

UNOFFICIAL MINUTES

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

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

Members Present:

Cal Doty, Mayor
Ben Brooks, Alternate Secretary
David Durante, Vice-Chairman
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Anita Ricker, Chairman
Samuel A. "Trey" Ricker III

Members Absent:

Brittney Hall

Staff members present: Justin Schooley, Planning Administrator; Andy Broyles, Director of Development Services; Bert Seay, Building Official; Matt Robinson, Building Inspector; Eric Price, Fire Marshal; Cathy Osborne, Interim City Manager; Christina Potts, Media Marketing Specialist; Amber Morris, Clerk Recorder's Office.

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

Anita Ricker, Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of November 11th, 2025, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item: Chairman Ricker announced that 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 provided an update on the ADA wheelchair accessible ramp at Plaza Towers. He discussed how the Town can partner with Plaza Towers to provide a sidewalk path that would connect the ramp to the nearby Sav-Mor Foods shopping center.

Mr. Schooley provided an update on the Snapps Ferry grading project to stabilize the drainage and bank area of the project. This site is being marketed by the Greene County Partnership for manufacturing and business development use. .

Mr. Schooley wanted to advise the board of the Airport's future land use plans, which will include a workshop next year to update the zoning regulations. Andy Broyles is currently researching the zoning and overlay regulations for other airports.

Mr. Schooley also wanted to inform the board that the subdivision regulations need to be updated. Johnson City, TN, is currently in the process of updating its regulations and looking at potentially increasing the Bond Fees.

Mr. Schooley stated that at his recent meeting with regional Planners the topic of Data Center developments and its adverse effects on surrounding property was discussed. Mr. Schooley stated that the Town's zoning regulations and language need to be updated in the future as well.

Jeff Taylor with the Partnership provided an update on Manufacturing companies looking at Greeneville for locations. He stated that 10 RFP were submitted even though it was a slow year. He will be back in Nashville, meeting with marketing teams for potential future interests in the upcoming year.

Andy Broyles provided an update on the Pocket Park project. He stated they made progress last week and are looking for completion near the end of the year. He is excited for the project to be finished since it will allow for walking and food trucks to serve the community.

Andy Broyles also provided an update on the GEA power pole replacement project. Most of the old poles that have not been replaced have other utility equipment on the poles and will need to be removed by those utility/cable providers before the poles can be removed. He asked that if anyone noticed poles that needed to be replaced or posed a safety concern, please let him know.

2375 E. Andrew Johnson Hwy. Final approval of a site plan for the construction of a Dutch Bros Coffee shop, “Eating Establishment with Drive-Thru”. Motion was made, seconded, and carried to grant final approval of a site plan for the construction of a Dutch Bros Coffee shop development located within the Lowe's Home Improvement Store parking lot at 2375 E. Andrew Johnson Hwy and being known as (Greene County Tax Map: 87L, Group: A, Parcel: 028.00), **subject to TDOT approval letter**. At the November 11th, 2025, meeting, the Planning Commission granted preliminary site plan approval subject to Dutch Bros and Lowe’s addressing traffic flow concerns, obtaining TDOT approvals, and submitting a stormwater detention pond agreement between the two parties. The applicant has submitted a final site plan application and has revised the site plan to address traffic concerns with a no-left-turn sign, and they are actively working on obtaining a TDOT approval letter and will finalize the shared stormwater detention pond agreement when the as-built is submitted. Staff recommended final site plan approval, subject to a TDOT approval letter based on the applicant has substantially satisfied the conditions of preliminary approval.

Justin Besser the site designer with Dutch Bro’s Coffee Shop demonstrated to Planning Commission how a no left turn sign will address the concern Planning Commission had on traffic flow impact to the nearby traffic signal.

Site Plan Summary:

- Building Size: ±1,083 sq. ft.
- Parking: 13 spaces (1 ADA Van Space)
- Total Disturbed Area: ±0.99 acre

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

205 Hall Street, preliminary and final approval of a two (2) lot minor subdivision plat for property, Francis E. Kuhn, L/E Tina K Taylor, property owner, to construct a new single-family home on each lot. Administrative approval was granted for the preliminary and final approval of a two (2) lot minor subdivision plat for property located at 205 Hall Street and being known as Greene County Tax Map 098E, Group A, Parcel 029.00 to construct a new single-family home on each lot. The entire property is zoned R-4 (High Density) Residential, and the subdivision meets the Town’s Subdivision Regulations and Zoning Ordinance. Staff recommended consent approval as presented.

Details:

- Total Acreage: 0.36 +/- acres
- Lot 1: 0.18 +/- acres (old house demolished)
- Lot 2: 0.18 +/- acres
- Zoning: Subdivision meets size and dimension requirements in the R-4 Zoning District

500 North Rufe Taylor Road, preliminary and final approval granted for a plot plan, Transport Technologies LLC, for a proposed +/- 4,750 sq. ft accessory use building (detached metal garage). Administrative approval was granted for preliminary and final

approval of a plot plan property located at 500 North Rufe Taylor Road and being known as Greene County Tax Map 087E, Group B, Parcel 001.00 for a proposed +/- 4,750 sq. ft. detached metal garage to be used for transportation truck repair and storage, former Doehler-Jarvis facility. The proposed garage will be constructed on an existing concrete slab from the former Doehler-Jarvis facility. No grading or increase in impervious surface is proposed. Existing access and utilities are adequate. The project complies with M-2 zoning standards, and no variances are required. No stormwater impact is anticipated. An existing wooded tree line provides a natural buffer between the proposed garage and the Greene County Humane Society property to the south. The entire property is zoned M-2 (High Impact Use) District. Staff recommended consent approval as presented.

Details:

- Building Size: +/- 4,750 sq. ft.
- Parking: N/A
- Total Disturbed Area: +/- acre

There being no further business, the meeting adjourned.

Submitted:

Anita Ricker, Chairman

Paige Mengel, Secretary

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