

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A special called meeting of the Greeneville Municipal Planning Commission was held on August 21st, 2025, at 11:00 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Cal Doty
David Durante, Alternate Secretary
Matt Hensley
Ginny Kidwell, Vice-Chairman
Paige Mengel
Anita Ricker, Secretary

Members Absent:

Ben Brooks

Staff members present: Justin Schooley, Planning Administrator; Bert Seay, Building Official; Page Norton, Permit Technician; James White, GFD/Inspector; Christina Potts, Marketing/Media Specialist; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office

Ginny Kidwell, Vice-Chairman of the commission, presided and began the meeting with announcements:

At the last City Council meeting on Tuesday, August 19th, 2025, Mayor Doty presented two new appointments to the Greeneville Municipal Planning Commission, Brittney Hall and Samuel A. "Trey" Ricker, III;

Justin Schooley has been promoted to the position of Planning Administrator;

Andy Broyles has been hired to fill a new town position, Director of Development Services and will begin his employment on Monday, August 25th, 2025;

The town is currently advertising and searching for a new planner to fill Mr. Schooley's former position.

Ms. Kidwell reminded the board that at next meeting of the Greeneville Municipal Planning Commission new officers will be elected for the FY 25/26. Ms. Kidwell asked members to think about who they will nominate. Ms. Kidwell reminded the members that she does not qualify for the position of chairman. (Per Municipal Code Title 11, Ch.1 Sec 11-102 membership: The planning commission shall consist of nine (9) members; one (1) shall be the Mayor, one (1) shall be a member of the City Council, and seven (7) shall be members appointed by the Mayor. Sec. 11-103 states that the planning commission shall elect its chairman from among its seven appointive citizen members.) Mayor Doty asked Ms. Kidwell to take the lead at next meeting to accept nominations for new FY25/26 officers of the Greeneville Municipal Planning Commission.

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

Motion made, seconded, and carried to approve minutes of regular meeting of July 8th, 2025, as written.

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

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

KFC is moving forward quickly and should be open soon; Johnson Farms development continues; Fontana Pointe 72-Unit Apartment Complex project is moving forward.

Mr. Schooley said that he and others from Greeneville traveled yesterday to Franklin Tennessee to meet with a group from the Franklin Housing Authority to gain ideas. The Franklin Housing Authority has been very successful and a model for other communities. Their redevelopment includes public homes connected to parks and Senior Assisted units. They told the group to start with a plan and have a template to follow. Currently our Greeneville Housing Authority has fourteen (14) acres of vacant land available for expansion and our new director Nick Law hopes to incorporate some of the Franklin's ideas here in Greeneville.

Mayor Doty asked Vice-Chairman Kidwell to recognize in attendance today, James White of the Greeneville Fire Department assisting the Fire Marshal who is out of town.

2590 E. Andrew Johnson Highway re-instate preliminary site plan approval Lollar Shopping Center. Justin Schooley introduced the item **6.1 Lollar Shopping Center**, however, because Bert Seay, Building Official was more familiar with the history of this request he was asked to present the item. On August 14th, 2007, the planning commission approved a preliminary site plan for expansion of Brandon Lollar property at 2590 E. Andrew Johnson Highway for addition of a 7,755 square feet of building area along with additional parking. The applicant is seeking confirmation to proceed with construction based on prior approval. This item was brought forward for commission review and discussion regarding the status of the original approval and its applicability under current planning standards.

Motion was made, seconded, and carried to grant re-instatement of preliminary approval of a site plan for property located at 2590 E. Andrew Johnson Highway for addition of a 7,755 square foot building area along with additional parking. The property is located at 2590 East Andrew Johnson Highway (Greene County Tax Map: 087M, Group B, Parcel 006.00) and zoned B-4 Arterial Business. Staff recommended re-instatement of preliminary site plan approval. Final approval will be brought back to the board once all town requirements are met.

705 West Andrew Johnson Highway, preliminary approval of a site plan for the development of a proposed Holiday Inn Express hotel. Motion was made, seconded, and carried to grant preliminary approval of a site plan for the development of a proposed Holiday Inn Express hotel. The property of the proposed hotel development is a vacant lot located on 705 West Andrew Johnson Highway (Greene County Tax Map 098D, Group A, Parcel 008.03) and zoned B-4 Arterial Business.

Project Summary:

- Proposed construction of a hotel with 86 guestrooms.
- Development includes a parking lot with 86 spaces, including 5 ADA-compliant handicap spaces.
- Site access will be provided via two new driveway entrances:
 - Primary entrance connecting to U.S. Highway 11-E.
 - Secondary entrance connecting to Banks Street.
- Improvement of 11-E median crossover
 - Construction of new left-hand deceleration lane.
 - Align median crossover with driveway entrance.

Staff recommended preliminary site plan approval, and that the proposed site layout, access points, and parking provisions meet the applicable zoning and development requirements. Final site plan approval will require complete engineered site plans and necessary permit approvals from TDOT and TDEC.

170 Serral Drive, preliminary and final approval of a site plan for the development of a "Doggie Day Care" business. Motion was made, seconded, and carried to grant preliminary and final approval of a site plan for the development of a "Doggie Day Care" business. The property of the proposed dog daycare site is a vacant lot located at 170 Serral Drive (Greene County Tax Map 088P, Parcel 006.23) and zoned B-4 Arterial Business.

Project Summary:

- ±8,800 square foot dog daycare building with outdoor fenced turf area.

- 26 parking stall parking lot with driveway access off Serral Drive.
 - 2 handicapped accessible parking stalls.
- Installation of utilities, drainage structures, detention basin, landscaping, and dumpster pad.

Staff recommended preliminary and final site plan approval.

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

224 Thornwood Drive, preliminary and final approval of a plot plan.
Administrative approval was granted for the preliminary and final approval of a plot plan for the development of a pedestrian ramp located at the Plaza Towers apartment complex subject to the clearing of vegetation at the Thornwood Drive entrance, as requested by the Fire Marshal. (Address: 224 Thornwood Drive), (Greene County Tax Map: 087J, Group: A, Parcel: 012.01) and zoned B-4 Arterial Business.

Project Summary:

- Construction of new accessible pedestrian ramp that will connect the Plaza Tower building to Bob Smith Boulevard.
 - Demolition of old ramp and stairs.
 - Grading on existing bank to construct new sidewalk and ramp.

Staff recommended consent approval subject to the clearing of vegetation at the Thornwood Drive entrance, as requested by the Fire Marshal.

There being no further business, the meeting adjourned.

Ginny Kidwell, Vice-Chairman

Submitted:

Anita Ricker, Secretary

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