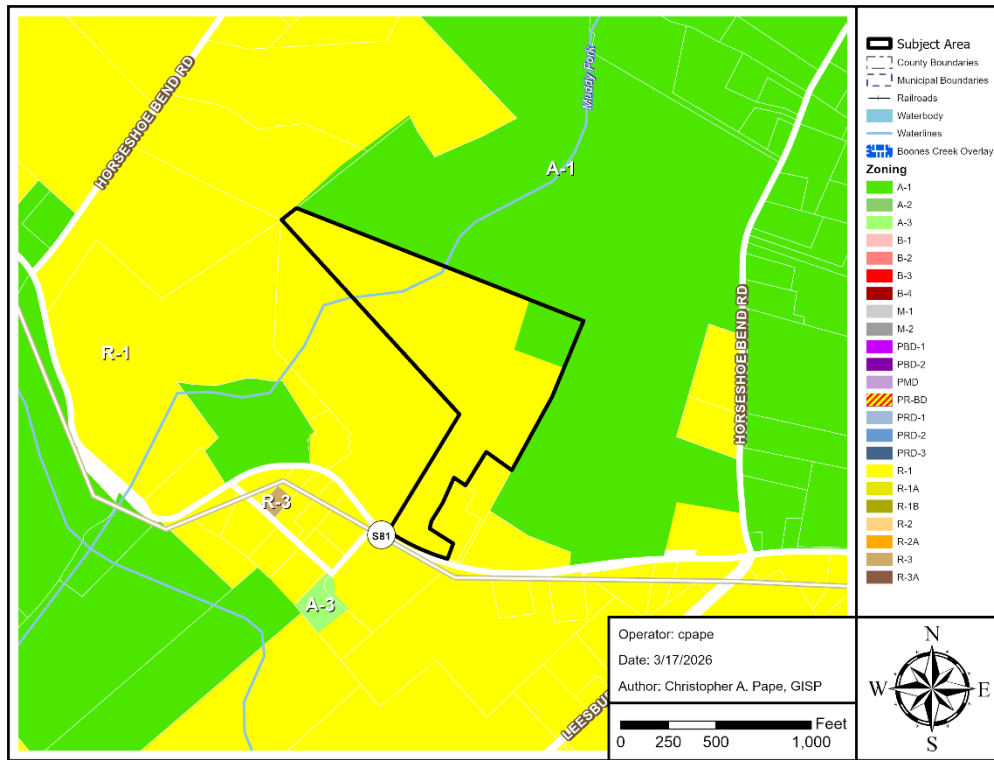
- Washington County Tennessee County Commission (WCC)

George P. Jaynes Justice Center, 108 W Jackson Boulevard, Jonesborough, Tennessee 37659 (Courtroom 7)

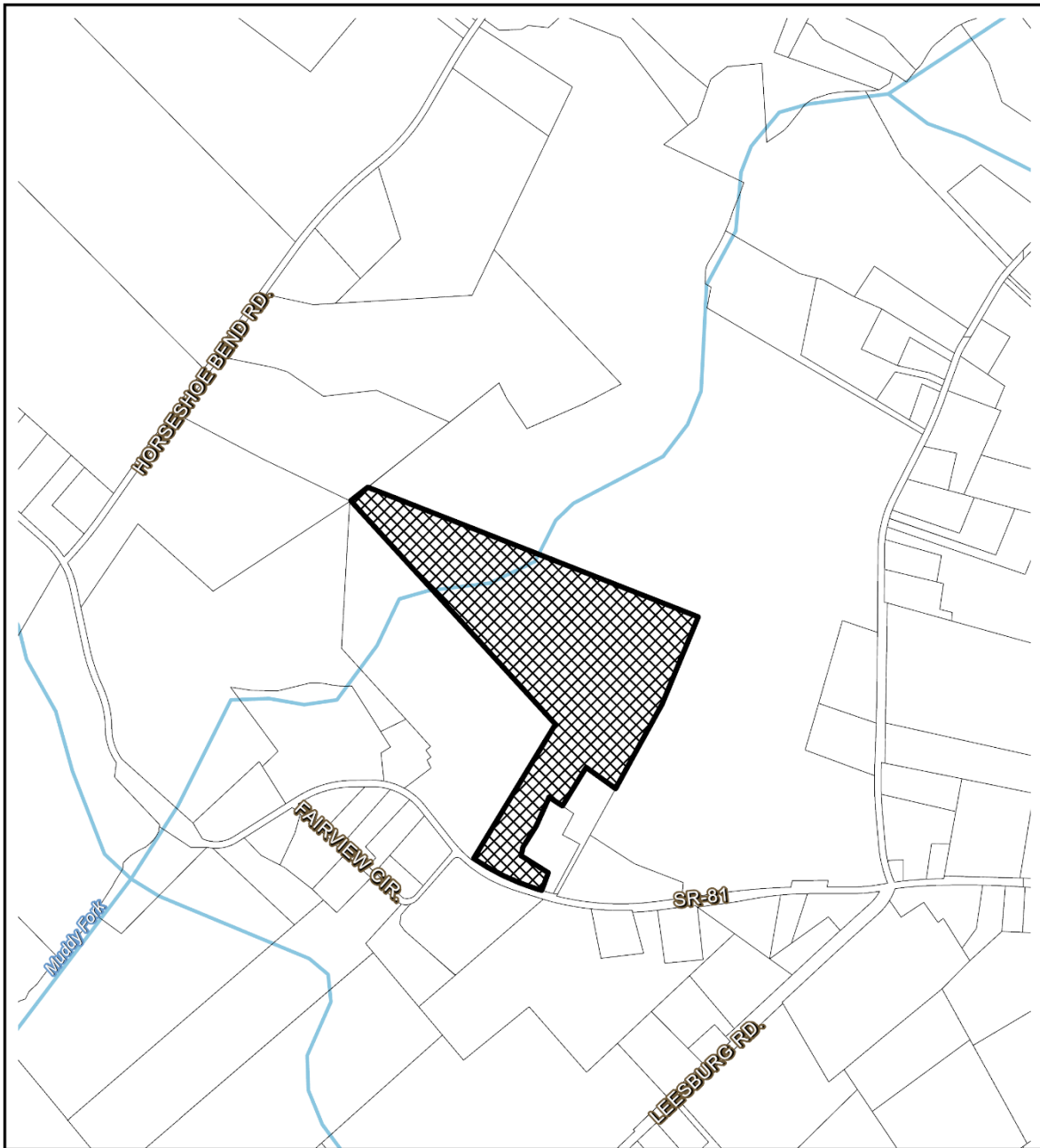
Date 4/27/26 Time 6:00 PM

STAFF SIGNATURE [Signature] DATE RECEIVED 3/16/26

### Rezoning Request – R-1 / A-1 to A-1 Tax Map 050, Parcel 023.00 – Highway 81 N Aerial Maps



**Rezoning Request – R-1 / A-1 to A-1  
Tax Map 050, Parcel 023.00 – Highway 81 N  
Location Map**



Celeste & Justin Jones Request, 16th Civil District,  
Tax Map 050, Parcel 023.00

*Prepared by the Washington County, Tennessee Zoning Office.  
This map is not for engineering purposes.*

		<p>Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet Projection: Lambert Conformal Conic Datum: North American 1983 False Easting: 1,968,500.0000 False Northing: 0.0000 Central Meridian: -86.0000 Standard Parallel 1: 35.2500 Standard Parallel 2: 36.4167 Latitude Of Origin: 34.3333 Units: Foot US</p> <p>Date Created: 3/16/2026 11:37 AM Software Version: ArcGIS Pro 3.6 Cartographer: Christopher A. Pape, GISP</p>	
<p>☒ Area of Consideration</p> <p>▬ Subject Property</p> <p>□ Tax Parcels</p>	<p>▭ Municipal Boundaries</p> <p>▭ County Boundaries</p>		

**Subdivision Request – Taylor’s Grove Preliminary Plat  
Leesburg Road, Jonesborough, TN 37659  
Tax Map 058, Parcel 055.00, 16<sup>th</sup> Civil District**

**Owner/Petitioner:** Jeff Rogers

**Property Size:** 32.24 acres

**Zoning:** A-1 General Agriculture District

**Analysis:** The petitioner requests approval of a preliminary plat for a major subdivision. The plat depicts 35 new lots ranging from approximately 0.5 to 1.5 acres, all of which meet the minimum lot requirements of the A-1 zoning district (Sec. 601.2.1). Stormwater management areas and a mail kiosk will be considered open space and are to be maintained by the future Homeowner’s Association.

A new public road, meeting the requirements of a closed section major residential street (Subdivision Regulations p15), is proposed to serve the subdivision. The road has a singular connection to Leesburg Road and is proposed as a permanent dead-end street. The cul-de-sac meets the standards of the Subdivision Regulations (p24 and p28). Medians are proposed on the new public road as a method of traffic calming.

The new road length is approximately 2100 linear feet and exceeds the maximum length (1200 linear feet) of a dead-end street. The petitioner requests a variance to the Subdivision Regulations regarding the road length.

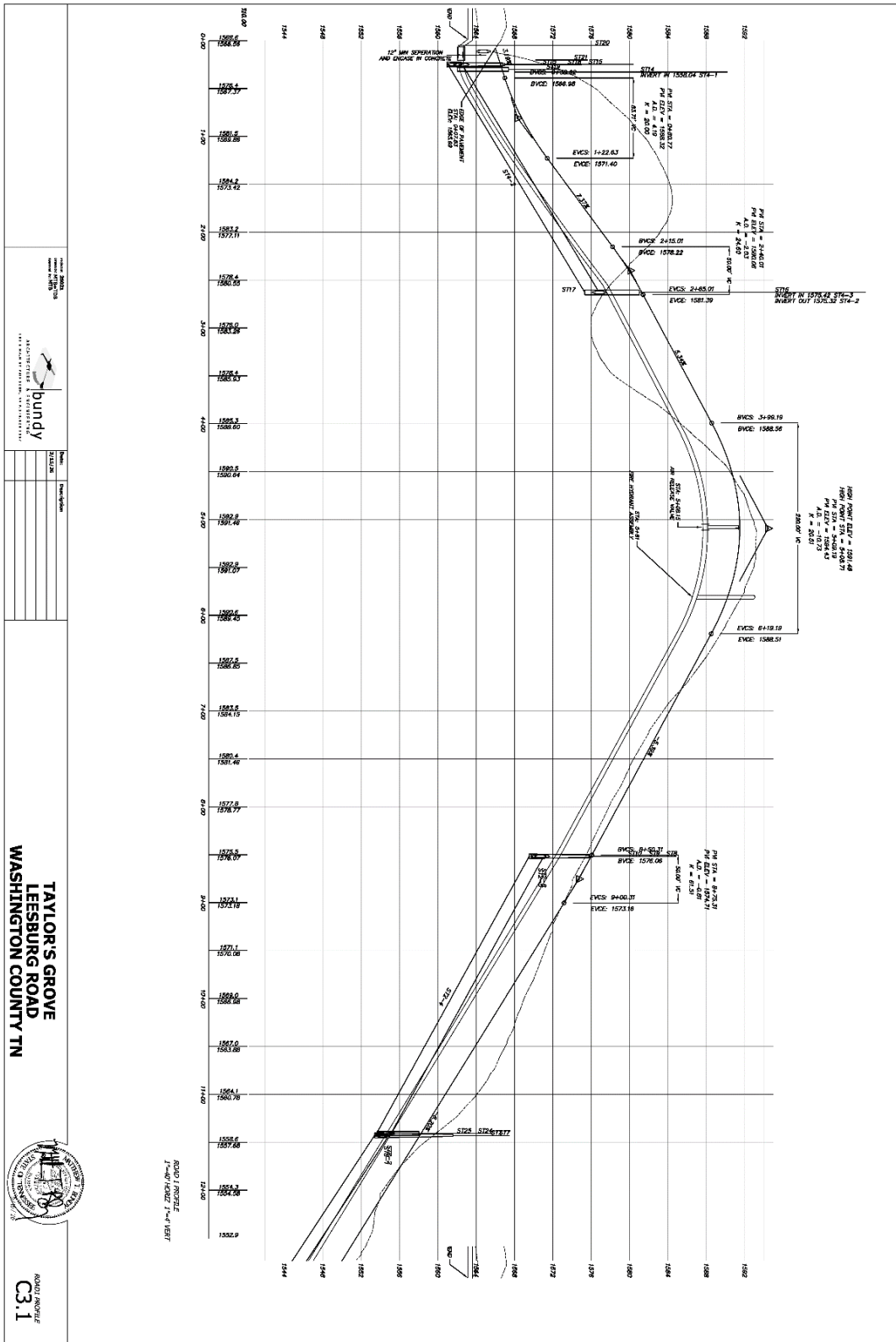
Article III.A.13. (p.24)

Minor terminal streets or court designed to have one end permanently closed shall be no more than twelve hundred (1200) feet long unless approved by the Planning Commission.

**Recommendation:** Staff will provide a recommendation on the preliminary plat at the time of the meeting, pending receipt of revisions to address review comments.



# Subdivision Request – Taylor's Grove Preliminary Plat Tax Map 058, Parcel 055.00 – Leesburg Road Road Profile (p1)





## Subdivision Request – Taylor’s Grove Preliminary Plat Tax Map 058, Parcel 055.00 – Leesburg Road Location Maps

