

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on June 9th, 2026, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

David Durante, Vice-Chairman
Cal Doty, Mayor
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. “Trey” Ricker III

Members Absent:

Ben Brooks, Alternate Secretary
Brittany Hall

Staff members present: Justin Schooley, Planning Administrator; Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Matt Roberson, Building Inspector; Paula Chandler, Clerk Recorder’s Office

Motion made, seconded, and carried to approve the meeting agenda.

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of May12th, 2026, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item:
Chairman Ricker announced that individuals wishing to make public comment or ask questions on any item on the meeting agenda should sign the sheet at the entrance door at this time. NONE

Staff Report of Officers and Committees:

Staff gave informational updates on current planning projects, development activities, and departmental operations.

Fontana Point – anticipate issuing temporary certificate of occupancy to building 3 this afternoon after inspection.

Express Oil Change – project progressing, permits pulled.

Doggie Day Care – Drywall work being done on walls, in finishing stage.

Boys & Girls Club – AS BUILT has been approved, site work remaining before final certificate of occupancy.

Dutch Brothers Coffee – Project moving forward, paving in progress at traffic signal intersection.

Arrowhead Church – Slab poured, back parking lot poured.

Holiday Inn Express – No grading permit issued, expect construction to begin sometime this month.

Marsh Propane – Plan review completed, anticipate permit to be issued this week.

Staff are working toward making changes to make development more attractive in Greeneville. A preview of a Unified Development Ordinance (UDO) and a Land Development Manual (LDM) was presented. In a flowchart staff showed our current process that is multiple separate ordinances and review paths that create confusion. The proposed UDO process will be clear and coordinated. The UDO will create a simpler path for applicants, staff, and decision-makers. A LDM will be a visual companion to the UDO. It will explain standards with visuals, provide technical specifications, and will improve consistency for staff and applicants. Together, the UDO and LDM will create a clearer, more predictable development process.

Mr. Schooley informed members that we have a new State Planning Consultant, Ambre Torbett, AICP. Staff are already receiving guidance from Ms. Torbett, and she has indicated that she is available to give members one-on-one training opportunities to meet their annual 4-hour training requirements.

Mr. Schooley informed members that approved at last Planning Commission meeting a recommendation to the Greeneville City Council revision to the Greeneville Zoning Ordinance, Article III (Definitions) and Section 708, B-1 Neighborhood Business District, Text Amendments – Neighborhood Gathering Venue was not approved in its entirety. The text amendment to Article

VII related to Bed and Breakfast was not approved and the council requested Mr. Schooley to return this item to the Planning Commission for further study. **In consensus, a joint workshop between the Municipal Planning Commission and the Greeneville City Council was requested. Mayor Doty agreed and will make appropriate arrangements.**

Report of the following administrative approvals:

Greeneville Municipal Airport Authority, Administrative Final Approval of a site plan for the construction of a sixty-foot by one-hundred-foot (60 ft. x 100 ft.) corporate hangar facility. Planning staff **Administratively Approved** Final Approval of site plan for the construction of a sixty-foot by one-hundred-foot (60 ft. x 100 ft.) corporate hangar facility located on the Greeneville Municipal Airport Authority property, identified as Greene County Tax Map: 087, Parcel: 011.00.

Administrative Action: The Planning Commission granted Preliminary Approval of the site plan at its regular meeting on March 11, 2025. The subject property is owned by the Greeneville Municipal Airport Authority and is zoned A-1. Because the Planning Commission has no regulatory authority over airport design, this item was presented for grant-related purposes to document Town of Greeneville approval. Planning staff confirmed approval of the site plan with the Tennessee Department of Transportation (TDOT) Aeronautics Division and granted Final Approval administratively. A grading permit has been issued for the project.

A possible revision to the site plan may be forthcoming to address stormwater swale and ditch capacity. The Town Engineer is currently coordinating with the design engineer to evaluate the need for additional detention capacity. Any required revision will be processed accordingly.

555 Justis Drive, Administrative Final Approval of a site plan for a building addition and parking lot expansion for Tusculum Family Physicians. Planning staff **Administratively Approved** Final Approval of a site plan for a building addition and parking lot expansion for Tusculum Family Physicians, located at 555 Justis Drive, identified as Greene County Tax Map: 087N, Group: B, Parcel: 011.01.

Administrative Action: The Planning Commission granted Preliminary Approval of the site plan at its regular meeting on May 12, 2026, subject to all outstanding staff review comments being satisfactorily addressed. The project consists of a 1,300 sq. ft. addition to the existing 7,000 sq. ft. medical office building and expansion of on-site parking from 21 to 34 spaces. Upon verification of compliance with all applicable requirements and the Site Plan Approval Criteria of Zoning Ordinance Section 410.4, Final Approval was granted administratively.

West Andrew Johnson Highway, Preliminary Approval of a site plan for the construction of a natural material storage yard South State Contractors, Inc. Motion was made, seconded, and carried to grant **preliminary approval** of a site plan for the construction of a natural material storage yard for property located on West Andrew Johnson Highway, identified as Greene County Tax Map: 086M, Group: C, Parcel(s): 003.00 & 041.00 with administrative final approval subject to minor landscaping revisions being satisfactorily addressed prior to Final Approval.

Applicant / Owner Intent: South State Contractors, Inc. proposes to develop approximately 7.04 acres as an outdoor natural material storage yard. The project includes site grading, a gravel drive, stormwater detention basin, and phased erosion and sediment control measures. An existing shed on the property will remain.

Property: Zoning District: B-4 (Arterial) Business & GO (Gateway Overlay District) Location: West Andrew Johnson Highway (Greene County Tax Map: 086M, Group: C, Parcels: 003.00 & 041.00)

Owner: South State Contractors, Inc. Total Property

Acreage: 7.04± acres

Analysis: The proposed use is consistent with permitted uses in the B-4 district. The site plan includes phased grading, erosion and sediment control measures designed in accordance with TDEC standards, and a stormwater detention basin with standpipe outlet. No new public infrastructure or right-of-way dedication is proposed.

Staff Recommendation: Staff recommended **Preliminary Approval** of the site plan subject to minor landscaping revisions being satisfactorily addressed prior to Final Approval.

Mayor Cal Doty asked staff to report back if TDOT previously approved the entrance ramp to the property.

W. Andrew Johnson Highway, Preliminary Approval of a site plan for the construction of a warehouse facility for B & H Garage Doors. Motion was made, seconded, and carried to grant **preliminary approval** of a site plan for the construction of a warehouse facility for B & H Garage Doors, located on West Andrew Johnson Highway, identified as Greene County Tax Map: 098C, Group: A, Parcel: 008.02 subject to confirmation of TDOT authorization to allow a temporary construction driveway entrance and administrative final approval to be conditioned upon receipt of an approved highway entrance permit from TDOT.

Applicant / Owner Intent: B & H Garage Doors proposes to construct a 5,040 sq. ft. warehouse building on a 0.60± acre vacant parcel along West Andrew Johnson Highway. The project includes site grading, asphalt paving, 6 parking spaces (including 1 ADA), a stormwater detention basin, water and sewer connections, landscaping, and phased erosion and sediment control measures.

Property: Zoning District: M-2 (High Impact Use) Industrial / GO (Gateway Overlay) District Location: West Andrew Johnson Highway (Greene County Tax Map: 098C, Group: A, Parcel: 008.02) Owner: Daniel L. & Lorene M. Ball Total Acreage: 0.60± acres

Analysis: The proposed use is consistent with permitted uses in the M-2 district. The site plan includes a stormwater detention basin sized for the 100-year storm event, phased erosion and sediment control measures in accordance with TDEC standards, a 10-foot frontage greenspace buffer along West Andrew Johnson Highway, perimeter greenspace, and building foundation landscaping consistent with Gateway Overlay District requirements. Public water and sewer service will be provided by the Greeneville Water Commission. No existing public infrastructure changes are proposed.

Staff Recommendation: Staff recommended granting Preliminary Approval of the site plan. Final Administrative Approval is conditioned upon receipt of an approved highway entrance permit from the Tennessee Department of Transportation (TDOT).

In other business: Mayor Cal Doty requested staff stress to potential developers along the Andrew Johnson Highway that the Town of Greeneville desires site plans to include a frontage road.

After discussion, staff were directed to prepare a frontage road plan to submit to the Planning Commission at next meeting.

There being no further business, the meeting adjourned.

Submitted:

Anita Ricker, Chairman

Paige Mengel, Secretary

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