

MINUTES OF THE GREENEVILLE BOARD OF ZONING APPEALS

A called meeting of the Greeneville Board of Zoning Appeals was conducted on October 14th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty, Mayor
David Durante, Vice-Chairman
Brittney Hall
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. “Trey” Ricker III

Members Absent:

Ben Brooks, Alternate Secretary

Staff members present: Andy Broyles, Director of Development Services; Cathy Osborne, Interim City Manager; 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.

Anita Ricker, Chairman of the Board presided. The minutes of the meeting held on July 8th, 2025 were approved 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.

Jay S. Rothe, Mark Brannam

804 E. Church Street, Special Exception Use, “light manufacturing” of ambulance cabs, R Enterprises LLC. Motion made by Brittney Hall, seconded by Matt Hensley to grant approval of a **Special Exception Use** permit for light manufacturing of ambulance cabs, business operating as R Enterprises LLC at property located at 804 East Church Street (Greene County Tax Map: 0991, Group: E, Parcel: 005.00), currently zoned B-4 (Arterial) Business. It was determined that granting the Special Exception Use permit would not substantially impair the intent and purpose of the Zoning Ordinance. The motion passed.

Proper public notice for the special exception was practiced by mailing letters to adjoining owners, placing a sign on the property, and publishing an announcement in the local Greeneville Sun newspaper at least two weeks prior to the scheduled meeting. No objections or concerns were raised to the planning staff by the public.

The Special Exception Use being considered is authorized under Section 711.14.1 of the Zoning Ordinance, which reads:

“Light manufacturing uses that are limited in nature i.e., the assembly of previously manufactured parts, generally in association with a technological product, where all activities (including storage) take place indoors. **Impact on adjacent properties shall be comparable to that created by uses permitted as of right in the B-4 district.**”.

The applicant’s (R Enterprises LLC) basis for the request is that disassembly and reassembly of ambulance cabs constitutes “light manufacturing”, its operation will be indoors, and impact on adjacent properties will be comparable to other uses allowed in B-4 (Arterial) Business zoning district. A plot plan has been submitted to planning staff and is currently under review for minor detail revisions.

Staff Recommendation:

Planning staff recommended **approval** of the Special Exception Use request. Staff have been in communication with the applicant and have visited the current facility used for assembly. In staff’s opinion, the nature and impact of the proposed operations are

comparable to those of an automotive repair and bodywork garage, which is a permitted use in the B-4 zoning district.

Approval of the Special Exception Use applies solely to the proposed use on the property. Any future development of the site will require administrative approval of the plot plan by planning staff and consent approval by the Planning Commission.

There being no further business, the meeting adjourned.

Submitted:

Anita Ricker, Chairman

Paige Mengel, Secretary

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