

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on August 13th, 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
Cal Doty, Mayor
Paige Mengel
Anita Ricker, Secretary
Lindy Riley, Chairman & Alternate Secretary

Members Absent:

Ginny Kidwell, Vice-Chairman
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; David Weems, Fire Marshal

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 July 9th, 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. John Henson requested to speak during the staff report.

Staff Report:

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

The developers of the new Kentucky Fried Chicken across from the Texas Roadhouse Development on the 11-E Bypass have said that they are delaying construction until next spring.

The Texas Roadhouse Development is ahead of schedule and anticipates a soft opening in mid-October. Staff will issue a temporary Certificate of Occupancy that is good for 45 days to allow them to begin training staff.

MECO – Solar Panels. Mr. Davenport explained the reason for the urgency of this project and introduced Mr. John Henson, MECO Engineer, who provided background information.

Mr. Davenport said that MECO wishes to install solar panels on existing buildings at their current site. The use is allowed under the town's current zoning regulations and the property is zoned M-2. Mr. Davenport explained that MECO has applied for USDA grants and tax incentives that require a local jurisdiction letter of approval with a deadline of September 30th.

Mr. Davenport told the board that there should be no adverse impact to airplanes, nor public view from the surrounding roadways. He said the panels are non-reflective and the elevation along with natural vegetation should screen the view to the public.

Mr. John Henson addressed the board. Mr. Henson said MECO currently employs 170 employees with its corporate headquarters located in Greeneville. He said that MECO pays good wages and has highly technical jobs. MECO partners with Walters State Community College, the University of Tennessee, and East Tennessee State University. He said that they are community oriented and hopes that becoming more energy efficient will allow them to be more competitive.

Mr. Henson said these solar panels are important cost savings measures and expects to receive a return on their investments within 5 years or less. The panels will provide up to 97 % of their power use during optimal conditions and they are working with the Greeneville Energy Authority to be more efficient. He said that their goal is to be fully operational by next spring.

Mayor Cal Doty polled the board. The board gave consensus that staff may give administrative approval and add the item to the next meeting agenda as a consent item.

Bert Seay, Building Official said that he will issue MECO a Zoning Verification letter.

1505 W. Main Street, preliminary and final approval of a site plan showing the expansion of an existing parking area and the reconfiguration of existing stormwater detention areas, First Church of God property. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan showing the expansion of an existing parking area and the reconfiguration of existing stormwater detention areas and being known as the First Church of God property located at 1505 West Main Street and being Tax Map 110G, Group A, Parcels 028.00 and 029.00. The plan adds an additional one-hundred and thirty (130) parking spaces and provides for the future expansion of the existing Family Center building. The reconfigured stormwater detention areas are designed to accommodate the additional impervious area. The property is currently zoned R-2 (Medium Density) Residential. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Discussion Item: Continuation of discussion of revisions to zoning and subdivision ordinances. Staff have begun reviewing the Town of Greeneville Zoning Ordinance and will provide the first set of recommended changes for review and approval in the September or October meeting.

Mr. Davenport said business models are changing, and our code needs a complete review and update. Types of businesses such as Pals, 7 Brew Coffee, and the new McDonalds on Tusculum Boulevard have limited dining and have no need for the number of parking spaces currently required. Also, drive-thru “stacking” is not currently addressed in the zoning ordinance and should be defined.

Mr. Bert Seay said at the request of member Matt Hensley our vision statement will be added to the Zoning Ordinance. In his review, Mr. Seay found definitions that should be updated or added to reflect more current terms. Examples: Tiny Homes, Bed & Breakfast, Country Inn, Hotel/Motel, and AIRBNB. Mr. Seay also said that our Shopping Center Regulations are out of

date and will be reviewed. Staff will continue their review of the zoning ordinance piece by piece and he noted that some complicated areas will require other opinions.

Mr. Seay asked the board to continue their review and let him know of any changes or concerns that they may have.

Stormwater run-off issues at the Johnson Farms Development, All-Phase Construction (Contractor), D.R. Horton Homes (Developer). Mr. Davenport displayed pictures from an August 2nd, 2024, storm event in the Johnson Farms Development. These pictures were provided to Mr. Davenport by D.R. Horton Homes (Developer). They showed stormwater runoff and flooded streets in the Johnson Farms Development.

Mr. Davenport said that the Johnson Farms Development stormwater plan is over two (2) years old. He visited the development site yesterday and several acres of ground is not stable, no grass, inadequate silt control measures, and no stabilization of exposed ground. Steve Ellis, Contract Engineer for the Town of Greeneville has been asked to compose a letter to issue an “Order of Compliance” giving a time frame for the contractor (All-Phase Construction) to make corrections, or fines will be issued. The developer will be given a couple of weeks to correct issues and provide a revised “stormwater plan”. TDEC gives the local jurisdiction authority “first steps” to resolve issues. Currently the contractor is in violation of their TDEC permit Erosion Control Plan. If this does not get their attention, a “Stop Work Order” will be issued and TDEC will be asked to step in.

Mayor Doty asked staff to speak to a D.R. Horton Homes representative and find out when this development will be completed.

Staff recommended no further permits should be issued until the site is in full compliance. Staff also suggested that for future phases the developer should post an Erosion Control bond. The bond should be in an amount sufficient to correct stormwater issues if problems arise. This will ensure that the burden of stormwater maintenance will not fall back on the taxpayers of Greeneville.

In addition, staff pointed out that the Town of Greeneville has not accepted any street in the development and should not until all issues are resolved.

In other business, Mr. Davenport reminded members that at the next planning commission meeting officers for the FY 24/25 will be elected.

There being no further business, the meeting adjourned.

Submitted:

Lindy Riley, Chairman

Anita Ricker, Secretary

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