

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on July 8th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Andy Broyles
David Durante, Alternate Secretary
Matt Hensley
Ginny Kidwell, Vice-Chairman
Paige Mengel
Anita Ricker, Secretary

Members Absent:

Ben Brooks
Cal Doty

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office

Motion made, seconded, and carried to approve the meeting agenda with item 6.6 grading plan for property located on W. Andrew Johnson Highway being removed.

Ginny Kidwell, Vice-Chairman of the commission, presided. At last meeting, Randy Davenport, Planning Administrator announced that board member and Chairman Lindy Riley term of the planning commission would expire on June 30th, 2025, and that she did not wish to be reappointed and that Ginny Kidwell, Vice-Chairman of the commission will perform the duties of the Chairman until a new Chairman is elected for the new year September 2025.

Motion made, seconded, and carried to approve minutes of regular meeting of June 10th, 2025, as written.

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

Staff Report:

Justin Schooley, Planner, gave updates on various projects in the town and presented items for consideration. This was Randy Davenport, Planning Administrator, last meeting before his upcoming retirement at the end of this month. After the meeting was adjourned, Mr. Davenport spoke and was recognized for his time with the Town of Greeneville.

West Main Street and Pelican Lane, preliminary and final approval of a five (5) lot minor subdivision plat, division of Lot 3R of the Roy Allen Johnson property. Motion was made, seconded, and carried to grant preliminary and final approval of a five (5) lot minor subdivision plat for property located at the intersection of West Main Street and Pelican Lane, known as the "Division of Lot 3R of The Roy Allen Johnson Property" (Greene County Tax Map 110H, Group B, Parcel 7.01), and zoned **R-2 (Medium Density) Residential** subject to permanent fencing to clearly define perimeter of cemetery on subject property and also subject to adding a note for lots adjoining West Main St (S.R. 321) stating that driveway permits will be required from TDOT for access from West Main Street. Staff recommended granting preliminary and final approval of the plat as submitted.

Administrative approval: Motion made, seconded, and carried to recognize and concur with the following administrative approval:

Bedford Circle, preliminary and final approval of a two (2) lot minor combination subdivision plat, redivision of Lots 11 and 12R of the Hunter Ridge Subdivision.

Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination subdivision plat for property located on Bedford Circle, known as “Redivision of Lots 11 and 12R of The Hunter Ridge Subdivision” (Greene County Tax Map 099P, Group E, Parcels 12.00 & 13.00), and zoned **R-1A (Low Density) Residential**. Staff recommended granting consent of administrative approval of the plat as submitted.

307 South Main Street, preliminary and final approval of combination plat combining several internal lots into one (1), combination plat of a portion of the Christ United Methodist Church property. Motion was made, seconded, and carried to grant preliminary and final approval of combination plat combining several internal lots into one (1). The property is located at 307 South Main Street, known as “Combination Plat of a Portion of The Christ United Methodist Church Property” (Greene County Tax Map 98L, Group B, Parcels 4.00 & 5.00), and zoned **B-3 (Intermediate Business) Business**. Staff recommended preliminary and final approval of the plat as submitted.

Administrative approval: Motion made, seconded, and carried to recognize and concur with the following administrative approvals:

East McKee Street (near Woodlyn Street intersection), preliminary and final approval of a two (2) lot minor subdivision plat, division of Lot 6 of the Andrew & Rachel Hull Property Subdivision. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for property located on East McKee St (near Woodlyn St intersection), known as “Division of Lot 6 of The Andrew & Rachel Hull Property Subdivision” (Greene County Tax Map 110, Parcel 16.05), and zoned **R-1 (Low Density) Residential**. The subdivision plat proposes to divide Lot 6 into two lots (Lot 6R-1 & Lot 6R-2). Staff recommended granting consent of administrative approval of the plat as submitted.

170 Serral Drive, preliminary and final approval of Lots 4 and 5 of the Fred Serral property. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination plat for property located at 170 Serral Drive, known as “Combination of Lots 4 and 5 Of The Fred Serral Property” (Greene County Tax Map 88, Parcel 6.23), and zoned **B-4 (Arterial Business) Business**. Staff recommended granting consent of administrative approval of the plat as submitted.

325 Bohannon Avenue, preliminary and final approval of a site plan, site construction plans Weems Cartage & Storage Truck Parking. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for property located at 325 Bohannon Avenue, (Greene County Tax Map 087P, Group D, Parcel 013.00), and zoned **M-2 (High Impact Use) Industrial**. The project name is “Site Construction Plans Weems Cartage & Storage Truck Parking” and proposes to construct a gravel parking area for truck /trailer parking. The total area of land disturbance on the SWPP is 2.9 Acres and a NOC permit with TDEC has been obtained. The parking area will tie into an existing asphalt entrance off Bohannon Avenue. Landscape buffering and fencing is shown to be installed to meet the Zoning Requirements for industrial uses adjacent to residential properties. Staff recommended granting preliminary and final approval of the site plat as submitted.

There being no further business, the meeting adjourned.

Ginny Kidwell, Vice-Chairman

Submitted:

Anita Ricker, Secretary

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