

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on September 10th, 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: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder’s Office; Todd Smith, City Manager; Amber Morris, Clerk Recorder’s Office

Lindy Riley called the meeting to order.

Motion made, seconded, and carried to approve the meeting agenda with the addition of an item 8.4, discussion and board feedback for rezoning a large area to correct incorrect zoning in the Town of Greeneville.

Motion made, seconded, and carried to approve minutes of regular meeting of August 13th, 2024, as written.

Lindy Riley asked for nominations for the annual election of the Municipal Planning Commission Officers for the 2024-2025 planning year.

2024-2025 Commission Officers. Motions made, seconded, and carried to re-elect Lindy Riley, Chairman; to re-elect Ginny Kidwell, Vice-Chairman; to re-elect Anita Ricker, Secretary; and elect David Durante, Alternate Secretary; as officers of the Municipal Planning Commission from September 2024 to August 2025.

Lindy Riley, Chairman of the commission presided going forward.

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.

Staff Report:

Randy Davenport, Planning Administrator gave updates on various projects in the town.

The new McDonalds rebuild on Tusculum Blvd. has been issued a temporary 30-day certificate of occupancy to allow them to open with only a few items to complete. At the request of the town, the developer has agreed to lower their street signage by 30 feet.

The Texas Roadhouse Restaurant is on schedule to open on November 11th, 2024. They will be issued a temporary Certificate of Occupancy so they may begin hiring and training staff.

Panda Express is quickly going up and expects a three-month completion with opening in late November/early December.

Mr. Davenport reported that the construction engineer for the new traffic signal at Serral Drive has given an estimated date of completion of March 2025 citing delays due to supply chain issues for the mast control arms. Staff will recommend to the contractor that ground construction begin as soon as possible to be ready for the arms once received. The town is looking at other options to deal with the increased traffic at the Shops at Greeneville until the signalization is installed.

Todd Smith, City Manager addressed the board concerning the traffic signal financing at Serral Drive. The developer of the Shops at Greeneville agreed to pay \$100,000 toward the signal cost with the remaining cost to be paid through a Tax Increment Financing agreement (TIF). Mr. Smith said that he and Mayor Doty have met regularly with Greene County Mayor Morrison and had received his support. However, the Greene County Budget and Finance Committee met on September 4th and DID NOT agree to the tax-increment agreement. It appears that Greene County will not be a financial partner for this traffic signalization.

Mayor Cal Doty encouraged everyone to call their Greene County Commissioners and request that this TIF agreement be sent to the full commission for consideration. He said he felt the county should consider that those who live in town are also county residents and taxpayers.

Staff stated the 72-unit apartment complex (Fontana Pointe) behind the Texas Roadhouse development is ready to begin grading operations.

Mr. Davenport gave an update on the Johnson Farm Development issues discussed at last month's meeting. He said that staff met with representatives of D. R. Horton Homes, and they are aware of the town's concerns. They discussed how the Town of Greeneville will respond moving forward regarding Erosion Control.

Mr. Davenport reported that property complaints in the town are increasing as new property owners have issues with their newly purchased properties. He stated just this month, two staff members of the Building and Zoning Department have been subpoenaed to appear in court proceedings. He said this is time-consuming and more and more issues are arising as older properties that may have been developed before current regulations are being sold.

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

1500 Industrial Road, MECO Corporation to install solar panels on the roofs of existing building, requested Zoning Verification Letter. Administrative approval was granted for the issuance of an official Zoning Verification Letter to MECO Corporation for the installation of solar panels on the roofs of existing buildings located at 1500 Industrial Road and being Tax Map 087, Parcels 079.01, 138.01, and 139.00. A presentation was given to the planning commission at the August 13th, 2024, meeting. Staff recommend consent.

Discussion Item: Continuation of discussion of revisions to zoning and subdivision ordinances. Staff have finished reviewing the first section of the Town of Greeneville Zoning Ordinance and will present formal changes for consideration including the adoption of a vision statement in Article II. Purpose, and updates to Article III. Definitions. Next staff will begin review of Article IV. General Provisions Section 401 through Section 407. Mr. Seay asked the board to continue their review and let him know of any changes or concerns that they may have.

Mr. Davenport said current subdivision regulations for the acceptance of new streets require immediate review and attention. He said that the town has accepted five new roads in the past two years and several more will be considered soon (i.e., Deborahs Way in the Red Tail Landing Subdivision and three in the Johnson Farms Development. He said updates are needed to make sure the town is accepting roads built with the best products and in conformity to town standards.

100 Wren Street, preliminary and final approval for a plat showing the combination of three (3) parcels of land, Darrel and Karen Casey property. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the combination of three (3) parcels of land located at 100 Wren Street and being known as the Darrel and Karen Casey

property and being Tax Map 086M, Group A, Parcels 028.00 and 029.00. The plat combines three (3) platted parcels into one (1) parcel being Lot 61R and is 0.57 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 approval.

1034 West Summer Street, preliminary and final approval for a plat showing the subdivision of a parcel of land, Ray William Long Estate. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision of a parcel of land located at 1034 West Summer Street and being known as the Ray William Long Estate property and being Tax Map 098G, Group B, Parcel 014.00. The plat subdivides the parcel into two (2) parcels being Lot 163R (0.42 acres in size) and Lot 164R (0.28 acres in size). A fifteen-foot (15 ft.) wide permanent ingress/egress easement will be established across Lot 163R for the benefit of access to Lot 164R from West Summer Street. The property is currently zoned **R-4 (High 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 approval.

76 State Street, preliminary and final approval for a plat showing the subdivision of a parcel of land, Ray Wykle Subdivision. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the subdivision of a parcel of land located at 76 State Street and being known as the Ray Wykle Subdivision property and being Tax Map 098B, Group A, Parcel 001.00. The plat subdivides the parcel into two (2) parcels being Lot 1RA (1.59 acres in size) and Lot 1RB (0.72 acres in size). The property is currently zoned **B-4 (Arterial) Business**. The plat has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Discussion and board feedback for grouping an area for rezoning to correct incorrect zoning in the Town of Greeneville. Mr. Davenport explained that two property owners in the West Main Street area have requested rezoning of their property due to improper zoning. He said that these properties may not be rezoned as requested due to spot zoning regulations. However, in the same general area, another property owner has requested a rezoning from current zone M-2 High Impact Use District to R-2 Medium Density Residential. Mr. Davenport said if the board agrees, rezoning of the entire larger area to B-4 Arterial Business District would be a better fit for the current use and would allow future business development along with residential development. Mr. Davenport requested feedback from the board.

In consensus, the board directed Mr. Davenport to send property owners notice of rezoning within the referenced area to B-4 Arterial Business District and begin the rezoning process if there is no adverse response.

There being no further business, the meeting adjourned.

Lindy Riley, Chairman

Submitted:

Anita Ricker, Secretary

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