UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held August 11th, 2026, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:
Cal Doty, Mayor
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:
Ben Brooks, Alternate Secretary
David Durante, Vice-Chairman
Brittany Hall

Staff members present: Justin Schooley, Planning Administrator; Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Page Norton, Building Department Permit Specialist; Christina Potts, Marketing Media Specialist; Cathy Osborne, Interim City Manager; Paula Chandler, Clerk Recorder's Office; Hope Seay, 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 July 14th, 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 Pointe - issued a temporary certificate of occupancy, moving in people, a grand opening celebration last week, waiting on a certified "As Built" from the engineer.

Greene County Industrial site development off Snapps Ferry Road – Due to changes in the utility layout, staff is working with engineer for Thomas & Litton to figure out the best solution.

Staff recently attended training with our State Regional Planning Director for MTAS that addressed the towns Board of Zoning Appeals and Planning Commissions in regard to new Tennessee Code Annotated laws that were recently passed.
Effective January 1, 2027, a new law creating "timelines" to town planning and development services that will require specific review and response times (21, 30, 60 day) or the application may be **automatically approved**. The clock starts when someone submits a completed application and pays a fee. We may need to revise "what is" a complete application for submission. Applications subject to will not be accepted under this new law requirements. This will have a big impact on our policies and procedures on how we move forward. Staff are looking at how we will review and complete applications to meet these new deadlines and are noting anything that we will need to change to keep up with law changes.

Effective July 1st, 2026 - Public Chapter 140 that mandates a clear cost basis and formal justification for local government fees over $250.00. The law aims to bring consistency and accountability to municipal fee structures, particularly development-related fees. We must now provide justification for our fees based on our level of effort plus any related expenses. Staff are working on a fee schedule to be present to this board for adoption.

To work through these changes, we have reached out to Ambre Torbett, a state planning consultant for the University of Tennessee's Institute for Public Service (IPS). Ms. Torbett's role at IPS is to help planner's region-wide with training and education. Ms. Torbett is available to give board members training opportunities as needed and staff have indicated to her that we would be interested in a workshop to go over these new laws.

Staff noted that we will continue to review the town's Zoning Ordinance and Subdivision Regulations for updates as time allows. Due to budget constraints this year an open position in the planning development department was not filled.

Report of the following administrative approvals:

2330 Old Tusculum Road and Goldenrod Lane, **Administrative Final Approval** of a boundary line adjustment (re-plat) between two (2) existing lots. Planning staff **Administratively Approved** Final Approval of a boundary line adjustment (re-plat) between two (2) existing lots located at 2330 Old Tusculum Road and Goldenrod Lane, identified as Greene County Tax Map: 088P, Group B, Parcels 001.00 and 011.00.

Property: Zoning District: R-1 (Low Density) Residential Address: 2330 Old Tusculum Road
Owners: Lisa McCamey (Lot 1R); Russell W. Wooten and Sheila Wooten (Lot 11R)

Subdivision Details: Plat Name: Re-Plat of The Meadows, Sections 1 & 2 Total Combined Acreage: 1.909± acres
Existing Lots: 2
Proposed Lots: 2
Area Adjusted: 0.036± acres (1,578± sq. ft.) transferred from Lot 11 to Lot 1R

Analysis: The plat adjusts the shared boundary between Lot 1R and Lot 11 (re-platted as Lot 11R), transferring a 0.036± acre area from Lot 11 to Lot 1R.

Administrative Action: Based on compliance with the Town's Subdivision Regulations and Zoning Ordinance, the boundary line adjustment plat was **Approved Administratively.**

221 N. Highland Avenue, **Administrative Final Approval** of a two (2) lot minor subdivision plat. Planning staff **Administratively Approved** Final Approval of a two (2) lot minor subdivision plat for the property located at 221 N. Highland Avenue, identified as Greene County Tax Map: 098C, Group: E, Parcel: 041.00, 10th Civil District.

Property: Zoning District: R-2 (Medium Density) Residential
Location: 221 N. Highland Avenue (Greene County Tax Map: 098C, Group: E, Parcel: 041.00)
Owner/Developer: Aaron Pike

Subdivision Details: Plat Name: N. Highland Avenue at Leonard Street Property Surveyor: Azimuth Engineering, Inc.
Total Acreage: 1.922 +/- acres Existing Lots: 1
Proposed Lots: 2
Lot 1: 0.276 +/- acres (221 N. Highland Avenue)
Lot 2: 1.646 +/- acres

Analysis: The plat divides one existing parcel into two (2) lots. Both resulting lots meet the minimum lot size, frontage, and dimensional requirements of the R-2 zoning district. No variances were requested, and no new streets or public improvements are required.

Administrative Action: Based on compliance with the Town's Minor Subdivision Requirements, Subdivision Regulations, and Zoning Ordinance, the minor subdivision plat was **Approved Administratively**.

New Business:

Recommendation to the Greeneville City Council to rezone a total four (4) parcels of land, three (3) located on W. Andrew Johnson Highway, and one (1) located on795 Baileyton Road, from R-1 (Low Density) Residential to M-2 (High Impact Use) Industrial, Greeneville Energy Authority properties. Motion was made, seconded, and carried to recommend to the Greeneville City Council that (3) parcels of land located on W. Andrew Johnson Highway, identified as Greene County Tax Map: 098C, Group: A, Parcel: 007.00; 012.00; 008.07; and one (1) parcel of land located at 795 Baileyton Road identified as Greene County Tax Map: 086 Parcel: 110.00 **be rezoned** from R-1 (Low Density) Residential to M-2 (High Impact Use) Industrial. **Paige Mengel abstained from discussion and vote.** The property owner, Greeneville Energy Authority, requests rezoning of the subject parcel to M-2 (High Impact Use) Industrial. The purpose of the rezoning is to bring the property into zoning conformity to support power utility operations.

1) **W. Andrew Johnson Hwy** (Greene County Tax Map: **098C, Group: A, Parcel: 007.00**)
Total Acreage: 7.15± acres The subject parcel is currently split-zoned R-1 (Low-Density Residential) and M-2 (High-Impact Industrial). The property has access to an arterial roadway, the Development Review Committee expressed no concerns regarding rezoning the parcel to M-2, and the surrounding land uses are consistent with the M-2 zoning district.

2) **W Andrew Johnson Hwy** (Greene County Tax Map: **098C, Group: A, Parcel: 012.00)**
Total Acreage: 15.9± acres The subject parcel is currently split-zoned R-1 (Low-Density Residential) and M-2 (High-Impact Industrial). The property has access to an arterial roadway, the Development Review Committee expressed no concerns regarding rezoning the parcel to M-2, and the surrounding land uses are consistent with the M-2 zoning district.

3) **1350 W Andrew Johnson Hwy** (Greene County Tax Map: **098C, Group: A, Parcel: 008.07**)
Total Acreage: 3.63± acres The subject parcel is currently zoned R-1 (Low-Density Residential). The property has access to an arterial roadway, the Development Review Committee expressed no concerns regarding rezoning the parcel to M-2, and the surrounding land uses are consistent with the M-2 zoning district.

4) **795 Baileyton Road** (Greene County Tax Map: **086, Parcel:110.00**)
Total Acreage: 55± acres : The subject parcel is currently zoned R-1 (Low-Density Residential). The property has access to an arterial roadway, the Development Review Committee expressed no concerns regarding rezoning the parcel to M-2, and the surrounding land uses are consistent with the M-2 and B-4 zoning district. Any future development would have to address landscape buffer requirements for adjoining properties if applicable.

Staff Recommendation: Staff recommended that the Planning Commission forward a recommendation of **approval** to City Council for the rezoning of the four (4) subject properties from R-1 (Low Density) Residential to M-2 (High Impact Use) Industrial.

Recommendation to the Greeneville City Council **annexation** of one (1) parcel of land located at 1350 W. Andrew Johnson Highway. Motion was made, seconded, and carried to recommend to the Greeneville City Council **annexation** of one (1) parcel of land located at 1350 W. Andrew Johnson Highway, identified as Greene County Tax Map: 098C, Group: A, Parcel: 008.01 and the subject parcel to be zoned to M-2 (High Impact Use) subject to the following condition: prior to or concurrent with annexation, a plat shall be approved and recorded combining the subject parcel with one of the two adjoining GEA-owned properties to establish legal access, extend services, and remove the landlocked condition. **Paige Mengel abstained from discussion and vote.**

The applicant, Greeneville Energy Authority CEO/ President Dwayne Wells, requests annexation of the subject parcel into the Town's corporate limits. The applicant states that the parcel is accessible only through GEA's existing property within the city, that future development plans for the site would cross the Town limits and involve Greene County, and that GEA intends for the parcel to eventually carry the same M-2 zoning designation as its other properties in the city. Proposed use after annexation is stated as unchanged from current use.

Current Zoning District (pre-annexation): R-1 (according to Greene County tax records)
Proposed Zoning District: M-2
Location: **W Andrew Johnson Hwy** (Greene County Tax Map: 098C, Group: A, Parcel: 008.01)

Property Owner: Greeneville Energy Authority Total Acreage: 4.19± acres (deed)
Current Use: Abandoned quarry/storage and parking Proposed Use After Annexation: Same
Road Access: Property is landlocked

This application requests annexation only and no development approval. The Development Review Committee met on August 4, 2026, and did not have concerns regarding emergency services for the parcel. Planning staff met with the Town Attorney to draft an annexation resolution and Plan of Services; the Plan of Services addresses the parcel's landlocked condition.

Staff Recommendation: Staff recommended that the Planning Commission recommend **approval** of the annexation to the City Council, subject to the following condition: prior to or concurrent with annexation, a plat shall be approved and recorded combining the subject parcel with one of the two adjoining GEA-owned properties to establish legal access, extend services, and remove the landlocked condition and that the subject parcel to be zoned M-2 (High Impact Use).

W. Andrew Johnson Highway, **Preliminary Approval** of a site plan for a building addition for the Greeneville Energy Authority. Motion was made, seconded and carried to grant **preliminary approval** of a site plan for a building addition for the Greeneville Energy Authority on W. Andrew Johnson Highway, identified as Greene County Tax Map: 098C, Group A, Parcel 12.00 subject to all outstanding staff review comments being satisfactorily addressed. **Paige Mengel abstained from discussion and vote.** Planning staff will grant Final Administrative Approval without further action by the Planning Commission upon satisfaction of the following conditions:

1. The subject property is rezoned to M-2 (High Impact Use) Industrial.
2. A plat adjusting or removing the interior boundary line is approved and recorded such that the building addition meets all M-2 setback requirements.

The property owner, Greeneville Energy Authority, proposes to construct a new office addition with associated access drives and parking, stormwater detention, and landscaping.

Property: Zoning District: R-1 (Low Density) Residential
Location: **W. Andrew Johnson Highway** (Greene County Tax Map: 098C, Group: A, Parcel: 012.00)
Owner of Record: Greeneville Energy Authority Total Parcel Acreage: 15.9 +/- acres

Site Details: Plan Title: Civil Land Development Plans for Greeneville Energy Authority Building Addition

Plan Set Date: July 17, 2026 (Revision A - Issued for Town Submission) Utilities: All utilities are public and existing. Electric service is provided by the Greeneville Energy Authority.
Stormwater: Stormwater detention is proposed. Post-construction stormwater management and drainage area plans were prepared by the project design engineer.

The proposed office addition is located on property zoned R-1 (Low Density) Residential. The applicant intends to rezone the property to M-2 (High Impact Use) Industrial to accommodate the proposed use. In addition, an existing boundary line crosses the area of the proposed addition, and the addition would not meet the required M-2 setbacks from that line as currently platted. A plat adjusting or removing the boundary line is required before the addition can be found compliant.

Staff review comments have been issued to the applicant, and outstanding comments remain to be addressed.

Staff Recommendation: Staff recommended granting Preliminary Approval of the site plan, subject to all outstanding staff review comments being satisfactorily addressed.

In other business:

Staff thanked Greeneville Energy Authority design team for their good design and forward thinking.

There being no further business, the meeting adjourned

Anita Ricker, Chairman

Paige Mengel, Secretary

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