

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A special called meeting of the Greeneville Municipal Planning Commission was held on November 19th, 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
Matt Hensley
Ginny Kidwell, Vice-Chairman
Cal Doty, Mayor
Paige Mengel
Anita Ricker, Secretary
Lindy Riley, Chairman

Members Absent:

Staff members present: Randy Davenport, Planning Administrator, Justin Schooley, Planner; Bert Seay, Building Official; Paula Chandler, Clerk Recorder's Office; David Weems, Fire Marshal; Christina Potts, Media/Marketing Specialist; Amber Morris, 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 October 8th, 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. Recognized during the meeting was Jason Wilkerson, Item 6.3; Justin Burleson, Item 7.3; David Berly, Item 7.4; and George Smith, Item 7.5.

Staff Report:

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

Mr. Davenport reported that the contractor is ready to begin construction of the traffic signal at Serral Drive with an estimated completion date March 2025.

Mr. Davenport announced that board members have an upcoming training opportunity on Friday November 22nd hosted by TAPA's Middle TN Section. This is TAPA's Fall Conference and training is being offered online. Mr. Davenport has sent a link to each board member and the training will take place online from 9:00 am to 1:00 pm EST on the of topics; Ethics, Housing, Transportation, and Law. Each member that attends online will receive 4 credit hours of their required annual education hours. Mr. Davenport encouraged each member to attend if possible.

Continuation of discussion of revisions to zoning and subdivision regulations.

Staff has requested that MTAS review and suggest changes to our zoning and subdivision regulations to bring them in line with today's development standards. Staff feels that MTAS has the capability to accomplish a review quicker and more thorough than town staff. We hope to have a time scheduled for the commission to review suggestions by the end of the first quarter of next year.

Corner of Willis Street and North Loretta Street, denied preliminary approval for a plat showing the subdivision of parcel of land, Aaron Pike property. Motion was made, seconded, and carried to deny 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 thru 11 and ranging in size from 0.19 acres to 1.54 acres. The property is currently zoned **R-3 (Medium Density) Residential**. Due to the very challenging topography of the site, a grading and drainage plan will be required before final approval will be granted. Due to increasing drainage issues the town is facing and the requirements of our MS4 permit, all developments moving forward will be required to provide this information. A NOC (Notice of Coverage) will also be required from TDEC (Tennessee Department of Environment and Conservation). 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. Original application was tabled pending additional information being submitted. No additional plans or revised designs have been provided. Planning staff recommends that the planning commission formally deny the application so that the plat will not be automatically approved after 60 days from initial submittal. (Per T.C.A. 13-4-304 (a))

Recommendation to the Greeneville City Council to rezone property located at West Main Street and King Street from M-2 (High Impact Use) to a zoning district of B-4 (Arterial) Business. Motion was made, seconded, and carried to recommend to the Greeneville City Council that parcels of land being identified as Greene County Tax Map 110B, Group A, Parcels 019.00, 020.00, 020.01, 020.02, and 022.00 located along West Main Street and King Street be rezoned from the current **M-2 (High Impact Use)** to **B-4 (Arterial) Business**. This rezoning brings the residences and businesses located on these parcels into conformity with the Town's Zoning Ordinance. The parcels being considered for rezoning have been identified as being inappropriately zoned during a review by the Town of Greeneville planning staff. Now that financial institutions have much more stringent guidelines when considering financing, especially for residential properties, a property that is zoned incorrectly is at a considerable disadvantage. The Town of Greeneville planning staff has decided to take the corrective action of rezoning these properties to a more appropriate zone reflecting the current use which is residential and business in nature. The change will help eliminate complications when improving, selling, or adding to the property. This item was tabled at the October 8th, 2024, meeting due to comments and concerns from two (2) of the property owners. At today's meeting, Mr. Jason Wilkerson spoke to the board and said after thought he requests that his property be considered for rezoning along with these parcels. The original request has been revised to remove Mr. Jerry Swatzell's parcel (Tax Map 110B, Group A, Parcel 012.01). The planning office received no additional information

or request from Mr. Swatzell. The recommendation from planning staff is to grant the rezoning request and to rezone the subject parcels from M-2 (High Impact Use) to B-4 (Arterial) Business district and to send the recommendation to the Greeneville City Council for their approval.

Recommendation to the Greeneville City Council to rezone property located on Reaves Hill Drive from M-2 (High Impact Use) to R-2 (Medium Density) Residential and correct a Town of Greeneville GIS mapping system error. Motion was made, seconded, and carried to recommend to the Greeneville City Council that an entire parcel of land being identified as Greene County Tax Map 110G, Group A, Parcel 035.01 located on Reaves Hill Drive be rezoned from a current zoning of **M-2 (High Impact Use)** to **R-2 (Medium Density) Residential** with other parcels located along Reaves Hills Drive identified as Greene County Tax Map 110G, Group A, Parcel 041.00, Greene County Tax Map 110B, Group C, Parcels 020.01, 020.04 and 020.02 being corrected on the Town of Greeneville GIS mapping system in that those parcels entirely be zoned R-2 (Medium Density) Residential. The properties will remain zoned R-2 (Medium Density) Residential with the zoning district being applied to the entire parcel. The recommendation from planning staff is to grant the rezoning request and to rezone parcel 110G, Group A, Parcel 035.01 from M-2 (High Impact Use) to R-2 (Medium Density) Residential, correct the Town of Greeneville GIS mapping system for parcels 041.00, 020.01, 020.04 and 020.02 and to send the recommendation to the Greeneville City Council for their approval.

217 and 215 S. Irish Street, preliminary and final approval for a plat showing the relocation of property line known as the Joseph Adornate and Patrick Spinks properties. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing the relocation of the property line dividing Tax Map 098L, Group A, Parcel 026.00 being known as the Joseph Adornate property and Tax Map 098L, Group A, Parcel 027.00 and being known as the Patrick Spinks property. The plat creates two (2) revised parcels being Lot 1R (0.34 acres in size) and Lot 2R (0.54 acres in size). 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.

310 E. Andrew Johnson Highway, preliminary and final approval for a site plan showing the construction of a new 23,590 S.F. building and related parking, Mountain Motorsports Greeneville. Motion was made, seconded, and carried to grant preliminary and final approval for a site plan showing the construction of a new 23,590 S.F. building and related parking located at 310 East Andrew Johnson Highway and being Tax Map 087P, Group D, Parcels 001.00 and 001.03. The plan indicates the building will be the new location of Mountain Motorsports Greeneville and will replace the existing facility currently located to the west of this site. The area around the building will be paved and will provide fifty (50) parking spaces with two (2) ADA accessible spaces. The west portion of the site will be a gravel area to provide outdoor display of inventory of products. A fenced in area will be at the rear of the building which will serve as the service department. The site will utilize an underground stormwater detention area designed to accommodate the additional impervious area. The property is currently zoned **M-2 (High Impact Use)** and is located in the **Gateway Overlay District**. 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.

1027 West Summer Street, preliminary and final site plan showing the conversion of an existing single family residential structure into a Ballard Health facility, known as “Strong Futures”. Motion was made, seconded, and carried to grant preliminary and final approval for a site plan showing the conversion of an existing single family residential structure located at 1027 West Summer Street and being Tax Map 098, Parcel 031.00. into a facility for Ballard Health being known as “Strong Futures” subject to a TDOT driveway entrance permit approval. The site plan only indicates the addition of a fire apparatus accessible driveway along with improvements to the existing parking area. The driveway will require the construction of two (2) concrete culverts to cross a drainage way know as Crazy Creek. This drainage way is located in a flood zone designated as “Zone A” Special Flood Area. Calculations have been provided to acquire a CLOMR from FEMA per Town of Greeneville Stormwater Requirements. The approval is subject to a TDOT driveway entrance permit being approved since an additional entrance point will be added to West Summer Street which is a State Highway. The property is currently zoned **R-3 (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.

2270 E. Andrew Johnson Highway, preliminary approval for a site plan showing the construction of a “Take 5” Oil Change facility. Motion was made, seconded, and carried to grant preliminary approval for a site plan showing the construction of a “Take 5” Oil Change facility at 2270 East Andrew Johnson Highway and being Tax Map 087M, Group A, Parcels 005.00, 006.00, 007.00 and 008.00 subject to a TDOT driveway entrance and signal improvement permit being approved. The developer was notified that all costs associated with the signal improvement will be his responsibility. The site plan only indicates a single entrance to the site that will align with Fairgrounds Circle. This is an existing signalized intersection. The actual facility will be a single-story structure 1,431 S.F. in size with asphalt paved entrance and parking area. The developer has been informed that any changes made to the existing signal configuration will be the full financial responsibility of the developer. The developer is in the process of engaging the services of a civil engineer specializing in traffic signal design. There is a flood zone designated as “Zone A” Special Flood Area located on a portion of the property. The property is currently zoned **B-4 (Arterial) Business**. At this time, the developer is simply seeking input as to if the plan would be approved before moving forward with other design requirements. The site plan has been reviewed by planning staff and meets all zoning and subdivision requirements of the Greeneville Municipal Planning Commission pending more detailed information being provided. Staff recommended preliminary approval subject to a TDOT driveway entrance and signal improvement permit being approved.

389 N. Rufe Taylor Road, preliminary and final approval for a plat showing Section No. 2C of the Johnson Farms Development. Motion was made, seconded, and carried to grant preliminary and final approval for a plat showing Section No. 2C of the Johnson Farms

Development located at 389 North Rufe Taylor Road subject to receipt of three bonds: a road construction bond, a fire access road construction bond, and a sidewalk construction bond. Bond amounts must be approved by the town engineer prior to approval. This section contains a total of thirty-two (32) additional lots. With the previous phases already approved, this will bring the total approved lots for construction to one-hundred and sixty-nine (169). The site construction plans for this section have been previously reviewed and approved by the planning staff and planning commission and the lots being proposed meet all zoning and subdivision requirements of the Greeneville Municipal Planning Commission. Staff recommended approval.

Discussion of Johnson Farms Development Phase I bond release. Staff informed the board that the developer has requested that the Phase I performance bond be released. Mr. Davenport handed members a document describing our Infrastructure Performance Bond requirements. Mr. Davenport said that to release the bonds, two elements must be met; that the Municipal Planning Commission and the Building/Planning office/Public Works Director agree that the project has been completed satisfactorily. Mr. Davenport recommended that before the bond is released that the Public Works Department examine underground stormwater piping for any obstructions. Members also recommended road core samples be examined prior to release. Due to the item not being on the official agenda, staff will present item at the next meeting date.

There being no further business, the meeting adjourned.

Lindy Riley, Chairman

Submitted:

Anita Ricker, Secretary

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