UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on July 14th, 2026, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:	Members Absent:
Ben Brooks, Alternate Secretary	Cal Doty, Mayor
David Durante, Vice-Chairman	Ginny Kidwell
Matt Hensley	Brittany Hall
Anita Ricker, Chairman	Paige Mengel, Secretary
Samuel A. "Trey" Ricker III	

Staff members present: 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 June 9th, 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.

(12 Current Projects, 6 Active Projects)

Fontana Point – in final stage, expect tenants to move in soon, setbacks due to recent vandalism; damage has been repaired and they are moving forward.
Express Oil Change – project moving forward, almost ready for paving.
Doggie Day Care – nearing completion.
Massage Matters – awaiting TDOT driveway approval.
Brandon Lollar/Wingstop – paused to relocate part of building due to flood zone, updated plans, progress pending.
Airport Hangar – construction has begun, grading work, and utility pole relocation.
Kingsway Medical – paused due to funding.
Greeneville Community Hospital ER – major expansion project, to begin soon.
First Horizon Bank – remodel coming soon, downtown branch.
Holiday Inn Express – construction to begin soon.
Marsh Propane – project to begin soon.
Boys & Girls Club – project completed.

Report of the following administrative approvals:

W. Andrew Johnson Highway, Administrative Final Approval of a site plan for South State Contractors Inc.'s natural material storage yard. Planning staff **Administratively Approved** Final Approval of site plan for South State Contractors, Inc.'s natural material storage yard, located on West Andrew Johnson Highway (Greene County Tax Map: 086M, Group: C, Parcels: 003.00 & 041.00). The Planning Commission granted Preliminary Approval of the site plan at its June 9th, 2026, meeting, subject to minor landscaping revisions being satisfactorily addressed prior to Final Approval. Planning staff reviewed the

revised landscaping plan and determined that the condition of approval was satisfactorily met. No other aspects of the approved site plan were modified.

W. Andrew Johnson Highway, Administrative Final Approval of a site plan for B & H Garage Doors' warehouse facility. Planning staff **Administratively Approved** Final Approval of the site plan for B & H Garage Doors' warehouse facility, located on West Andrew Johnson Highway (Greene County Tax Map: 098C, Group: A, Parcel: 008.02). The Planning Commission granted Preliminary Approval at its June 9th, 2026, meeting, conditioned upon receipt of an approved highway entrance permit from the Tennessee Department of Transportation (TDOT). As the TDOT Highway Entrance Permit remains under review, staff granted Final Administrative Approval of the site plan along with a Conditional Grading Permit authorizing on-site grading and site improvement work. Per the approval conditions, neither the temporary construction entrance nor the permanent highway entrance onto West Andrew Johnson Highway (US 11E, State Route 34) may be constructed or disturbed until TDOT Highway Entrance Permit authorization is received, and construction access shall be maintained via the existing adjacent property entrance until that authorization is granted.

New Business:

Recommendation to the Greeneville City Council to rezone properties located at 117 Doughty Ave., 119 Doughty Ave., 508 N. Irish St., N. Irish St., and 506 N. Irish St. from M-2 (High Impact Use) Industrial to R-3 (Medium Density) Residential. Motion was made, seconded, and carried to recommend to the Greeneville City Council that five (5) properties being located at located at 117 Doughty Ave, 119 Doughty Ave, 508 N Irish St, N Irish St, and 506 N Irish St, identified as Greene County Tax Map 098D, Group D, Parcels 011.00, 029.00, 026.00, 027.00, and 025.00 be rezoned from M-2 (High Impact Use) Industrial to R-3 (Medium Density) Residential.

Background: This is a Town-initiated action. Following a formal rezoning application submitted by one property owner in the area, consistent with the findings of a 2023 Town zoning study, staff proposes to include all similarly situated properties in a single rezoning action rather than requiring each owner to apply individually.

Property: Current Zoning District: M-2 (High Impact Use) Industrial Proposed Zoning District: R-3 (Medium Density) Residential Location: 117 Doughty Ave, 119 Doughty Ave, 508 N Irish St, N Irish St, and 506 N Irish St. Parcels: Greene County Tax Map 098D, Group D, Parcels 011.00, 029.00, 026.00, 027.00, and 025.00 Total Properties: 5

Analysis: The subject properties are currently zoned M-2 (High Impact Use) Industrial, a designation that does not permit residential use. Because the properties are classified as residential according to tax assessor records and Town mapping, they are currently treated as legal nonconforming uses under the existing zoning map. This nonconformity may impose limitations on financing, reconstruction, or improvements not faced by properly zoned residential properties.

A zoning study completed in the summer of 2023 by Planning intern William Sams identified properties along North Irish Street and Doughty Avenue as residential in character and inconsistent with their industrial zoning designation. The study recommended correcting the zoning map to reflect the actual use and character of the area.

Rezoning the subject properties to R-3 (Medium Density) Residential would bring them into conformance with the Zoning Ordinance and remove the limitations associated with their nonconforming status. No changes to the properties or their existing use would be required as a result of this action.

Property owners were notified by letter on June 24, 2026, that this rezoning case would be presented to the Planning Commission on July 14, 2026. Should the request proceed, subsequent public hearing and final action by ordinance would follow before City Council on August 4, 2026.

Staff Recommended the Planning Commission forward a recommendation of approval to Greeneville City Council for the rezoning of the five (5) subject properties from M-2 (High Impact Use) Industrial to R-3 (Medium Density) Residential.

Recommendation to the Greeneville City Council to approve an Airport Overlay District (AOD) Ordinance, Version 1.2, subject to review by the Town Attorney regarding the ordinance's application within the Town's Zoning Ordinance. Motion was made, seconded, and carried to recommend to the Greeneville City Council to approve an Airport Overlay District (AOD) Ordinance, Version 1.2, subject to review by the Town Attorney regarding the ordinance's application within the Town's Zoning Ordinance.

Background: Planning staff has prepared a draft Airport Overlay District ordinance to protect navigable airspace, reduce land use incompatibility around the Greeneville Municipal Airport, and implement airport compatibility standards consistent with 14 C.F.R. Part 77, , and the Town's 2017 Comprehensive Plan.

The proposed ordinance establishes two land use compatibility areas extending along each runway approach path: an Inner Runway Approach Compatibility Area (Inner RACA) from the runway end to 6,000 feet, and an Outer Runway Approach Compatibility Area (Outer RACA) from 6,000 to 10,000 feet. The ordinance addresses many items including land use compatibility, residential density limitations, height and airspace protection, wildlife and environmental hazards, drive- through and vehicle queue review standards, and airport noise and overflight disclosure requirements. No existing lawful uses are rendered nonconforming by adoption.

Pursuant to TCA §42-6-105, the draft ordinance was submitted to the Tennessee Department of Transportation, Aeronautics Division, for review in its advisory capacity. TDOT Aeronautics has since completed its review of Version 1.2 and has not identified any issues with the draft as presented.

With TDOT's review complete, the item returns to the Planning Commission for consideration of a formal recommendation to the Greeneville City Council. Prior to City Council's first reading, the Town Attorney will review the draft to confirm how the Airport Overlay District would be applied and codified within the Town's existing Zoning Ordinance.

Analysis: Completion of the TDOT Aeronautics review satisfies the state review requirement under TCA §42-6-105 and clears the way for the ordinance to proceed toward local adoption. The Town Attorney's review of the ordinance's integration into the Zoning Ordinance is a necessary step to ensure the AOD is properly codified alongside existing use district and overlay provisions before City Council takes up first reading and the required public hearing.

Staff recommended the Planning Commission forward recommendation of approval of an Airport Overlay District ordinance, Version 1.2, to the Greeneville City Council, subject to review by the Town Attorney regarding the ordinance's application within the Zoning Ordinance, and forward the item for first reading and public hearing.

Staff informed the Planning Commission that the same information was being presented in the afternoon to the Greene County Planning Commission at 1:00 pm on July 14, 2026 for informational purposes to insure both the Town of Greeneville and Greene County had the same information on the same day.

There being no further business, the meeting adjourned.

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Anita Ricker, Chairman

Submitted:

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Paige Mengel, Secretary

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