

MINUTES OF THE GREENEVILLE BOARD OF ZONING APPEALS

A called meeting of the Greeneville Board of Zoning Appeals was conducted 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; Amber Morris, Clerk Recorder's Office; David Weems, Fire Marshal; Christina Potts, Media/Marketing Specialist

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

Lindy Riley, Chairman of the Board presided. The minutes of the meeting held on May 14th, 2024, were approved 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. Nick Gunter was recognized.

808 West Main Street, 1,511 S. F. variance to reduce the minimum lot size from 7,500 S.F. to 5,989 S.F. for the construction of a "duplex" residential structure. Motion made by Cal Doty, seconded by Ginny Kidwell, to grant a 1,511 S. F. variance to reduce the minimum lot sized from 7,500 S. F. to 5,989 S.F. for the construction of a "duplex" residential structure located in a B-4 (Arterial) Business zoning district 808 W. Main Street and being identified as Greene County Tax Map 098N, Group B, Parcel 024.00. Per current zoning regulations, a residential use located in a B-4 zoning district is controlled by regulations in the R-4 (High Density) Residential district. The minimum lot size required by current regulations for this use is Seven Thousand Five Hundred square feet (7,500 S. F.). The parcel identified for the variance is Five Thousand Nine Hundred

and Eighty-nine square feet (5,989 S.F.) per a current survey of the property. The parcel is One Thousand Five Hundred and Eleven (1,511 S. F.) less than the required square footage. The size of the proposed duplex is One Thousand Six Hundred square feet (1,600 S. F.). A Tennessee Department of Transportation (TDOT) permit will be required before a building permit is issued. It was determined that granting the variance would not substantially impair the intent and purpose of the Zoning Ordinance. Staff recommended. The motion passed.

There being no further business, the meeting adjourned.

Ginny Kidwell, Vice-Chairman

Submitted:

Anita Ricker, Secretary

*

*

*

*

*