

Agenda
Greene County, TN Regional Planning
Commission Greene County Courthouse
Annex, Conference Room 204 North
Cutler Street, Greene, TN 37744
December 10, 2024 at 1:00 p.m.

1. Call to order.
2. Approval of the November 12, 2024 minutes.
3. Review and consider approving the final plat and approving a performance bond for the Sluder Estates Private Street Easement, for a permanent easement to be constructed off Poplar Springs Road in the 3rd civil district.
4. Review and consider approving a final plat for the Replat of Lot 1 M. J. Blake House Tract for one lot totaling 4.76 acres, located adjacent to Kingsport Highway and Blake Lane in the 20th civil district.
5. Review and consider approving a concept plat Replat of Lots 7, 8, & 9 of the Williams & Smith Property (Replat of Majestic Estates) for two lots totaling 7.16 acres, located adjacent to Old Stage Road in the 14th civil district.
6. Review and consider approving a final plat for the Replat of Gunter Property for one lot totaling 2.01 acres, located adjacent to Red Hill Road in the 2nd civil district.
7. Administrative minor subdivisions
 - Replat of Lot 17 of the Kenneth Sluder Subdivision, for one lot totaling 0.99 acres, located off Stone Dam Road in the 14th civil district.
 - Division of Lot 33 of the Self Property for two lots totaling 1.775 acres, located adjacent to Friendship Road North in the 20th civil district.
 - Subdivision of the John E. Shanks Property for one lot totaling 0.983 acres, located adjacent to Old Snapps Ferry Road in the 16th civil district.
 - Replat of Lots 9, 10, 11 Block 6 College View Addition for one lot totaling 0.504 acres, located adjacent to Midway Circle.
 - Combination Plat of Lots 1 & 2 of the John Dearstone Subdivision (Survey for David & Melissa Fillers) for one lot totaling 1.174 acres, located adjacent to Warrensburg Road in the 8th civil district.
 - Survey of a Portion of the Thomas Bellaw, III et ux Property for one lot totaling 0.26 acres, located adjacent to Old Kentucky Road South in the 9th civil district.
8. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
9. Other Business
10. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, November 12, 2024, at 1:00 p.m.

Members Present/Absent

Sam Riley, Chairman
~~Gwen Lilley, Vice-Chairman~~
 Gary Rector, Secretary
 Lyle Parton, Alternate Secretary
 Edwin Remine
 Phillip Ottinger
 Jason Cobble
 Becky Rideout
 Nick Gunter

Staff Representatives Present/Absent

~~Kevin Morrison, County Mayor~~
 Roger Woolsey, County Attorney
 Amy Tweed, Planning Coordinator
 Tim Tweed, Building Official
 Kevin Swatsell, Road Superintendent
~~Lyn Ashburn, Planning Department~~

Also participating: 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 September 10, 2024 meeting. There were no minutes to approve for an October meeting, as it had been cancelled due to widespread flooding from Helene. A motion was made by Edwin Remine, seconded by Lyle Parton, to approve the minutes with changes to who made the motion and second. The motion carried unanimously.

Division of Tract 2 of the Dewitt Property. The Planning Commission reviewed and considered approving the Division of Tract 2 of the Dewitt Property, for seven lots totaling 9.53 acres, located adjacent to Old Asheville Highway near Whispering Road in the 10th and 24th civil district. Staff stated the plat met all applicable requirements, except for signatures, and recommended approval subject to the addition of signatures. A motion was made by Lyle Parton, seconded by Edwin Remine, to approve the plat, subject to the addition of signatures, as it met all other applicable regulations. The motion carried unanimously.

Division of the Caleb D. Foulks Property. The Planning Commission reviewed and considered approving the Division of the Caleb D. Foulks Property, for three lots totaling 5.59 acres, located adjacent to Old Snapps Ferry Road in the 20th civil district. Staff stated the plat met all applicable requirements, except for signatures, and recommended approval subject to the addition of signatures. A motion was made by Phillip Ottinger, seconded by Edwin Remine, to approve the

plat, subject to the addition of signatures, as it met all other applicable regulations. The motion carried unanimously.

Division of Tract 1 of the Rufus Lynn Bowens Property. The Planning Commission reviewed and considered approving the Division of Tract 1 of the Rufus Lynn Bowens Property, for four lots totaling 3.27 acres, located adjacent to Barren Valley Road in the 1st civil district. Staff stated the plat met all applicable requirements, except for signatures, and recommended approval subject to the addition of signatures. A motion was made by Gary Rector, seconded by Phillip Ottinger, to approve the plat, subject to the addition of signatures, as it met all other applicable regulations. The motion carried unanimously.

Subdivision of Leslie R. Schuster Property. The Planning Commission reviewed and considered approving the Subdivision of Leslie R. Schuster Property, for three lots totaling 3.45 acres, located adjacent to Browns Circle in the 3rd civil district. Staff stated the plat met all applicable requirements, except for signatures, and recommended approval subject to the addition of signatures. A motion was made by Lyle Parton, seconded by Edwin Remine, to approve the plat, subject to the addition of signatures, as it met all other applicable regulations. The motion carried unanimously.

Resolution removing regulations adopted on 6/17/17 concerning tiny homes and campgrounds. The Planning Commission reviewed and considered recommending a resolution to revise the *Greene County Zoning Resolution* to remove regulations adopted on June 17, 2017, concerning tiny homes and recreational vehicles. Roger Woolsey explained the proposal was made because of concerns over the impact of flooding from Helene, and wanting to permit people whose homes were damaged or destroyed to put tiny homes or campers on their property to live in while rebuilding. Discussion ensued regarding the existing regulations, which permitted tiny homes to be built on-site as long as the County could inspect them during construction. Tim Tweed stated he had been attempting to obtain information about FEMA requirements for temporary housing. When questioned, Tim Tweed stated he can't imagine the County Building Department not doing everything possible to help the people who had their homes damaged or destroyed.

The Planning Commission discussed how the proposal would remove the requirements from the *Zoning Resolution* in their entirety, instead of modifying them for a period of time. Discussion ensued about the conflict between the *Zoning Resolution* and the building code concerning tiny homes, and that the more restrictive building code would take precedence. Tim Tweed stated that the Building Department had not received any requests for tiny home or campers to be used as dwellings while a damaged or destroyed residential unit was repaired or replaced.

Discussion ensued about changing the *Zoning Resolution* to relax the regulations for a set time frame. Tim Tweed stated that, under the existing regulations, people could live in a camper for up

to one year, as long as they obtained a building permit to rebuild a home on the property. Edwin Remine stated that FEMA was bringing in trailers to use for housing for people that qualified, provided the houses weren't being built in the flood zone. Tim Tweed stated that, under the flood resolution, you can build in Zone A (flood), but additional information had to be provided by an engineer. Also, FEMA had told him the 2006 flood maps, which would continue to be the official maps, were unlikely to change, except to reflect where the river channel had moved.

Tim Tweed discussed FEMA, and how the day after staff returned to the office he received an email stating that the flood zone regulations had to be followed, and the Building Department could not skirt their responsibilities. Removing the amendments approved on June 17, 2017 wouldn't change those responsibilities, and keeping them in place wouldn't prevent him from issuing a permit for a tiny home or camper to someone impacted by the flood.

Tim Tweed stated that, under the flood resolution that if your home was in the flood zone and was determined to be 50% damaged, the structure had to comply with the flood regulations. (The 50% damage level only applied to structures that were in the flood zone.) The Building Department was doing the damage assessment using FEMA software, so there was no control over the determination of the level of damage. Also, FEMA required a permit for any work in the flood zone, and performed audits to check for permits.

Roger Woolsey and Tim Tweed discussed that the County would do whatever was necessary to help people affected by the flood, and would not focus on issuing violations for people living in campers or tiny homes while rebuilding. A concern was voiced about making sure that people were safe in whatever type of temporary dwelling they were using. Specifically, the potential loss of life if an RV/camper overturned in high winds, or if using gas to heat a tiny home decreased the amount of breathable air to a dangerous level.

Tim Tweed discussed the building code requirement that tiny homes be constructed on-site. Initially, the homes could be built elsewhere and brought into the County, as long as an engineer signed off that the units were inspected at the factory. In at least one instance, the engineers were looking at pictures of the homes, and were not conducting actual inspections. This presented a safety issue, since you couldn't be assured that they were constructed to code.

A question was raised about building permits. Tim Tweed pointed out that, although the permit stated it was good for six months, that meant that work had to start in that time frame, not that work had to be completed.

A motion was made by Nick Gunter, seconded by Lyle Parton, to recommend denial of the resolution. The motion carried unanimously.

Amy Tweed stated the resolution was unable to be placed on the December County Commission agenda, because there wasn't enough time to provide the required 15 days public notice.

Resolution extending the moratorium on new and expanded campgrounds. The Planning Commission reviewed and considered approving a resolution to extend the moratorium on expanding or constructing new campgrounds, to March 18, 2025. The existing moratorium is due to expire on December 17, 2024. Tim Tweed stated that Lyn Ashburn, primary author of the proposal, had requested the extension to provide more time to work on the proposal. Also, that there haven't been any requests to develop any campgrounds, and those campgrounds damaged in the flood would be permitted to rebuild under the existing regulations. A motion was made by Lyle Parton, seconded by Phillip Ottinger, to recommend approval of the moratorium extension. The motion carried unanimously.

Administrative minor subdivisions. The Planning Commission was informed the following subdivisions had been approved since the last meeting.

- Scott and Jenia Sayler Property, for one lot totaling 1.14 acres, located adjacent to Flatwoods Road in the 11th civil district.
- Division of the Richardson Property for one lot totaling 1.83 acres, located adjacent to Chimney Top Loop in the 17th civil district.
- Lloyd H. Jefferies Property for two lots totaling 3.44 acres, located adjacent to Bertie Patton Road in the 7th civil district.
- Lynda Williams Klepper Property, for Stephen Randy Williams, for one lot totaling 1.41 acres, located adjacent to Horton Highway in the 11th civil district.
- Survey of a Portion of the Silas Seaton Property for one lot totaling 2.00 acres, located adjacent to Cedar Creek Road in the 18th civil district.
- Division of the Swift Property, for one lot totaling 1.01 acres, located adjacent to Pleasant Hill Road in the 1st civil district.
- Division of a Portion of the Fillers Property for one lot totaling 1.79 acres, located off North Wesley Chapel Road in the 21st civil district.
- Survey of a Portion of Lot 2 of the Maggie Parton Farm (Survey for Larry Taylor et ux) for one lot totaling 0.155 acres, located off South Greene Street in the 18th civil district.
- Division of Tract A of the Lester Price Property for two lots totaling 3.71 acres, located adjacent to Camp Creek Road in the 22nd civil district.
- Wayne Cutshaw Property for two lots totaling 4.94 acres, located at the intersection of Buckingham Road and J. Mell Johnson Road in the 23rd civil district.
- Jerry & Carolyn Ayers for one lot totaling 0.56 acres, located adjacent to Chuckey Ruritan Road South in the 14th civil district.

- Survey of a Portion of Lot 3 of the Maggie Parton Farm (Survey for Kenneth & Randy Wells) for one lot totaling 2.00 acres, located off Asheville Highway in the 18th civil district.
- Survey of a Portion of the Eric Brown Property for one lot totaling 0.16 acres, located adjacent to Fairview Road in the 14th civil district.
- Survey of a Portion of the Jerry & Helen Neas Property for one lot totaling 3.37 acres, located off Gregg Mill Road in the 3rd civil district.
- Part of the Adam and Glenda Williams Property for two lots totaling 4.52 acres, located adjacent to Jearoldstown Road in the 17th civil district.
- Dussie Peters Property for two lots totaling 3.99 acres, located adjacent to Jim Fox Road in the 24th civil district.
- Stamey/Storrow 1.37 ac. Property Partition for one lot totaling 1.37 acres, located adjacent to Viking Mountain Road in the 18th civil district.

A motion was made by Gary Rector, seconded by Phillip Ottinger, to accept the list. The motion carried unanimously.

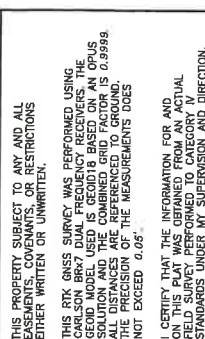
Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. A motion was made by Phillip Ottinger, seconded by Gary Rector, to accept the report. The motion carried unanimously.

There being no further business, a motion was made by Edwin Remine, seconded by Gary Rector, to adjourn. The motion carried unanimously. The meeting adjourned at 1:55 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



PRIVATE STREET EASEMENT FOR THE SLUDER ESTATES

3RD CIVIL DISTRICT	GREENE CO., TN
 AZIMUTH ENGINEERING, INC. Engineers • Surveyors • Planners	
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191	
SCALE: 1"=40'	DATE: 12/05/2024
-JOB NO. 24SU06B	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 24SU068E

ADDRESS OF SUBJECT PROPERTY
6150 POPLAR SPRINGS ROAD
GREENEVILLE, TN 37743

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

NORTH RECONCILED TO THE
TENNESSEE STATE PLANE
COORDINATE SYSTEM (N.A.D. 83).

THE MAINTENANCE AGREEMENT FOR THE PRIVATE STREET IS RECORDED IN DEED BOOK 736A, PAGE 861 IN THE REGISTER'S OFFICE FOR GREENE CO., TN.

I HEREBY CERTIFY THAT THE PRIVATE STREET SERVING THE SLUWER ESTATES HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS. I FURTHER CERTIFY THAT THE PRIVATE STREET IS CONSTRUCTED TO THE SAME STANDARDS AS PUBLIC STREETS.

CONTRACTOR	DATE
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EASEMENT AREA: 0.39 AC.±



LEGEND

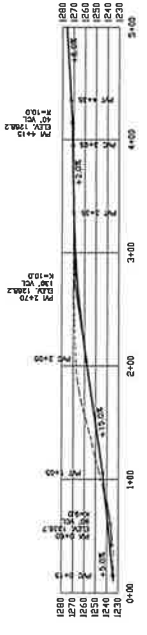
- IRON PIN (found)
- POINT
- ⊗ UTILITY POLE



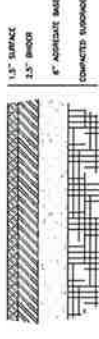
NOT RECORDED TO THE
COORDINATE SYSTEM (N.A.S. 83)

ALL ELEVATIONS ARE DETERMINED
FROM THE "AS SHOWN" ELEVATION

CENTERLINE PROFILE OF PRIVATE STREET

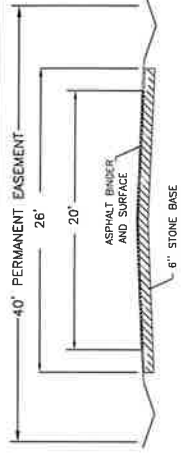


SCALE: HORIZ 1" = 50'
VERT 1" = 50'

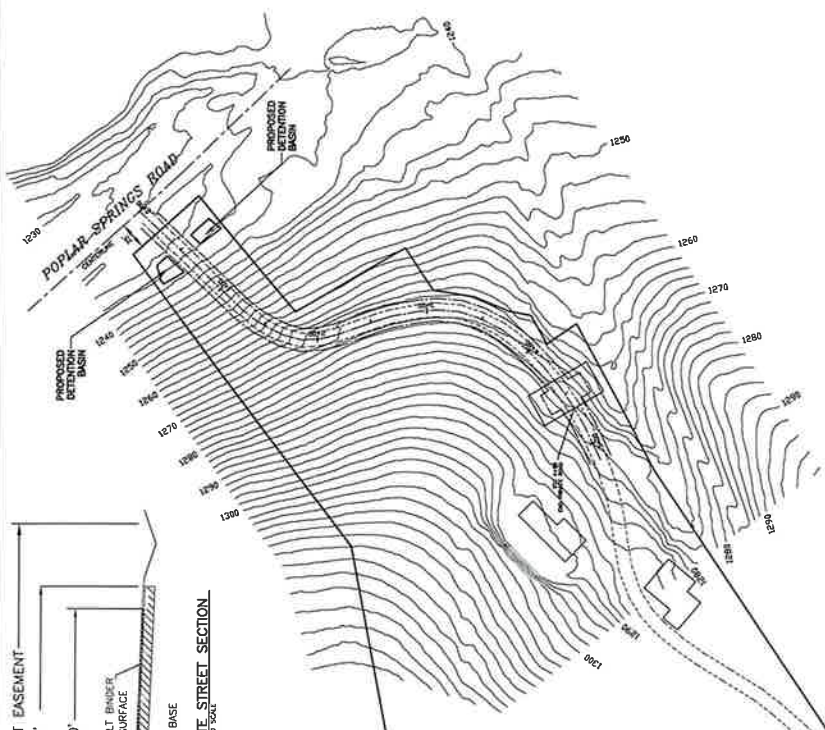


TYPICAL PAVING SECTION
NOT TO SCALE

Approximate surface curve will be 1:11.1% to assistance
approximate surface curve will be 2:1% to assistance with Section
at the station 1250 feet elevation.
The construction will consist of 12\"/>



PROPOSED PRIVATE STREET SECTION
NOT TO SCALE



TAX REF.: TAX MAP 163, PARCEL 1

PROPOSED PRIVATE STREET PLAN
SLUDER PROPERTY

3RD DISTRICT GREENE CO. TN
AZIMUTH ENGINEERING, INC.
Engineers - Surveyors - Planners
P.O. BOX 1408 GREENSBORO TN 37744 (433) 636-9191

DATE: 06/04/2024
JOB NO. 24SL0068
DRAWN BY CAD DRC

SHEET 1
FILE NAME 2408BROADPLAN

THIS INSTRUMENT WAS
PREPARED BY:

WOOLSEY & WOOLSEY
greater,
Attorneys at Law
118 South Main Street
Greeneville, TN 37743

STATE OF TENNESSEE)
COUNTY OF GREENE)

This actual consideration or value, whichever is

for this transfer is \$ 0

Mary G Sluder
AFFIANT

Sworn and subscribed to before me, this the
3 day of December, 2024.

Holly Bitten
NOTARY PUBLIC
My Commission Expires:



Property Owner's Address: Person Responsible for Payment of Taxes: Map

Mary Sams Sluder
6150 Poplar Springs Rd
Greeneville, TN
37743
same

GP SEAL Parcel

Property Assessor Greene County

The ____ day of December, 2024.

**PROPERTY OWNER'S ASSOCIATION AND
MAINTENANCE AGREEMENT FOR
THE SLUDER ESTATES**

This Property Owner's Association and Maintenance Agreement made this the 2nd
day of December, 2024 (hereafter the "Agreement"), by and between MICHAEL DAVID
SLUDER, SR. and wife, MARY SAMS SLUDER (hereafter referred to as "Developers"),
both being residents of Greene County, Tennessee and who desire to establish property as
The Sluder Estates and preserve and promote the value thereof by means of establishing this
Agreement. This Document has been prepared by Brent T. Woolsey, a member of the Greene
County Bar and a licensed lawyer in the state of Tennessee.

WHEREAS, the Developers are all of the present owners of certain real estate found
of record in Deed Book 559A, page 675 Register's Office, Greene County, Tennessee; and

WHEREAS, they may be joined in the future by others similarly situated, and they
now desire to set up a property owner's agreement for The Sluder Estate on this real estate for

their present and future use and the use of future owners of this described parcel of real estate; and

WHEREAS, Poplar Springs Road, a recognized County Road affronts at the property line of the Developers where a (50) fifty-foot-wide permanent easement for a private street leading to the larger acreage owned by the Developers will be the only reasonable access to the property of the Developers which otherwise is not served by a dedicated County Road found on the authorized Greene County map; and

WHEREAS, the Developers have made their intention known that they desire to construct a private street/permanent easement of three hundred (300) feet in length, twenty (20) feet in width, and constructed to County Road specifications beginning at the terminus of Poplar Springs Road, the county road, subject to the Requirements of Article 3, Paragraph 14 of the Greene County Subdivision Regulations (as amended in January 2013) for the purpose of entering and exiting their property, and;

WHEREAS, the Developers have committed to do the following things:

- a) THE DEVELOPERES COVENANT AND AGREE that they, their heirs and successors in ownership to this property are responsible for all maintenance on the Permanent Easement/ Private Street and that the County is not responsible for any maintenance thereon. The Easement and its maintenance is the responsibility of the Developers, and/or the property owners and the responsibility therefore runs with the land in perpetuity.
- b) The Property Owner's Agreement shall provide for a maintenance fund to be established and maintained by the property owners to provide the required maintenance of the permanent easement in the subdivision.
- c) THE DEVELOPERS COVENANT AND AGREE that any future owners of the Association property involved, wherein uses of this private

street shall be required to join this Property Owner's Association and Maintenance Agreement and the Developers and their assigns and successors will require those future owners, their successors and assigns to contribute to the maintenance and funding of the project as a condition precedent to any transfer of real estate interest in the property now owned by the Developers.

d) THE DEVELOPERS COVENANT AND AGREE that Members (lot owners) of the Association are established as follows:

Section 1. Eligibility. The members of the Sluder Estates, (the "Association"), shall consist of the respective Lot Owners of the Sluder Estates (the "Property"). The words' member" or "members" as used herein shall refer to "Lot Owner" or "Lot Owners", as the case may be. If a Lot Owner is a land title holding trust under the terms of which all powers or management, operation and control of the Unit remain vested in the trust beneficiary, then the member shall be said beneficiary of such trust.

Section 2. Succession. The membership of each Lot Owner shall terminate when such Owner ceases to be a Lot Owner, and upon the sale, transfer or other disposition of such Owner's ownership interest in the Property, such Owner's membership in the Association shall automatically be transferred to the new Lot Owner succeeding to such ownership interest. Each Lot Owner by becoming a Member acknowledges the individual and collective obligation to maintain the Permanent Easement/ Private Street and commits to fulfill that obligation.

Section 3. Annual Meetings. The annual meeting of Lot Owners shall be held at the time and place specified in the notice of such meeting, but such place shall be within give (5) miles of the Property. The annual meeting of Lot Owners shall be held on the second Tuesday following the end of the Association's fiscal year of each and every year, if not a holiday, and if a legal holiday, then on the next succeeding business day not a legal holiday. At

the annual meeting, the Lot Owners shall elect Directors, receive reports on the activities and financial condition of the Corporation, and transact such other business as may properly come before the meeting.

Section 4. Special Meetings. The Association shall hold a special meeting of its Lot Owners upon the call of the Board of Directors or the President, or upon the written demand(s) to the Secretary of Lot Owners holding at least ten percent (10%) of all votes entitled to be cast on any issue to be considered at the proposed special meeting. Any call or demand for a special meeting shall describe the purpose(s) for which the special meeting is to be held. Only business within the purpose(s) described in the meeting notice for the special meeting may be conducted at such meeting.

Section 5. Notice of Meetings. The Association shall notify its Lot Owners of the date, time and place of each annual and special meeting of Lot Owners no fewer than ten (10), nor more than forty-five (45), days before the meeting date. The notice of a meeting shall also contain such other information which may be required for the meeting.

- e.) THE DEVELOPERS/PEOPERTY OWNERS COVENANT AND AGREE that the Permanent Easement shall be maintained by the Association according to the same standards as public streets as maintained by the County Road Department.
- f.) This agreement and Exhibits thereto after appropriate signatures are affixed shall be filed in the Register of Deed's office upon its execution by the Developers and the final subdivision plat shall show a reference to this Agreement and its filing.

WHEREAS, the Developers have accepted and have committed to enter into this Agreement for the purposes set out above for the benefit of the Developers, their heirs and assigns and the Public at Large and for those purposes this Agreement is accepted. The recorded Association Agreement and the requirements of its member/owners as it relates

to this parcel shall serve as notice to allow enforcement and require members comply with the requirements and mandates of the Property Owner's Association including maintenance of the private street and obligation to share in the maintenance cost for this private street.

NOW THEREFORE, the Developers have this day executed this Agreement as set out above for the purposes, responsibilities, and obligations included herein and acknowledge that they and their heirs and assigns are bound hereby to the terms of this Agreement.

IN WITNESS WHEREOF the parties have signed this Agreement on the date specified below:


MICHAEL DAVID SLUDER, SR.
Developer


MARY/SAMS SLUDER
Developer

STATE OF TENNESSEE)
COUNTY OF GREENE)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named individual, MICHAEL DAVID SLUDER, SR., with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 2 day of December, 2024.




NOTARY PUBLIC
My Commission Expires: 7-20-27

STATE OF TENNESSEE)
COUNTY OF GREENE)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named individual, MARY SAMS SLUDER, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 2 day of December, 2024.




NOTARY PUBLIC
My Commission Expires: 7-20-27

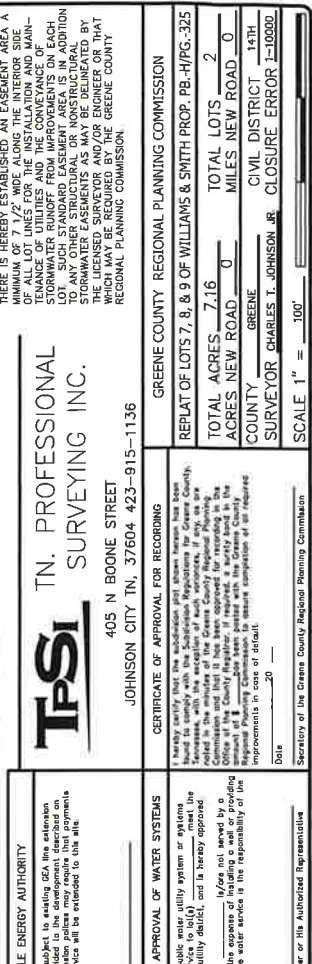
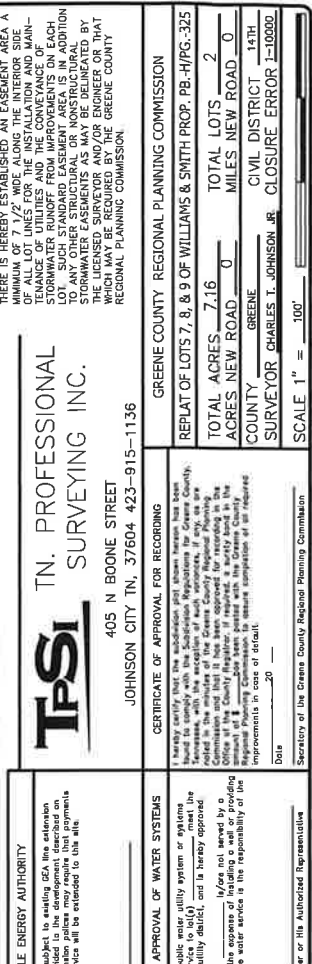
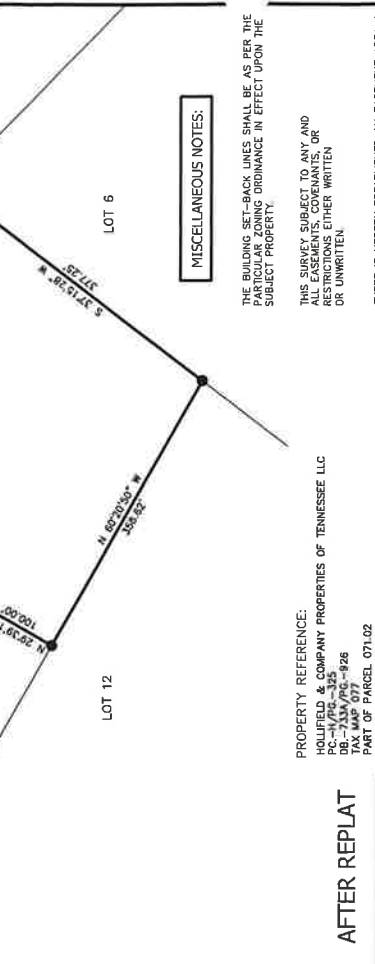
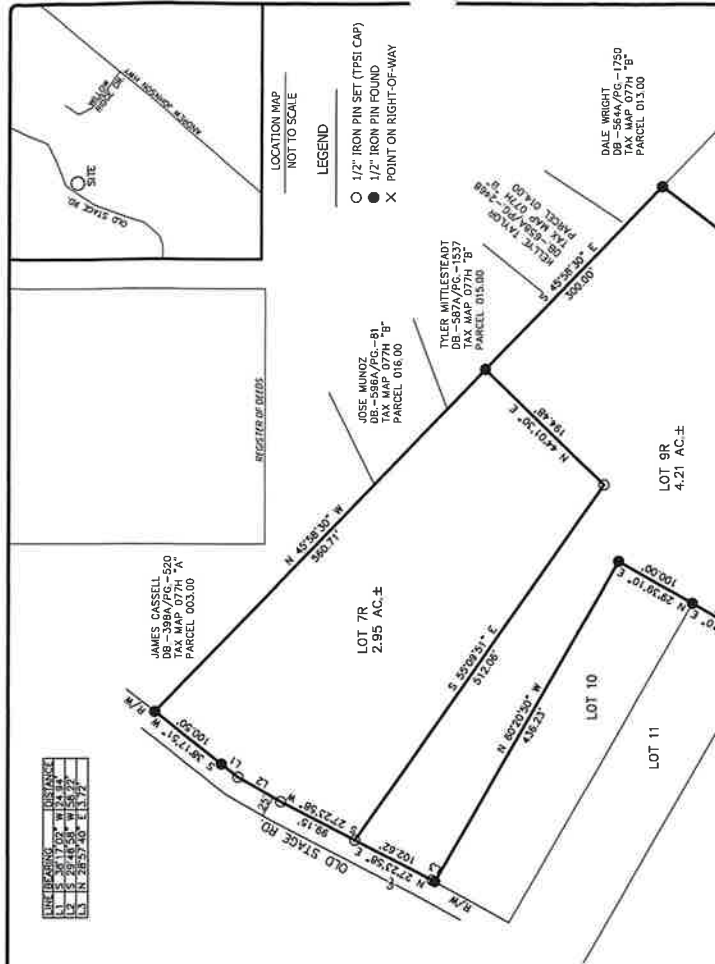
BK/PG: 736A/961-966

24010747

6 PGS:AL-AGREEMENT	
HOLLY BATCH: 251476	
12/03/2024 - 10:07:37 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

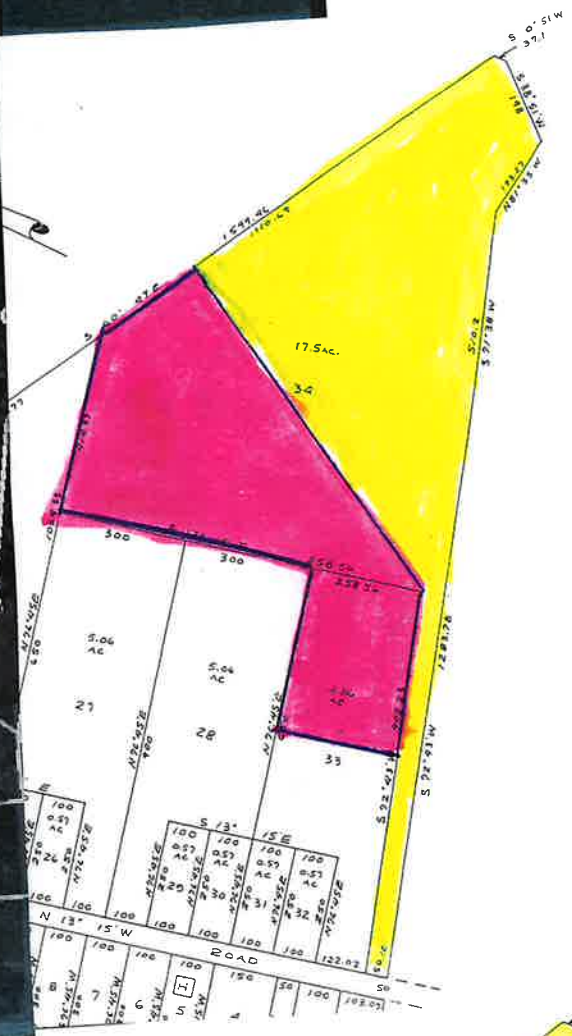
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

RECEIVED OF Leann Maxwell
CHECK CASH PATRON
MAIL FILE CC



Before

After



N

NORTH RECONCILED TO THE
TENNESSEE STATE PLANE
COORDINATE SYSTEM (N.A.D. 83).

Stormwater/Utility Easement Statement

There is hereby established an easement upon a minimum of 75' wide along the interior side of all lot lines for the purpose of installing, maintaining, and repairing stormwater collection and disposal systems, and the collection and disposal of stormwater and other liquids from the property. This easement shall be in addition to any other easements required by the Greene County Regional Planning Commission.

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE
THE 500 YEAR FLOODPLAIN
(FEMA MAP 47059C 0235 D)
EFFECTIVE DATE: JULY 03, 2006

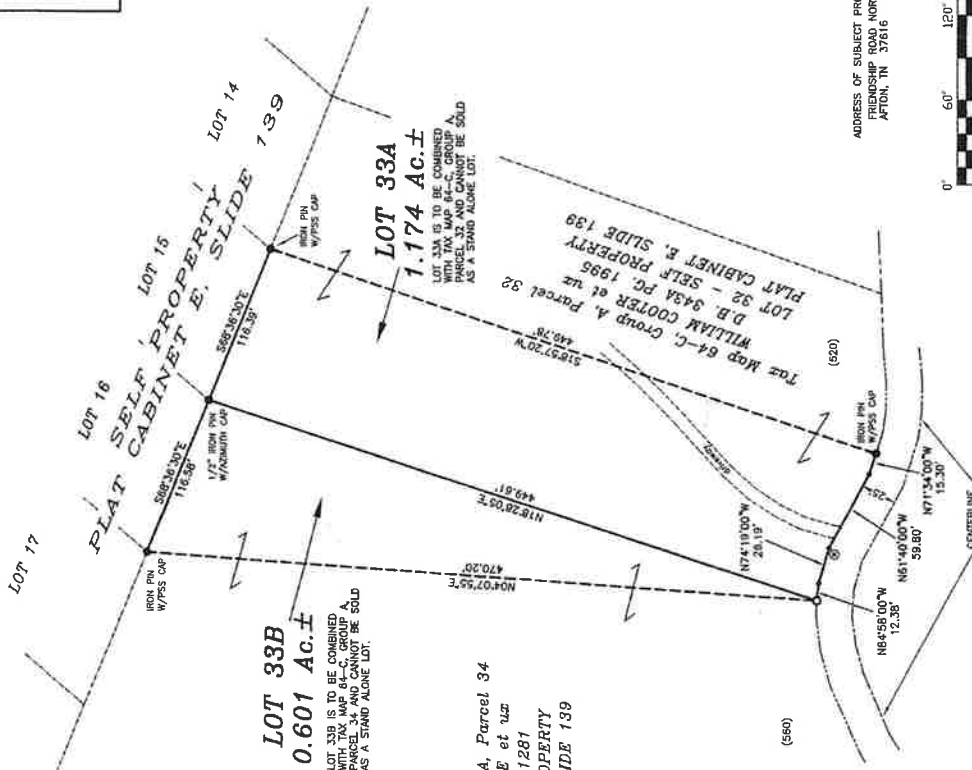
COUNTY ROAD DRIVEWAY PERMIT STATEMENT
A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY PLANNING COMMISSION PRIOR TO CONSTRUCTION OR MODIFICATION OF DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

LEGEND

- IRON PIN (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- POINT
- ⊙ WATER METER

GENERAL NOTES:

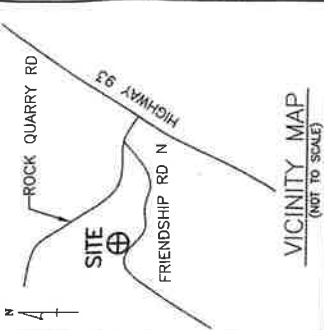
- 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.



FRIENDSHIP ROAD NORTH
CENTERLINE



ADDRESS OF SUBJECT PROPERTY
FRIENDSHIP ROAD NORTH
AFTON, TN 37616



VICINITY MAP
(NOT TO SCALE)

RESERVED FOR REGISTER OF DEEDS

THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS RTR GROSS SURVEY WAS PERFORMED USING THE 2011 RTR DUAL FREQUENCY RECEIVERS. THE COORDINATE SYSTEM USED WAS THE 2011 RTR SOLUTION AND THE COMBINED GRID FACTOR IS 0.9898. ALL DISTANCES ARE REFERENCED TO GROUND. THE EXCESSION OF THE MEASUREMENTS DOES NOT EXCEED 0.00'.

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.



TAX REF: TAX MAP 64-C, GROUP A, PARCEL 33
DEED REF.: D.B. 343A PG. 1995
PLAT REF.: PLAT CABINET E, SLIDE 139

DIVISION OF LOT 33 OF THE SELF PROPERTY

(SURVEY FOR WILLIAM COOTER & DENNIS GLASSMIRE)

20TH CIVIL DISTRICT	GREENE CO., TN
1	AZIMUTH ENGINEERING, INC.
	Engineers & Surveyors • Planners
P.O. BOX 1466	GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1"=60'	DATE: 10/29/2024
JOB NO. 24SU144	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 24SU144

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	1.775 ±	TOTAL LOTS	2
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	COOTER/GLASSMIRE	CIVIL DISTRICT	20TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT I HAVE AND THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN HAVE READ AND UNDERSTAND THE TRUE AND CORRECT MEANING OF THE PLAN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HAVE ALSO BEEN ADVISED BY THE PLANNING COMMISSION THAT IT HAS BEEN APPROVED FOR RECORDING. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO COVER THE COST OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. OWNER: <i>William Cooter & Dennis Glassmire</i> DATE: <i>11/25/24</i> GRAND JUROR: <i>Robert C. Coats</i> DATE: <i>11/25/24</i> CLERK: <i>William Cooter</i> DATE: <i>11/25/24</i>	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN IS THE SAME AS THAT SHOWN ON THE PLAN OF THE PLANNING COMMISSION. I HAVE ALSO BEEN ADVISED BY THE PLANNING COMMISSION THAT IT HAS BEEN APPROVED FOR RECORDING. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO COVER THE COST OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: <i>11/25/24</i> SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION: <i>William Cooter</i>	I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE. THE PLAN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO COVER THE COST OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: <i>11/25/24</i> SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION: <i>William Cooter</i>



PARCEL COMBINATION
September 18, 2024
Tax Map 029, Parcel 023 00
Deed Book 136, Page 533

SHEET 1 OF 1

STIMULATED BY CASPASE-3

[illegible]

SUBDIVISION OF THE
JOHN F. SHANKS PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION	
TOTAL ACRES	±0.983
ACRES NEW ROAD	N/A
OWNER	SHAWK'S MORELOCK
SURVEYOR	BRYAN S. DEAN
TOTAL LOTS	1
MILES NEW ROAD	N/A
CIVIL DISTRICT	16TH
CLOSURE ERROR	1:10,000
40°	80°
0°	120°

24031 - 4205 Old Snapps Ferry Road Subdivision.dwg



680 Grayburg Hills Rd. Chuckey, TN - (423) 972-1779



I hereby certify that this survey was performed in compliance with the current Tennessee Minimum Standards of Practice as a Category Survey with an unadjusted Ratio of Deviation of 1.10.000

ADDITIONAL INFORMATION

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 111–117

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE INSTRUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

11/10/24
 [Signature]
 TONGUE RIVER REGIONAL PLANNING COMMISSION

[illegible][illegible]

— JOHN EDWIN SHAWKS
TAX MAP 022, PARCEL 02100
DEED BOOK 156, PAGE 533 —

JOHN EDWIN SHAWKES
TAX MAP 029, PARCEL 023.00
DEED BOOK 136, PAGE 533

LOT 1
± 0.983 ACRES
A PORTION OF DEED BOOK 136, PAGE 51,
(TO BE COMBINED WITH TAX MAP 02) PARCEL 024 011)
- CANNOT BE SOLD AS A STAND ALONE LOT -

JOHN EDWIN SHANKS
TAX MAP 029, PARCEL 023.00
DEED BOOK 136, PAGE 533
REMAINING LANDS OVER 1 ACRES

WYRON & TAMMY S. MOBELOCK
TAY MAP 039 PARCEL 024.01

JOHN EDWIN SHANKS
TAX MAP 029 PARCEL 023.00

JOHN EDWIN SHANKS
MAP 029, PARCEL 021.00
DEED BOOK 136, PAGE 50
DEED BOOK 2064, PG 37
SEE ALIEN PAGE 175

LEGEND

- PROPERTY CORNER
- UTILITY POLE
- GUY WIRE
- WATER METER

Please reproduce this form as it appears (do not write or type changes) and submit to the Federal Emergency Management Agency (FEMA), Flood map service center, FEMA Form 4760-001-002 - 7/1/2008.

All other properties are subject to any and all existing laws, ordinances, regulations, rules, codes, orders, decrees, judgments, writs, permits, licenses, approvals, and comments from any authority having jurisdiction over the subject property, whether written or unwritten, recorded or unrecorded.

This survey was prepared without the benefit of an abstract of title.

Note:

- The address of the subject property is 4205 Old Shoppers Ferry Road, Uniontown, Tennessee 37681.

- These properties are owned by Mr. Stokolsch shall conform to

For boundary and topographic aspects of this survey, RTK GNSS receiver data was observed on and between the dates of 9-9-2024 and 9-13-2024 utilizing Hemisphere SCS1 dual frequency base and rover receivers. Airth is oriented to the

B701, LTD H. You can see some of the best of the city from here.

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— MAD 63

JOHN EDWIN SHANKS
TAX MAP 029 PARCEL 02100

DEED BOOK 136, PAGE 511
-- REMAINING LANDS OVER 5 ACRES --

6-10-1964

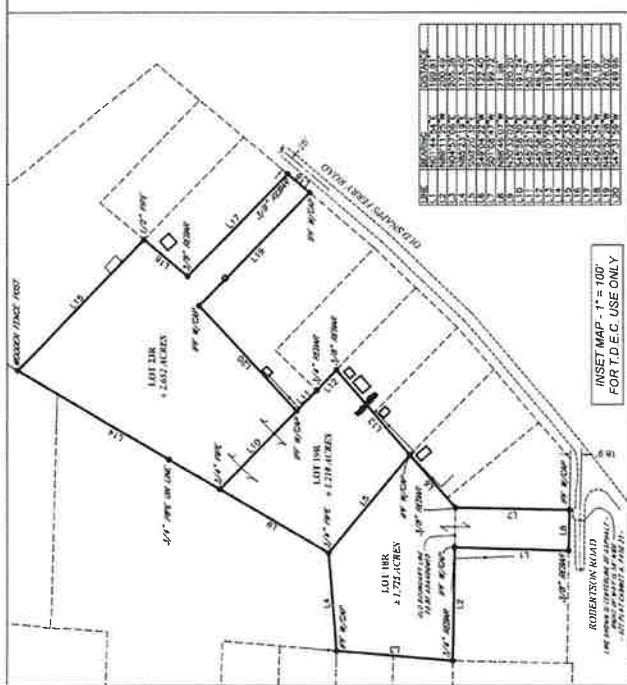
LEGEND

- PROPERTY CORRELATION
- UTILITY POLE

" GUY WIRE
 " WATER METER

CERTIFICATE OF OWNERSHIP AND DESIGNATION	I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE
--	---

[illegible][illegible]



2-2-2020

Three prospective *PhD* students according to the Federal Government's Agency (FGW) based upon service number: 1980 (PGW 4002827125) -
1981 (PGW 4002827126) -
1982 (PGW 4002827127)

These prospective students to carry out all existing subject-specific examinations, restrictions, conditions, membership and complete other written or oral examinations as required or requested.

This category was prepared subject to the demand of an admission of 200.

The number is left of all admitted foreign students and students (German, European, 2019).

Three prospective students according to the requirements of the applicable Foreign Certificate

GDSP (Advanced) and European

For admission and European students of this category (19-12-2019 and 19-12-2020) following membership 2019/2020

1983 (PGW 4002827128) -
1984 (PGW 4002827129) -
1985 (PGW 4002827130) -
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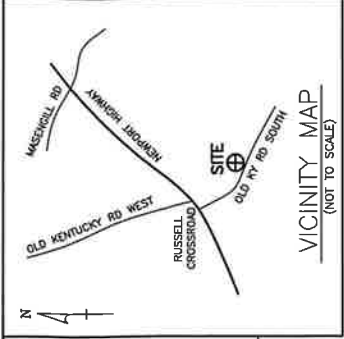
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32. (Title) 33. (Signature) 34. (Date)			



**BASLINE
GEOMATICS**
an IBM i (AS/400) location: FN: 142272
by a member of the IBM group since 2000

DIVISION OF THE CALED D.
FOULKES PROPERTY

24036 - Old Snappa Ferry Road Subdivision de



VICINITY MAP
(NOT TO SCALE)

THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND DIRECTION IN ACCORDANCE WITH THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

—FOR REVIEW—

TAX REF.: TAX MAP 132 PORTION OF PARCEL 31.07
DEED REF.: D.B. 646A PG. 1242

SURVEY OF A PORTION OF THE
THOMAS BELLAW, III et ux PROPERTY

9TH CIVIL DISTRICT	GREENE CO., TN
AZIMUTH ENGINEERING, INC.	
Engineers • Surveyors • Planners	
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 639-9191	
SCALE: 1"=50'	DATE: 06/20/2024
JOB NO. 24SU092	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 24SU092

GREENE COUNTY PLANNING COMMISSION

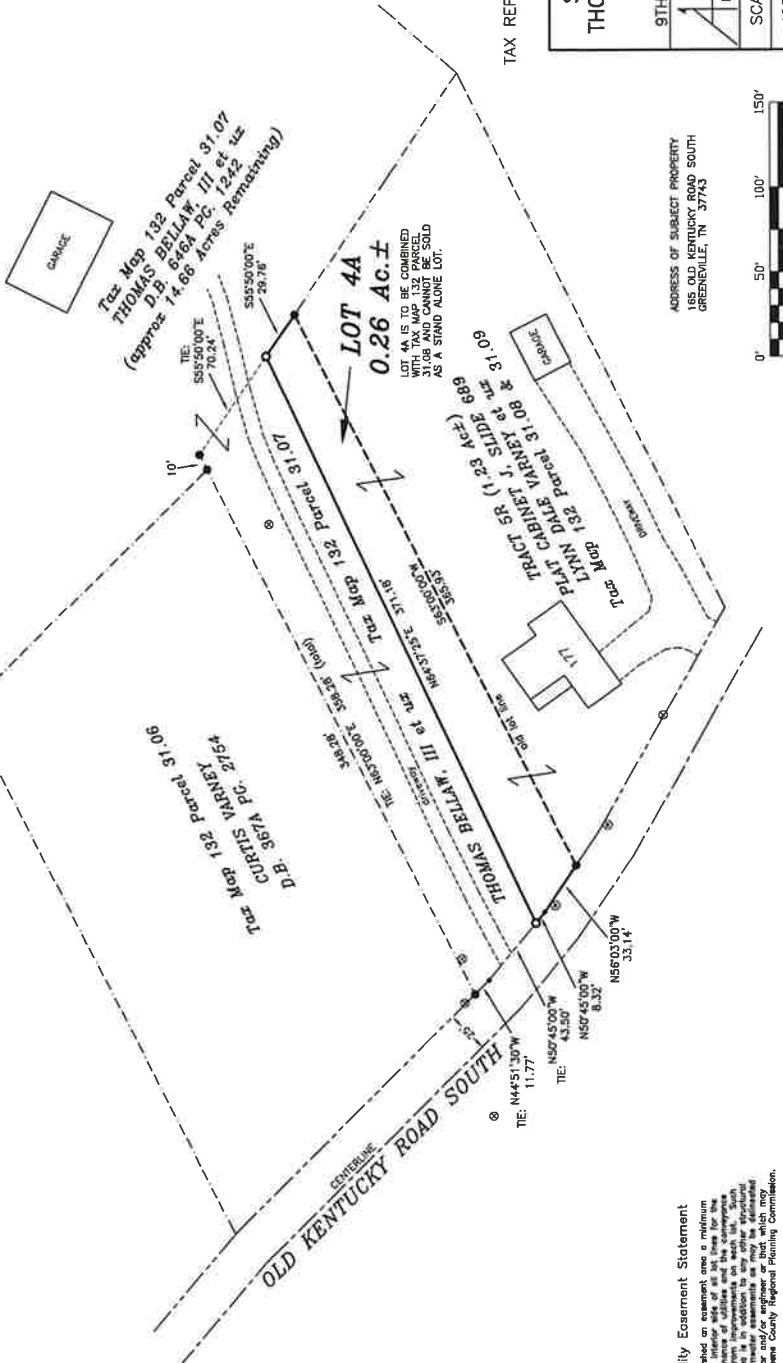
TOTAL ACRES	0.26 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	BELLAW & VARNEY	CIVIL DISTRICT	9TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

- GENERAL NOTES:
- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
 - 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
 - 3.) LOT 4A IS SUBJECT TO A UTILITY EASEMENT FOR THE EXISTING BELLAW WATER LINE.

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE
THE 500 YEAR FLOODPLAIN.
(FEMA MAP 170596 0375 D)
EFFECTIVE DATE: JULY 03, 2006

NORTH RECONCILED TO THE PLAT OF LYNN
DALE VARNEY AT Ux PROPERTY AS RECORDED
IN PLAT CABINET J, SLIDE 689 IN THE
REGISTER'S OFFICE FOR GREENE CO., TENN.

COUNTY ROAD DRIVEWAY PERMIT STATEMENT
A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM
THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO
CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR
ENTRANCE TO A COUNTY MAINTAINED ROAD.



ADDRESS OF SUBJECT PROPERTY
185 OLD KENTUCKY ROAD SOUTH
GREENEVILLE, TN 37743

Stormwater/Utility Easement Statement
There is hereby established an easement over a minimum
of 75' wide along the interior side of all lots for the
collection and conveyance of stormwater and utility lines.
The easement shall be used for the collection and conveyance
of stormwater and utility lines in addition to any other structural
easement area in accordance with the standards and specifications
established by the Tennessee Department of Transportation and
the licensed engineer and/or engineer or firm which may
be required by the Greene County Regional Planning Commission.

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT I HAVE AND THE OWNERS HAVE ADOPTED THIS PLAN OF SUBDIVISION AND HAVE BEEN PLACED AS SHOWN HEREON TO PUBLIC FOR PRIVATE USE AS NOTED. OWNER _____ DATE _____ OWNER _____ DATE _____ OWNER _____ DATE _____ OWNER _____ DATE _____	I HEREBY CERTIFY THAT THE PLAN FORM AND SUBDIVISION MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT THE REQUIREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO PUBLIC FOR PRIVATE USE AS NOTED. JUNE 20, 20 24 DATE TENNESSEE REGISTERED LAND SURVEYOR	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION MAP ACT AND THE REQUIREMENTS OF THE REGIONAL PLANNING COMMISSION. IF ANY, AS A CONDITION OF THE RECORDING OF THIS PLAT, THE REGIONAL PLANNING COMMISSION HAS APPROVED FOR THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION DATE _____

LEGEND

- 1/2" IRON PIN (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- POINT
- ⊗ WATER METER
- ⊗ UTILITY POLE

Planning Commission

Monthly Report

November 2024

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

GREENE COUNTY
BUILDING & ZONING OFFICE

DEPOSIT COMPARATIVES FOR July 2024 - June 2025
Account # 41520

Month	Deposit Totals 23-24		Deposit Totals 24-25		Difference	%
July	\$	33,318.00	\$	33,983.00	\$ 665.00	2.00%
August	\$	27,937.00	\$	47,053.00	\$ 19,116.00	68.43%
September	\$	30,156.00	\$	31,012.00	\$ 856.00	2.84%
October	\$	62,106.00	\$	23,331.00	\$ (38,775.00)	-62.43%
November	\$	22,598.00	\$	32,189.00	\$ 9,591.00	42.44%
December	\$	53,339.00				
January	\$	29,149.00				
February	\$	27,488.00				
March	\$	30,012.00				
April	\$	60,067.00				
May	\$	27,963.00				
June	\$	28,127.00				

YTD Comparatives			
Totals	YTD 23-24	YTD 24-25	Percentage
	\$432,260.00	\$167,568.00	

GREENE COUNTY
BUILDING & ZONING OFFICE
 PERMIT COMPARATIVES FOR July 2024 - June 2025
 Account # 41520

Month	Permit Totals 23-24	Permit Totals 24-25	Difference	%
July	72	82	10	13.89%
August	60	84	24	40.00%
September	75	70	-5	-6.67%
October	75	69	-6	-8.00%
November	54	72	18	33.33%
December	42			
January	59			
February	68			
March	87			
April	90			
May	84			
June	76			
YTD Comparatives				
Totals	YTD 23-24 842	YTD 24-25 377	Difference	Percentage

PERMIT BREAKDOWN NOVEMBER 2024

Code	Description	October	November
210	Single Family Residence*	9	15
213	Residential Add-On	1	2
212	Off/On Frame Modular*	2	1
231	Double Wide Manufactured	10	9
220	Single Wide Manufactured	10	8
240	Attached Residential Garage	0	0
243	Detached Residential Garage	6	7
243	Detached Accessory Building	4	9
241	Porch	1	0
242	Deck	2	4
241	Carport	5	3
260	Rezoning	0	0
265	Variance	0	1
200	Other**	11	10
244	Apartment	0	0
245	Commercial***	8	3
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
TOTAL		69	72

*also includes any garages, porches & decks

**roofs and remodel

***cell tower plan review and equipment upgrades, building and modular building

**GREENE COUNTY
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025
Account # 43320

Month	Deposit Totals 23-24	Deposit Totals 24-25	Difference	%
July	\$ 890.00	\$ 1,630.00	\$ 740.00	83.15%
August	\$ 710.00	\$ 860.00	\$ 150.00	21.13%
September	\$ 1,150.00	\$ 820.00	\$ (330.00)	-28.70%
October	\$ 850.00	\$ 560.00	\$ (290.00)	-34.12%
November	\$ 1,330.00	\$ 910.00	\$ (420.00)	-31.58%
December	\$ 790.00			
January	\$ 790.00			
February	\$ 910.00			
March	\$ 1,205.00			
April	\$ 1,410.00			
May	\$ 730.00			
June	\$ 1,080.00			

YTD Comparatives

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	\$11,845.00	\$4,780.00		

GREENE COUNTY

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2024 - June 2025

Account # 43320

Month	Plat Approvals	Plat Approvals	Difference	%
	23-24	24-25		
July	7	22	15	214.29%
August	10	14	4	40.00%
September	14	11	-3	-21.43%
October	9	9	0	0.00%
November	17	11	-6	-35.29%
December	12			
January	9			
February	8			
March	14			
April	17			
May	10			
June	13			
YTD Comparatives				
Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	140	67		