

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on June 10th, 2025, at 9:30 a.m. in the G. Thomas Love Boardroom at the Greeneville Energy Authority building.

Members Present:

Andy Broyles
Ben Brooks
Cal Doty, Mayor
David Durante, Alternate Secretary
Matt Hensley
Ginny Kidwell, Vice-Chairman
Paige Mengel
Anita Ricker, Secretary
Lindy Riley, Chairman

Members Absent:

Staff members present: Randy Davenport, Planning Administrator; Justin Schooley, Planner; Bert Seay, Building Official; Todd Smith, City Manager; David Weems, Fire Marshal; Christina Potts, Media Marketing/Media Specialist; Paula Chandler, 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 May 13th, 2025, 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. NONE

Staff Report:

Randy Davenport, Planning Administrator informed the board that two members have terms expiring on June 30th, 2025: Ben Brooks and Lindy Riley. Mr. Brooks has agreed to continue to serve upon his reappointment by Mayor Doty, however, Ms. Riley has decided to retire from the Planning Commission effective June 30th, 2025. Mr. Davenport stated that Mayor Doty will make his recommendations to the City Council to fill these expiring terms and Ms. Ginny Kidwell, Vice-Chairman may preside over the Planning Commission meetings until new officer elections for the new year September 2025.

Mr. Davenport recognized and thanked Ms. Riley for her years of service to the Planning Commission and the Town of Greeneville.

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

Fontana Point 72-Unit Apartment Complex – construction finalizing, developer obtaining 911 addresses.

Kentucky Fried Chicken – construction has begun, removal of shed completed, fill dirt trucked to the Town of Greeneville Landfill for use.

Eagle Market and Tobacco Shop at W. Bernard Ave. near intersection of Crum Street – construction complete, staff following up on As Built Plan & Storm Water Control.

Gass Drive/Snapps Ferry, Greene County Tennessee Industrial Park – site preparation continues.

Kings Way/Banks St. – site preparation continues.

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

Old Tusculum Drive, preliminary and final approval of a two (2) lot minor combination plat for property, The Meadows Section 1. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor combination plat for property located at (TBD) Old Tusculum Dr and being known as the The Meadows Section 1 and being Greene County Tax Map 088P, Group B, Parcels 001.00 and 02.00 and being zoned **R-1 (Low Density) Residential**. The combination plat proposes to combine parcel 01.00 (Lot 1) and parcel 02.00 (Lot 2) into one (1) parcel being Lot 1R (1.249 acres). This combination will help the property owner build a home on a larger lot. Staff recommended consent.

Johnson Farms residential development, preliminary and final approval of Phase 3 site plan. Motion was made, seconded, and carried to grant preliminary and final approval of the Phase 3 site plan for the Johnson Farms residential development with clarification that a 26 ft. wide street with rolling curbs (Miami Curbs) (back of curb to back of curb) are acceptable for the entire Johnson Farm (PUD) Planned Unit Development. Phase 3 represents the next step in the approved plan to develop a total of 384 single-family homes within the Johnson Farms development. This phase includes site preparation for the construction of 55 homes and continues the buildout of the overall development. Phase 1 site development is complete, and Phase 2 is nearing completion. The submitted Phase 3 site plan includes detailed designs of construction grading, stormwater management and erosion control, roadway construction, sidewalks, and utility infrastructure. The site plan has been reviewed and found to be in compliance with the Town’s Zoning Ordinance and Subdivision Regulations. Additionally, the Johnson Farms development maintains an active Stormwater Pollution Prevention Plan (SWPPP) and a Construction General Permit (CGP) issued by the Tennessee Department of Environment and Conservation (TDEC). Staff recommended approval.

Member Andy Broyles voiced concerns as to the PUD street width of 26 ft. instead of a 28 ft. width. Mr. Davenport said that this PUD has been in discussions and has received approvals for the past five years. He said that in the beginning, conversations with former Public Works Director Brad Peters and the current Town of Greeneville Fire Marshal David Weems approved the 26 ft. street width with rolling curbs (Miami Curbs) and is certain that this has been previously discussed and approved in prior planning commission meetings. City Manager, Todd Smith addressed the board and read town regulations that give the planning commission flexibility for a PUD in such matters as the width of a street. Staff will review previous minute documents to confirm that 26 ft. street width with rolling curbs (back of curb to back of curb) has been approved for this PUD. Motion was amended to clarify that prior street width construction in the development and future street development in this PUD shall be approved as 26 ft. in width with rolling curbs (Miami Curbs) (back of curb to back of curb). Amended motion was made, seconded and carried by unanimous vote.

There being no further business, the meeting adjourned.

Submitted:

Ginny Kidwell, Vice-Chairman

Anita Ricker, Secretary

* * * *