

Agenda

Greene County Board of Zoning Appeals
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greeneville, TN 37745
May 28, 2024 at 8:30 a.m.

1. Call to order.
2. Welcome of visitors.
3. Approval of minutes of the April 30, 2024, meeting.
4. Consider granting a variance for a home to be located at 12 Rehobeth Road (tax parcel 173-039.18), to decrease the required front yard setback from 55 feet to 46 feet.
5. Consider granting a variance for the J&J Warehousing and Storage building, located at 590 N. Mohawk Road (tax parcel 070-45.03), to decrease the required front yard setback from 50 feet to 18 feet.
6. Other business
7. Adjournment

Minutes of the Greene County Board of Zoning Appeals

A meeting of the Greene County Board of Zoning Appeals was held on Tuesday, April 30, 2024.

Members Present/Members Absent

Kathy Crawford, Chairman
Beth Douthat, Vice-Chairman
Holly Brooks, Secretary
~~Jason A. Smith, Member~~
~~Robert Wilhoit, Member~~
Bill Dabbs, Associate Member
David Crum, Associate Member

Staff Representatives Present/Absent

Tim Tweed, Building Commissioner
Amy Tweed, Planning Coordinator
~~Deborah Collins, Building Dept.~~
~~Kevin Morrison, County Mayor~~
Roger Woolsey, County Attorney

Also Present: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the March 26, 2024 meeting. A motion was made by Bill Dabbs, seconded by Beth Douthat, to approve the minutes as written. The motion carried unanimously.

Swearing in of witnesses. Chairman Crawford swore in Daniel Coffey, and Building Commissioner Tim Tweed.

1099 Anderson Loop. The Board considered a request to grant a variance for an existing accessory building at 1099 Anderson Loop (tax parcel 061-027.09), to decrease the required side yard setback from five feet to two feet. Staff stated the structure in question was built over a year ago, and a building permit was not obtained. The violation came to the Building Department's attention when an adjacent property owner complained. Tim Tweed stated that the property owner, Ricky Allen Lloyd, was not present, and no one spoke to represent Mr. Lloyd. During discussion of the request, Roger Woolsey stated the property owner was not present, the situation had existed for over one year, and a building permit had not been obtained. A motion was made by Beth Douthat, seconded by Holly Brooks, to deny approval of the variance, as: there was nothing inherent in the property, such as topography, shape, or size to necessitate the building being constructed so close to the property line; the property owner was not present to speak to the request; and a building permit was not obtained. The motion carried unanimously.

6165 Kingsport Highway. The Board considered a request to grant a variance for an existing commercial building located at 6165 Kingsport Highway (tax parcel 055-012.01), to decrease the required front yard setback from 50 feet to 29 feet. Tim Tweed stated the building was constructed in 1932, and used as a neighborhood store before it closed several years ago. The property was zoned A-

1, General Agricultural District, when zoning was adopted in the County, and the use became a legal, nonconforming use. Under Section 501 of the Greene County Zoning Resolution, the nonconforming use could not be reestablished or changed to any other nonconforming use since it had ceased for more than two years. Tennessee state law, which permits nonconforming uses to be reestablished, provided they meet applicable zoning regulations as closely as possible, supersedes local regulations.

Mr. Tweed stated the small lot size (0.34 acres), extremely limited area available for parking, placement of the building so close to the front lot line, the topography at the rear of the property, and the location of the septic system, greatly limited use of the property for uses permitted in the A-1 zone. The property could not even be used for residential purposes, as the amount of undisturbed land, which was where field lines have to be located, was too small for a residential septic system. In essence, if the variance was not granted, the property was, essentially, unusable. After discussion, a motion was made by Holly Brooks, seconded by Bill Dabbs, to grant the variance, as:

1. The property was a lot of record at the time of adoption of the zoning resolution.
2. The lot was exceptionally narrow, shallow or shaped in such a way that the strict application of the regulations would create exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property.
3. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution.
4. Special circumstances were attached to the property which did not generally apply to other property in the neighborhood.

The motion carried unanimously.

Friendship Baptist Church (Millers Chapel Road). The Board considered a request to grant variances for the existing Friendship Baptist Church building, located adjacent to Millers Chapel Road (tax parcel 019-073.01), decreasing the required side yard setback from 20 feet to 15 feet, and to decrease the rear yard setback from 50 feet to 32 feet. Information was presented that the church was constructed in 1970, prior to the adoption of zoning and subdivision regulations in Greene County. The church building violated both the rear and right side yard setback requirements, a condition the church and an adjoining property owner hope to improve via a land swap. The church would obtain enough land (identified as Lot 1 on the attached survey) to increase the rear yard for the church from less than five (5) feet to an average of twenty (20) feet. This was less than the required fifty (50) foot setback, but it would bring the property closer to compliance with existing regulations.

A review of the survey shows that the northernmost corner of the church (Point A) was actually located on the existing (dashed) lot line. Measuring from this point, the side yard setback (Line B) was less than five (5) feet in width. The side yard increased to approximately forty (40) feet (Line C), well in excess of the twenty (20) foot requirement.

In exchange for land to increase their rear yard, the church would trade what is identified as Lot 2, to the adjoining property owner. The entire width of Lot 2 is needed by the adjoining property owner, in to provide the required fifty (50) feet of frontage for landlocked property located behind the church. This would decrease the side yard for a portion of the church from the existing forty feet (Line C) to ten (10) feet, which was less than the requirement, but more than the existing area with only a five foot setback (Line B). Daniel Coffey stated the intent was to bring both properties closer to compliance, overall. After discussion, a motion was made by Bill Dabbs, seconded by Beth Douthat, to grant the variance, as the request met all requirements of the Greene County Zoning Resolution for variance approval.

1. The church property was a lot of record that was shaped in such a way that “the strict application of the regulations would create exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property.”
2. The shallow rear yard, and location of a portion of the building on the property line, created a lot with “extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property;” to meet the requirements.
3. “Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution,”
4. “Special circumstances were attached to the property which did not generally apply to other property in the neighborhood”.
5. The side yard variance would make a portion of the structure noncomplying, but would bring another section of the structure into compliance. The situation was, overall, an improvement to the current situation.
6. Approving the side yard variance would provide road frontage for an adjoining landlocked parcel, bringing it into compliance and enabling its use.

The motion carried unanimously.

There being no further business, a motion was made by Bill Dabbs, seconded by David Crum, to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at 9:10 a.m.

Approved as written (date) _____

Secretary _____

Chairman/Vice Chairman _____

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Planning Research/Special Projects
Date: May 20, 2024
Subject: Request to grant a front yard setback variance
Location: 12 Rehobeth Church Lane (at Houston Valley Road intersection)
Tax parcel: 173-039.18
Zoning: A-1, General Agriculture District
Request: Decrease front yard setback from fifty-five (55) feet to forty-six (46) feet
Result: Variance of nine (9) feet
Owner: Jessica Parkins
Size: 0.52 acres
Proposed use: Double mobile home (26' x 56')

Notes: The lot has several issues which limits use of the property.

1. It is a corner lot, so the side yard setback along Houston Valley Road has to be increased from the standard twelve feet to eighteen (18) feet.
2. As can be noted on the attached survey, the front lot line forms an acute angle along Rehobeth Church Lane, decreasing potential building area.
3. The lot line along Houston Valley Road is greatly impacted by an unusual amount of right-of-way,
4. Any structure built on the site has to set back at least ten (10) feet from the overhead power line that crosses the property at an angle.
5. There is a drainage way that also crosses the property at an angle. Buildable area of the property is limited by this because field lines have to be at least twenty-five (25) feet from drainage areas.
6. The perk holes approved for the septic system are located in the rear of the property, so the house can't be placed to the rear of the lot.

A variance would not be needed if the home was placed perpendicular to Houston Valley Road. This would require that a bank on the property be disturbed, which would negatively impact the septic system.

Options: Approve the request, as it meets all requirements for granting a variance as listed in the *Greene County Zoning Resolution*:

1. The lot has extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; and
2. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and
3. Special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

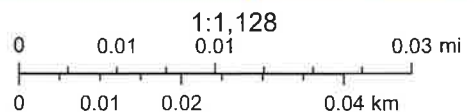
Deny approval of the variance, as a smaller home could be constructed on the lot.

Greene County - Parcel: 173 039.18



Date: May 22, 2024

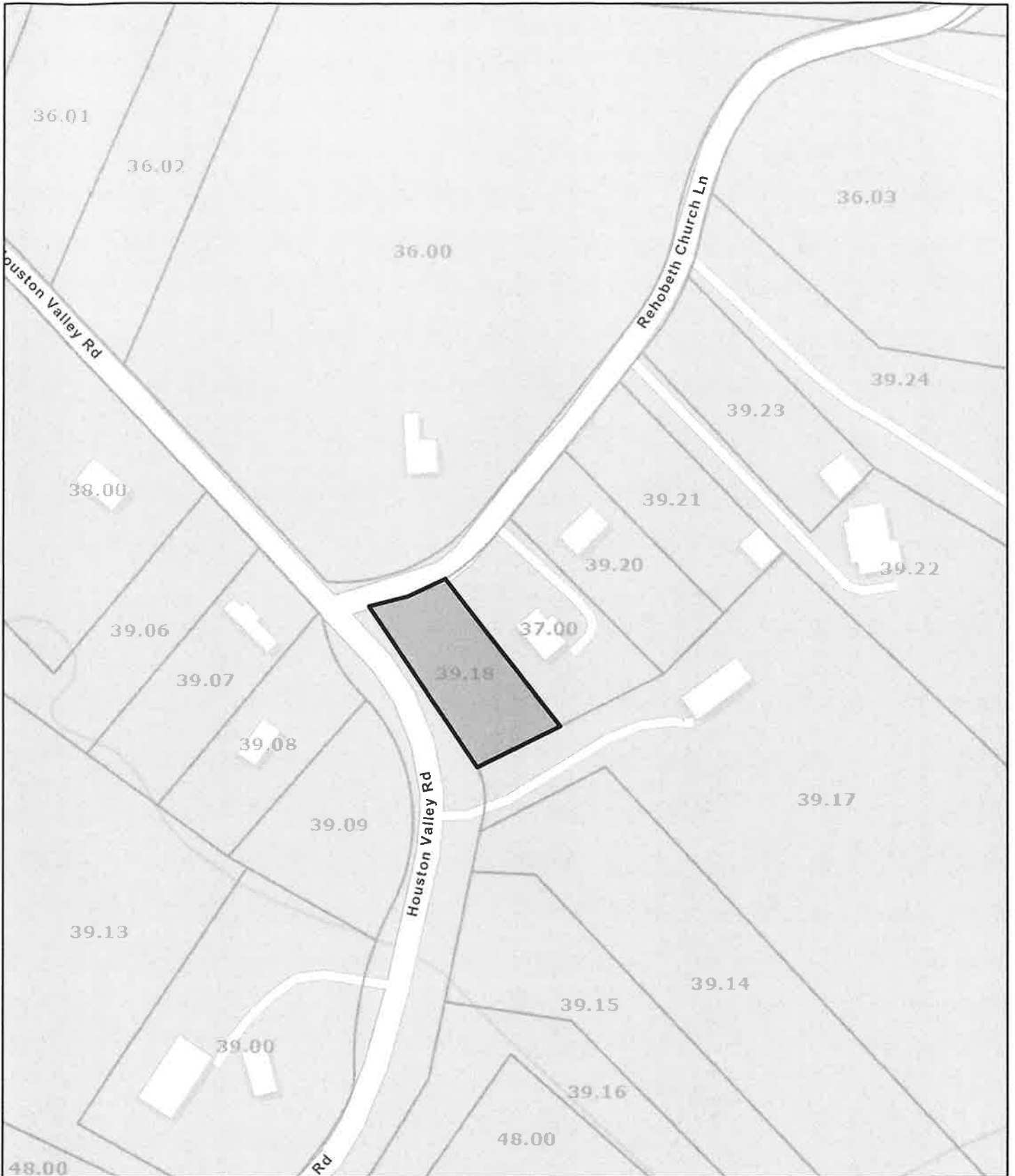
County: Greene
Owner: PARKINS JESSICA
Address: REHOBETH CHURCH RD
Parcel Number: 173 039.18
Deeded Acreage: 0.52
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Aerial Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

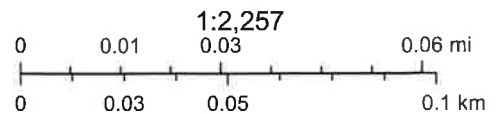
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Greene County - Parcel: 173 039.18



Date: May 20, 2024

County: Greene
Owner: PARKINS JESSICA
Address: REHOBETH CHURCH RD
Parcel Number: 173 039.18
Deeded Acreage: 0.52
Calculated Acreage: 0

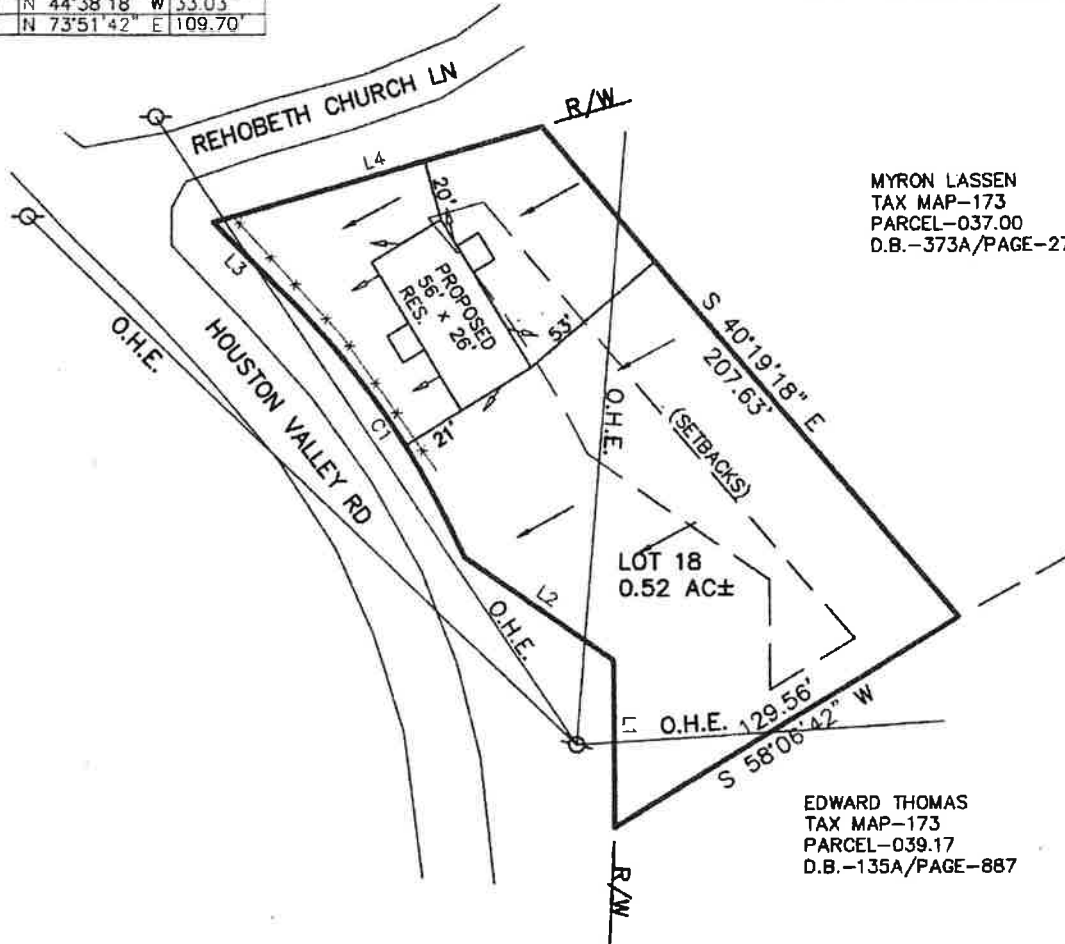


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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	285.44'	103.03'	102.47'	N 34°17'53" W	20°40'50"
LINE	BEARING	DISTANCE			
L1	N 00°30'18" W	54.54'			
L2	N 55°12'18" W	58.81'			
L3	N 44°38'18" W	33.03'			
L4	N 73°51'42" E	109.70'			

LEGEND

○ UTILITY POLE
 O.H.E. OVERHEAD UTILITY



MYRON LASSEN
 TAX MAP-173
 PARCEL-037.00
 D.B.-373A/PAGE-2734

EDWARD THOMAS
 TAX MAP-173
 PARCEL-039.17
 D.B.-135A/PAGE-887

HOME LOCATION

**12 REHOBETH CURCH RD
 18TH CIVIL DISTRICT
 GREENE COUNTY TN.**

DATE 05/10/2024

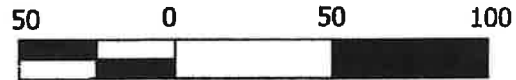
PROJECT 24146

Scale is 1"=50'

- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- *-* SILT FENCE

PROPERTY ZONED A-1

FRONT =50'
 REAR =30'
 SIDE =12'
 REHOBETH CHURCH SIDE =43' FROM CENTERLINE



TFSI TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET
 JOHNSON CITY TN, 37604 423-915-1158

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Planning Research/Special Projects
Date: May 20, 2024
Subject: Request to grant a front yard setback variance
Location: 590 N. Mohawk Road
Tax parcel: 070-45.03
Zoning: M-1, Industrial District
Request: Decrease front yard setback from fifty (50) feet to eighteen (18) feet
Result: 32' variance
Owner: J&J Warehousing and Storage Inc.
Size: 8.54 acres
Proposed use: Expansion of existing structure

Notes: The existing building is approximately 115,000 sq. ft. in size. The proposal is to construct a 10,000 sq. ft. expansion on the front of the structure, adjacent to N. Mohawk Rd. Jerry Fortner of J&J has stated that they need to expand because the number of employees has increased from 20 to 69, there is inadequate office space for salaried staff, and the current breakroom is a temporary shelter.

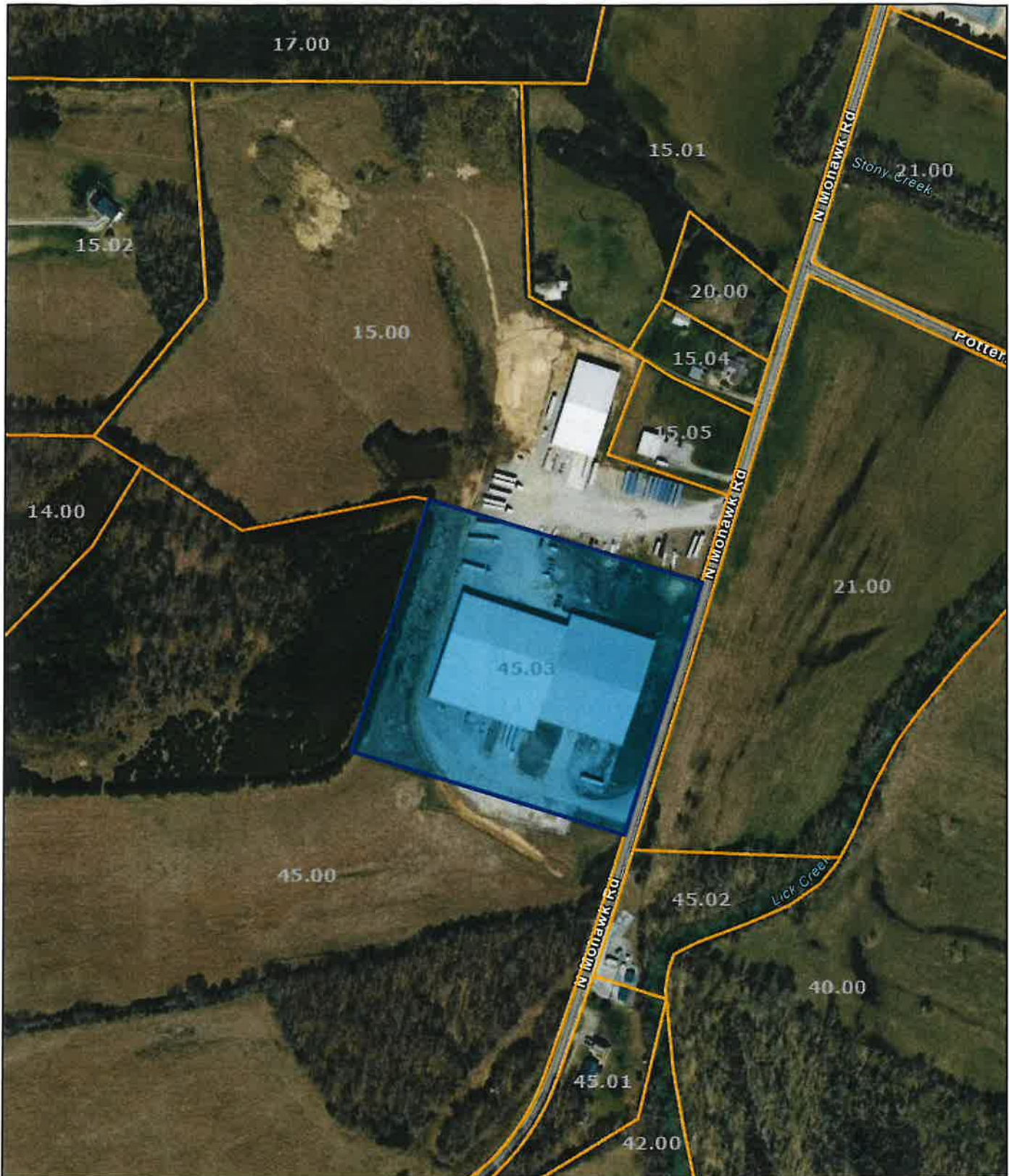
It is not feasible to place the proposed expansion on either side or the rear of the building as the trucking bays, parking areas, and travel lanes for the tractor trailers are located in those areas. Without a variance the business cannot expand to meet its current needs.

Options: Approve the request, as it meets all requirements for granting a variance as listed in the *Greene County Zoning Resolution*:

1. The presence of the existing trucking bays and travel lanes presents extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; and
2. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and
3. There are special circumstances attached to the property which do not generally apply to other property in the neighborhood.

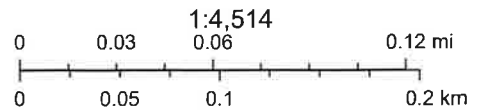
Deny the request, as the applicant could relocate to another property.

Greene County - Parcel: 070 045.03



Date: May 9, 2024

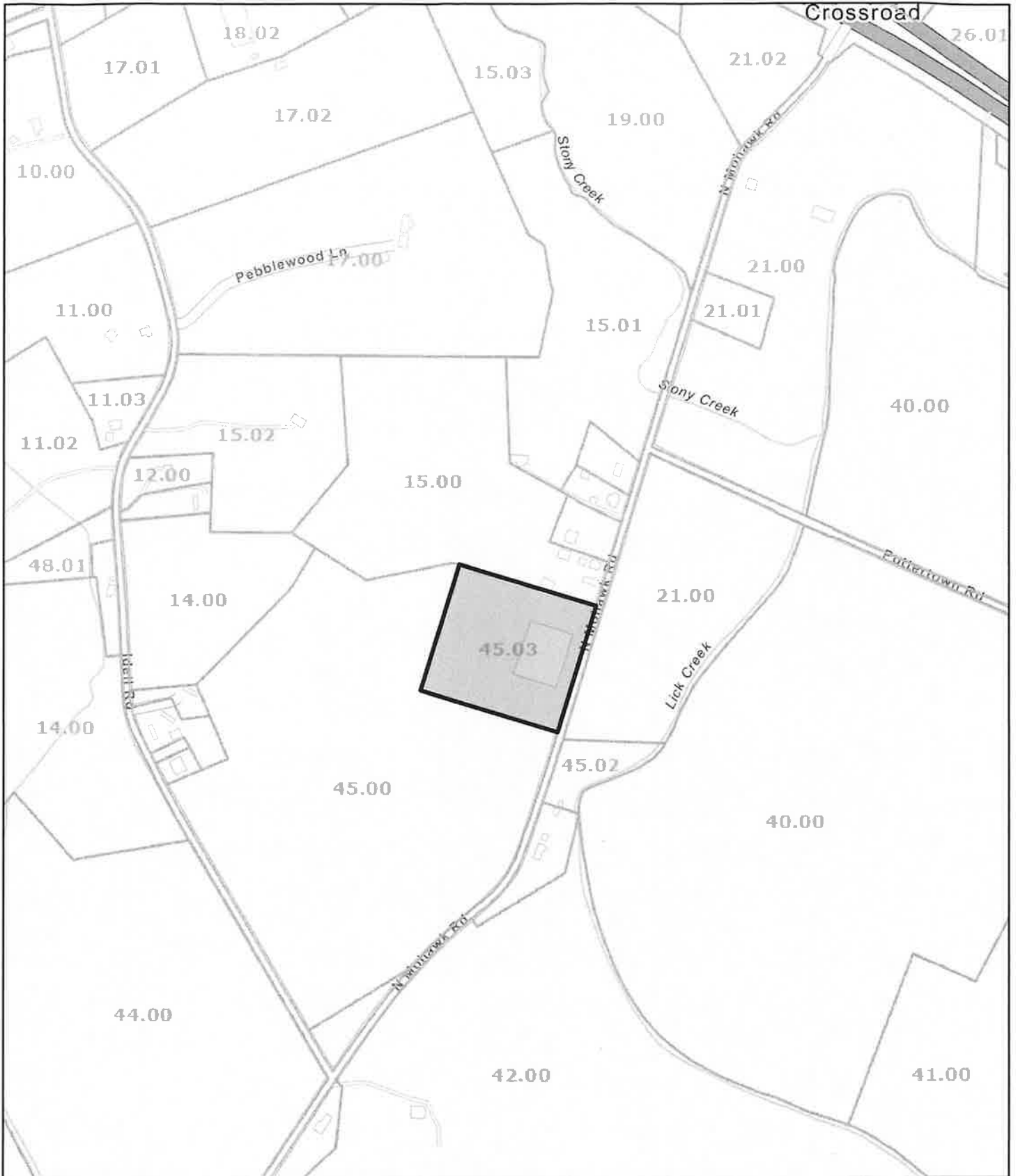
County: Greene
Owner: J&J WAREHOUSING & STORAGE
Address: N MOHAWK RD
Parcel Number: 070 045.03
Deeded Acreage: 8.54
Calculated Acreage: 0
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



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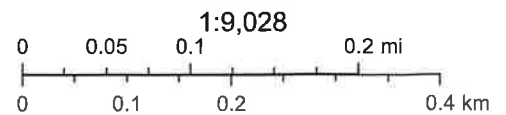
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Greene County - Parcel: 070 045.03



Date: May 20, 2024

County: Greene
Owner: J&J WAREHOUSING & STORAGE
Address: N MOHAWK RD
Parcel Number: 070 045.03
Deeded Acreage: 8.54
Calculated Acreage: 0



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SumiRiko Tennessee, Inc.

Pass Thru Operations Expansion Review

**GLOBAL
EXCELLENT
DISTRIBUTION
COMPANY**

4.22.2024



- 1) **Location:** Midway, TN (2 Locations), USA, Tazewell, TN, USA, Chihuahua, MX
- 2) **Capital:** \$360M USD
- 3) **Products:** Anti Vibration, Hose, Urethane Products
- 4) **Sales:** \$650M USD (FY2024)
- 5) **Employees:** 1600 (USA) 2024 P
- 6) **Main Customer:** Toyota, Honda, Nissan, SIA, Ford
- 7) **Shareholder:** SRK-America (100%)
- 8) **Landscape Area:** TN Total = 445,150m²
- 9) **Building Area:** TN Total = 75,800m²

10) History:

- 1996: Established SumiRiko TN Midway
- 1997: SumiRiko TN Midway Production Start
- 2001: Established SumiRiko de Mexico & Production Start
- 2003: Established SumiRiko TN Tazewell & Production Start
- 2020: Established Sumiriko TN Pass-Thru Group



Mosheim, Tennessee Warehouse



Laredo, Texas Warehouse



START PRODUCTION: JUNE 1, 2020

LOCATIONS: 2 (TN / TX)

LAND: 10 Acres

BUILDING: 220,000 SQ. FEET (20,439 SQ. METER)

INVESTMENT: 500 K\$

SALES: 271M\$ (2023A) AV \$58M / Hose \$206M / Other \$7M

SALES: 289M\$ (2024P) AV \$51M / Hose \$231M / Other \$7M

ASSOCIATES: 67 (2024P) 66 (2023A)

PRODUCTS: ANTI-VIBRATION, HOSE, URETHANE, INDUSTRIAL HOSE, SEWS



Supplier Countries

Japan	Indonesia
United States	Vietnam
Mexico	India
Brazil	Korea
China	Poland
Thailand	Italy

Ports of Entry

Savannah, GA	Houston, TX
Los Angeles, CA	Norfolk, VA
Manzanillo, MX	El Paso, TX
Laredo, TX	

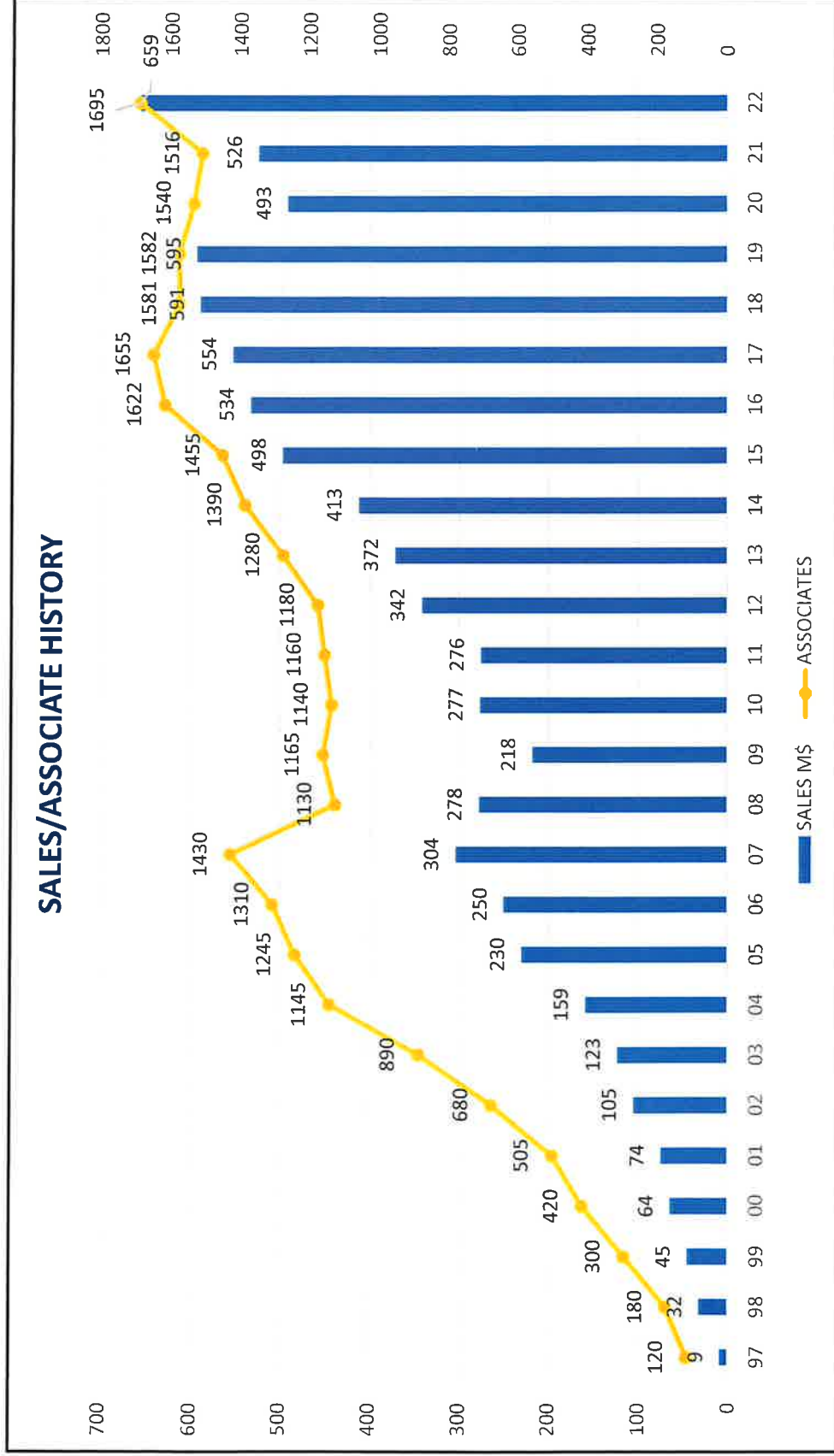
Customer Base

The Customer Base section features logos for various automotive brands and suppliers:

- Toyota**, **Honda**, **Nissan**, **Lexus**, **Acura**, **Infiniti**, **Ford**, **Subaru**
- Denso**, **Showa**, **KYB**, **TI Automotive**, **SWS** (Sumitomo Wiring Systems)
- GKN Automotive**



Sales/Associate Growth History

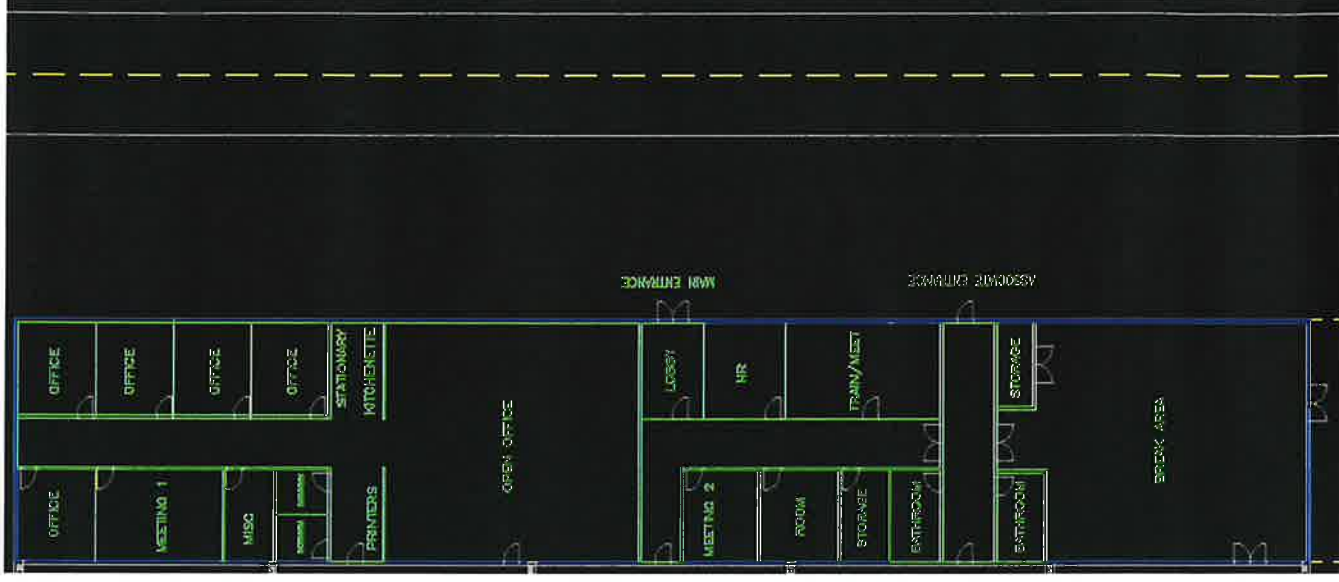


Current Situation

- Pass Thru Group Employee Headcount has grown from 20 to 69 Associates
- No Meeting Rooms
- Inadequate Office Space for Increased Salary Staff
- Current Break Room Is Temporary Shelter
- Warehouse Lighting Needs Updating
- Parking Lot is Temporary Gravel Lot
- Dock Locking Safety System 10+ Years Old
- Lack of Infrastructure for Future Expansion
- Current Operations Visibility Does Not Support SRK-TN Vision
- Growth Opportunities Limited Due to Current Square Footage and No Opportunities to Expand
- PT Operations Requires Office Modification and Renovation to Support a Productive and Inviting Office Environment

Proposed Solution

- 10,000 Sq/ft Renovation
- Break Area / Vending
- Open Office
- Professional Lobby
- HR Office
- Training Dojo
- Multiple Meeting Rooms
- IT Infrastructure Room
- QA Work Room
- Parking Lot
- Upgraded Dock Saftey

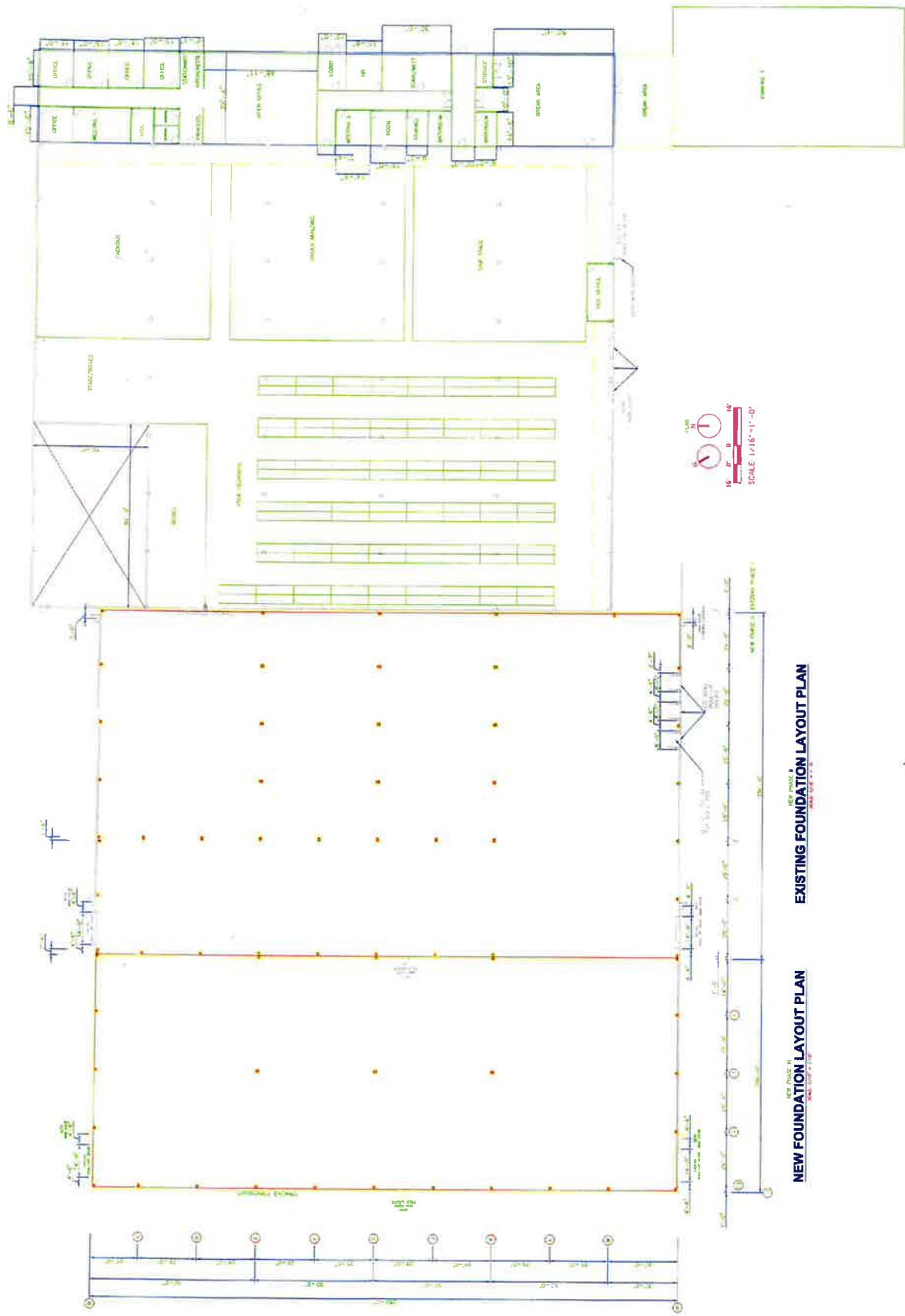


Concept
Drawing

Benefits

- **Future Expansion Opportunities in Greene County**
- **+10 Year Commitment of High Paying Manufacturing Jobs in Greene County**
- **Increased Safety Environment for SRK Staff**
- **Positive Impact for Customer Visibility and Potential New Business**
- **Enables Productivity Improvements to Draw More Business into the SRK TN Group**
- **Attractive Work Environment for Staff & Community**
- **Maximizes Ability to Utilize Future Capital Investment Opportunities in Greene County**

Questions?



EXISTING FOUNDATION LAYOUT PLAN

NEW FOUNDATION LAYOUT PLAN

NEW FOUNDATION LAYOUT PLAN
 DATE: 10/15/10

NEW FOUNDATION LAYOUT PLAN
 DATE: 10/15/10