

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on October 8, 2024, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Ben Brooks
Andy Broyles
David Durante, Alternate Secretary
Ginny Kidwell, Vice-Chairman
Cal Doty, Mayor
Paige Mengel
Anita Ricker, Secretary
Lindy Riley, Chairman

Members Absent:

Matt Hensley

Staff members present: Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder's Office

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

Lindy Riley, Chairman of the commission presided. Motion made, seconded, and carried to approve minutes of regular meeting of September 10th, 2024, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item:
Chairman Riley 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. Jason Wilkerson and Jerry Swatzell requested to speak to an agenda item relating to the rezoning of their properties off King Street.

Staff Report:

Justin Schooley, Planner gave updates on various projects in the town.

The Texas Roadhouse Developers have asked for a Certificate of Occupancy. Staff will be giving final site inspections soon.

The 72-unit apartment development behind the new Texas Roadhouse off Harlan Street (Fontana Pointe) has started mass grading. They are getting the site ready for utilities and building pads. Staff reported that during the recent storm event, stormwater runoff was at a minimum.

Mr. Schooley reported that the developer of Johnson Farms Development is currently working with TDEC to update their Prevention Sediment Control Plan.

Continuation of discussion of revisions to zoning and subdivision regulations. Staff review continues of the Town of Greeneville Zoning Ordinance. Currently staff are reviewing

General Provisions Section 401 through Section 407, site plan requirements, PUD's, and Subdivision Regulations.

310 and 330 East Andrew Johnson Highway, preliminary and final approval for a plat showing the combination of nine (9) parcels of land, Mountain Motor Sports Greeneville LLC. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination of nine (9) parcels of land located at 310 and 330 East Andrew Johnson Hwy. and being known as the Mountain Motor Sports Greeneville LLC property and being Tax Map 087P, Group D, Parcels 001.00 and 001.03. The plat combines nine (9) platted parcels into one (1) parcel being Tract 1R (2.92 acres in size). The property is currently zoned **M-2 (High Impact Use)**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff Recommended.

801 East McKee Street and Woodlyn Street, preliminary and final approval for a plat showing the combination and subdivision of four (4) parcels of land, Laughlin Memorial Hospital/Mountain States Properties, Inc. properties. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination and subdivision of four (4) parcels of land located at 801 East McKee Street and Woodlyn Street being known as the Laughlin Memorial Hospital property being Tax Map 111, Parcel 001.00 and the Mountain States Properties, Inc. property being Tax Map 111A, Group A, Parcel 004.00. The plat combines the four (4) parcels and then subdivides the parcel into two (2) parcels being Lot 1 (14.367 acres in size) and Lot 2 (14.758 acres in size). The road frontage for Lot 2 will be from Woodlyn Street. A permanent ingress/egress easement will be established across Lot 1 for the benefit of access to Lot 2 from East McKee Street. The property is currently zoned **R-4 (High Density) Residential** with a portion (Tax Map 111A, Group A, Parcel 004.00) being zoned **R-1 (Low Density) Residential**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended.

Corner of Willis Street and North Loretta Street, **TABLED** a request for preliminary approval for a plat showing the subdivision of a parcel of land, Aaron Pike property. Motion was made, seconded, and carried to **TABLE** a request for preliminary approval for a plat showing the subdivision of a parcel of land located at the corner of Willis Street and North Loretta Street being known as the Aaron Pike property and being Tax Map 098D, Group H, Parcel 008.00. The plat subdivides the parcel into eleven (11) parcels being Lot 1 through 11 and ranging in size from 0.19 acres to 1.54 acres. The property is currently zoned **R-3 (Medium Density) Residential**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements (with the exceptions noted) of the Greeneville Municipal Planning Commission. The item was **TABLED** due to the very challenging topography of the site, request for a grading and drainage plan, pending approval of a MS4 permit, pending approval of a NOC (Notice of Coverage) from TDEC (Tennessee

Development of Environment and Conservation and approval from the Southern Folk Railroad for development adjacent the railroad right of way. Additional concerns of the board listed were related to development of pipe steam lots on this site, a main water line of the Greeneville Water Commission running parallel to property, and unknown debris on site left from a Chair Factory operated in the 1940's.

Item 8.4 Rezoning requests TABLED due to misidentification of subject properties requested for rezoning. Two property owners on King Street spoke against the rezoning of their properties. Motion was made, seconded, and carried to TABLE requests to rezone properties due to the agenda item misidentification of subject properties. Jason Wilkerson and Jerry Swatzell spoke against the rezoning of their properties located adjacent to King Street. The requested rezoning was from a current M-2 (High Impact Use) District to a B-4 (Arterial) Business District.

Corner of Snapps Ferry Road and Gass Drive, preliminary approval for a mass grading plan showing the development of a vacant parcel of land known as Greene County, Tennessee Industrial Park. Motion was made, seconded, and carried granting preliminary approval for a mass grading plan showing the development of a vacant parcel of land known as Greene County, Tennessee Industrial Park located at the corner of Snapps Ferry Road and Gass Drive and being Tax Map 087, Parcel 142.00 subject to a NOC permit from TDEC. The mass grading plan submitted is to prepare the site to be classified as "site-ready" for future industrial development. Per this plan, ONLY grading work will be performed on the site. The engineer for the project will be required to obtain a NOC permit from TDEC. This will involve providing site detention as well as erosion control measures. No buildings, parking or utilities will be constructed at this stage. When the site is ready for these elements, a full site plan will need to be submitted for approval. The property is currently zoned M-2 (**High Impact Use**). The mass grading plan has been reviewed and would qualify for preliminary approval. The mass grading plan will also be presented to the Greene County Regional Planning Commission for approval. Staff recommended approval.

Bert Seay noted that the Town of Greeneville and Greene County participates in the Federal National Flood Insurance Program. During site plan approval processes some feel that our Flood Area regulations are too stiff. However, the recent storm event and disaster of September 27th, 2024, proves that these regulations should be followed. He said if you overlay the FEMA flood maps over our region the destroyed areas follow the FEMA identified flood areas.

Cal Doty thanked board member Paige Mengel for the Greene Energy Authority's hard work and dedication to restore power after the destruction caused by Hurricane Helene.

Mr. Doty also said he is proud of Justin Schooley for his hard work at the Emergency Operations Center providing maps of the flood areas.

There being no further business, the meeting adjourned.

Submitted:

Lindy Riley, Chairman

Anita Ricker, Secretary

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