

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on November 11th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
Ben Brooks, Alternate Secretary
David Durante, Vice-Chairman
Brittney Hall
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:

Matt Hensley

Staff members present: Justin Schooley, Planning Administrator, Andy Broyles, Director of Development Services; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Brandon Norton, Athletic Coordinator

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 October 14th, 2025, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item: Chairman Ricker 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:

Staff gave updates on various projects in the town.

Hardin Park, Greeneville Parks & Recreation, final approval on second submission for the LPRF (Local Parks & Recreation Fund) grant application for park improvement projects at Hardin Park. Motion was made, seconded and carried to give final approved on second submission for the LPRF (Local Parks & Recreation Fund) grant application for park improvement projects in Hardin Park as project scope originally submitted on October 14th, 2025. Staff recommended final approval.

This step is required to confirm that no changes in scope have been made to the project since the first hearing as part of the grant compliance process. The original scope presented at the first submission (October 14th, 2025) was to make playground improvements to the current playground located across from the pool before the pond, to make improvements to the basketball courts and convert the tennis courts into pickleball courts, which are located right past the pool on the same side as the pool. New fencing will be added at ballcourts, and all areas will be ADA accessible. The grant has been awarded to the Town of Greeneville in the amount of \$100,000.00 with \$100,000.00 local match.

Funding of the grant is through the TDEC- Office of Outdoor Recreation.

1944 Snapps Ferry Road, preliminary and final approval of a three (3) lot minor subdivision plat. Motion was made, seconded, and carried to grant preliminary and final approval of a three (3) lot minor subdivision plat for property located at 1944 Snapps Ferry Rd and being known as (Greene County Tax Map: 87D, Group: A, Parcels: 10, 10.02, 10.03, & 10.04) subject to property owners signatures on plat. The subdivision plat proposes to subdivide then combine one (1) landlocked lot with three (3) existing lots. The landlocked lot is a common area owned by Habitat for Humanity and through this subdivision it will be transferred to the

residential property owners on the three adjoining lots. All lots are zoned R-1 (Single-Family) Residential, and the subdivision meets the Town's Subdivision Regulations and Zoning Ordinance.

Subdivision Summary:

- Subdivision Name: Re-Plat of Lots 2-4 of Redivision of G.D. Peters Subdivision & Common Area of Habitat For Humanity
- Total Acres: 1.29±
- Total Lots: 3

Staff Recommendation: Staff recommended preliminary and final approval for the subdivision plat subject to property owners signatures on plat..

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

2375 E. Andrew Johnson Highway, preliminary and final approval of a two (2) lot minor subdivision plat for property, Lowe’s Home Improvement Store. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for property located at the Lowe's Home Improvement Store on 2375 E. Andrew Johnson Hwy and being known as (Greene County Tax Map: 87L, Group: A, Parcel: 028.00) subject to completion of minor revisions as requested by staff. This subdivision will divide the ±14.72-acre property into two lots, with Lot 1 being ±0.737 acres and Lot 2 being ±13.98 acres. Lot 1 is intended for a Dutch Bros Coffee drive-thru development, and Lot 2 will remain as the existing Lowe's Home Improvement Store. The entire subdivided property is zoned B-4 (Arterial) Business, and the subdivision meets the Town's Subdivision Regulations and Zoning Ordinance.

Subdivision Summary:

- Subdivision Name: (Not Applicable)
- Total Acres: 14.72±
- Total Lots: 2

Staff Recommendation: Staff recommended consent of administrative approval for the subdivision plat with the condition that minor revisions be made as requested by staff.

2375 E. Andrew Johson Hwy. preliminary approval of a site plan for the construction of a Dutch Bros Coffee shop. Motion was made, seconded, and carried to grant preliminary approval of a site plan for the construction of a Dutch Bros Coffee shop development located within the Lowe's Home Improvement Store parking lot at 2375 E. Andrew Johnson Hwy and being known as (Greene County Tax Map: 87L, Group: A, Parcel: 028.00) subject to Dutch Bros and Lowes to address traffic flow concerns, TDOT approvals, and submission of a stormwater detention pond agreement between Dutch Bros and Lowes . The specific location of the development will be in the ±0.737 acre Lot 1 of the proposed subdivision described in the previous item of this agenda (7.2 App. No. 25GRN-DEV00019). The use of the development will be classified as an "Eating Establishment with Drive-Thru" according to the site plan.

Site Plan Summary:

- Building Size: ±1,083 sq. ft.
- Parking: 13 spaces (1 ADA Van Space)
- Total Disturbed Area: ±0.99 acre

Staff Recommendation: Staff recommended Preliminary Approval subject to Dutch Bros and Lowes to address traffic flow concerns, TDOT approvals, and submission of a stormwater detention pond agreement between Dutch Bros and Lowes.

There being no further business, the meeting adjourned.

Submitted:

Anita Ricker, Chairman

Paige Mengel, Secretary

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