

MINUTES OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION

A regular meeting of the Greeneville Municipal Planning Commission was held on March 10th, 2026, 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
Brittany Hall
Matt Hensley
Ginny Kidwell
Paige Mengel, Secretary
Samuel A. "Trey" Ricker III

Members Absent:

Anita Ricker, Chairman

Staff members present: Justin Schooley, Planning Administrator; Bert Seay, Building Official; David Weems, Fire Marshal; Paula Chandler, Clerk Recorder's Office; Amber Morris, Clerk Recorder's Office

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

David Durante, Vice-Chairman of the commission, presided. Motion made, seconded, and carried to approve minutes of regular meeting of February 10th, 2026, as written.

Recognition of persons wishing to make public comment or ask questions on any agenda item:
Vice-Chairman Durante announced that individuals wishing to make public comment or ask questions on any item on the meeting agenda should sign the sheet at the entrance door at this time.
NONE

Staff Report:

Justin Schooley, Planning Administrator, gave an update on various items and projects in the town:

Mr. Schooley reported that staff toured the recently renovated Plaza Towers facility off Thornwood Drive, and the improvements are very nice. Justin informed the members that the ADA handicap access ramp project previously approved by the commission has been completed, and staff are now working with the construction management group to connect the handicap ramp via a sidewalk path that would connect the ramp to the nearby Sav-Mor Foods shopping center.

Mayor Doty announced that Planning Commission members have been invited to a reception on April 1st 11:00 to 1:00 pm at the Plaza Towers facility to celebrate with them. RSVP is requested by March 16th. Justin will email everyone a copy of the formal invitation.

Justin thanked everyone who attended the February 27th, 2026, workshop. The workshop included discussions around the town's planning and zoning strategies on how the town could upgrade and modernize its development regulations and asked for input from the commission in what direction they would like the department to focus its efforts. Discussions touched on current zoning and subdivision processes, development scenarios, airport zoning overlay district, examples from other communities, and a roadmap for modernization. A goal was set to update the town's zoning ordinance manual. Staff will use the town's Comprehensive Plan as guidance with input from the commission to update development standards.

Mr. Schooley asked the members if they would be willing to meet after the next April meeting date for a workshop. Vice-Chairman Durante asked Justin to send members an email to receive the board's response and forward the necessary public announcement.

Mr. Schooley shared an article from TACIR stating that it takes 82.7 billion dollars per year to maintain public infrastructure in the State of Tennessee, including roads, stormwater, and bridges.

Member Brittany Hall asked for future workshop discussions to address the town's infrastructure concerns.

In response, Mr. Schooley said we need more studies, development requirements, detailed mapping in layers, and a reevaluation of the current Comprehensive Plan. He said a traffic study recently performed showed that it will take \$23 million dollars to bring city roads up to standards.

Bert Seay, Building Official, told members that we, as a town, need to look for revenue sources for needed infrastructure upgrades. He said we know what to do, we need to find a way to do it, and we need proper funding.

Vice-Chairman Durante thanked staff for hosting the recent workshop.

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

804 E. Church Street, preliminary and final approval for a site plan with a special exception use allowance for the light manufacturing/assembly of ambulance cabs. Administrative approval was granted to the preliminary and final approval for a site plot plan located at **804 East Church Street**, identified as **Greene County Tax Map: 099I, Group: E, Parcel: 00.500**. The property is zoned B-4 (Arterial Business) and has a special exception use allowance for the light manufacturing/assembly of ambulance cabs.

Background: The Board of Zoning Appeals granted a special exception use on October 14, 2025, permitting light manufacturing and assembly of ambulance cabs at 804 East Church Street. Following approval of the special exception, the property owner submitted a site plot plan for administrative review. Planning Staff reviewed the plan for compliance with the B-4 zoning district and development requirements.

Details:

Total Acreage: 5.56 acres

Zoning District: B-4 (Arterial) Business

Location: 804 East Church Street (Greene County Tax Map: 099I, Group: E, Parcel: 00.500)

Owner's Intent: Use the existing building and parking lot site for the renovation of ambulance cabs.

Scope of Work: The scope of work is minor and includes landscape buffering, fencing, installation of a handicap accessible parking space, and continued use of the existing parking lot and entrance. The site plot plan meets all development requirements.

Staff Recommended consent.

Villa Court, preliminary and final approval for a two-lot combination plat combining two existing lots into a single lot, 26R. Administrative approval was granted for preliminary and final approval for a two-lot combination plat located at the cul-de-sac on **Villa Court**, identified as **Greene County Tax Map: 100A, Group: C, Parcels: 17.26 & 17.27**. The property is zoned R-SF2 (Low Density) Residential. The combination plat proposes to combine two existing lots into a single lot. No new lots are being created.

Background: The property owner submitted a combination plat to merge Lots 26 and 27 for the purpose of developing a single-family residence. The plat meets the dimensional requirements of the zoning district and complies with the Town's Subdivision Regulations. Staff is requesting consent of administrative approval to ensure transparency regarding the setback conditions affecting existing Lot 26. Lot 26 was approved by the Planning Commission in 2020 as a through lot, also known as a double frontage lot. When combined with Lot 27 to create the new Lot 26R, the through lot configuration and its associated setback requirements will be inherited by the newly created lot. As a result, the former rear-yard setback of 30 feet on Lot 27 will convert to a side-yard setback of 8 feet on Lot 26R.

Details:

Total Acreage: 0.69 acres Existing

Lots: 2

Total New Lots: 1

Name: Combination Plat of Lots 26 and 27 of The Villas at The Meadows

Zoning: Subdivision meets size and dimensional requirements in the R-SF2 zoning district and the Town's Subdivision Regulations.

Zoning District: R-SF2 (Low Density) Residential
Location: Villa Court, known as (Greene County Tax Map: 100A, Group: C, Parcels: 17.26 & 17.27)
Owners' Intent: Combine two existing lots into one lot to build a single-family residential house.
Staff Recommended consent.

There being no further business, the meeting adjourned.

Submitted:

Anita Ricker, Chairman

Paige Mengel, Secretary

* * * *