Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
401 Takoma Avenue, Greeneville, TN 37743
General Nathanael Greene Assembly Hall, 1ST Floor
June 9, 2026, at 1:00 p.m.

1. Call to order.
2. Welcome of visitors.
3. Addition/removal of agenda items.
4. Adoption of the agenda.
5. Approval of May 12, 2026, minutes.
6. Review and consider approving the Ricky Shepherd Resubdivision of Property for nine lots totaling 6.38 acres, located adjacent to Pottertown Road and Bridge Burners Boulevard in the 19th civil district.
7. Review and consider recommending rezoning eight properties owned by Vulcan Lands Incorporated, located adjacent to Greystone Road, Tabor Road, and Shelton Mission Road (tax parcels 136-030.00, 136-050.00, 136-112.00, 137-093.00, 148-041.02, 148-044.03, and 149-001.00) from A-1, General Agriculture District to M-1, Industrial District, to permit expansion of the existing quarry operation.
   Public Hearing Related to Item 7. The following persons have requested to speak:
   - Robert Bowman – Legal Representative for Vulcan Lands Incorporated
   - John T. Johnson – Keep Greene Green (see letter and flyer)
   - Carla Bewley (1890 Greystone Road)
   - Rock Batter Farm (710 Tabor Road)
   - James Smith (680 Tabor Road)
   - Kris Shearer (770 Bishop Loop)
   - Constance Park Collins
   - Keri Savell (220 Tabor Road)
8. Administrative minor subdivisions.
   - Subdivision plat of the Chandley Property for Kenneth W. Chandley for one lot totaling 1.70 acres, located adjacent to Clear Springs Road in the 15th civil district.
   - Division of the Billy Barkley Property for two lots totaling 2.98 acres, located adjacent to Barkley Road in the 17th civil district.
   - Division of a portion of the Belcher and Lacy Grady Property for one lot totaling 1.81 acres, located adjacent to Afton Road in the 14th civil district.
   - Division of a portion of the David and Kinsley Wykle Property for one lot totaling 0.89 acre, located adjacent to Wykle Road in the 9th civil district.
   - Combination of Lots 7 and 8 of the Albright Subdivision, Section B (survey for Tyler Teague) for one lot totaling 1.29 acres, located adjacent to Westwood Road in the 4th civil district.
   - Survey of a portion of the Edward Hawhee etux Property (survey for Keith Douglass etux) for one lot totaling 0.26 acres that shall be combined with tax map 155, parcel 044.04, located off Rupert Ramsey Lane in the 3rd civil district.

- Johnny B. Ricker and Phyllis A. Ricker Property for one lot totaling 0.735 acres, located adjacent to Kenneytown Road in the 11th civil district.
- Combination Plat of Lots 1 and 2 of the John Neas Subdivision for one lot totaling 2.01 acres, located adjacent to Greystone Road in the 22nd civil district.
- Combination Plat of the Margaret Essie Cutshall Property (survey for James Dustin Ricker) for one lot totaling 1.63 acres, located adjacent to Camp Creek Road in the 22nd civil district.
- Survey of a portion of the Jimmie McAmis etal Property (survey for Marvin Allen McAmis) for one lot totaling 0.58 acre that shall be combined with tax map 064, parcel 072.02, located adjacent to Kingsport Highway in the 12th civil district.

9. Review monthly report of all activities recorded for the Building/Zoning/Planning Office.
10. Other Business.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, May 12, 2026, at 1:00 p.m.

Members Present/~~Absent~~
Gwen Lilley, Chairman
Nick Gunter, Vice Chairman
Gary Rector, Secretary
Lyle Parton, Alternate Secretary
Edwin Remine
Phillip Ottinger
~~Jason Cobble~~
Becky Rideout
Larry Justis

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

Also participating: Interested citizens

The Chairman called the meeting to order at 1:00 p.m. and welcomed attendees.

Adoption of agenda. As there were no changes to the agenda, a motion was made by Lyle Parton, seconded by Edwin Remine, to adopt the agenda. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the April 14, 2026, meeting. A motion was made by Larry Justis, seconded by Becky Rideout, to approve the minutes as submitted. The motion carried unanimously.

Division of a Portion of the Joseph and Angie Hinkel Property. The planning commission reviewed and considered approving the Division of a Portion of the Joseph and Angie Hinkel Property, for three lots totaling 5.14 acres, located adjacent to Pilot Mountain Road in the 7th civil district. Cathleen Hopson spoke on behalf of the property owner, and stated that all signatures had been obtained. Staff recommended approval, as the plat met all applicable requirements. A motion was made by Gary Rector, seconded by Phillip Ottinger, to approve the plat as it met all applicable requirements. The motion carried unanimously.

290 Roaring Fork Road rezoning request. The Planning Commission reviewed and considered recommending rezoning 290 Roaring Fork Road and adjacent property owned by Elizabeth P. Malone (tax parcels 074-027.08 and 027.17) from A-1, General Agriculture District to B-2, General Business District, to permit the establishment of a dump truck repair shop. Lyn Ashburn stated that the two parcels were pipestem lots totaling 19.99 acres, with an existing "farm shop" located approximately 1,500 feet from Roaring Fork Road. As the building was located approximately twenty-five (25) feet from the rear property line, if the rezoning were approved, a variance to reduce the rear yard setback would need to be approved by the Board of Zoning Appeals. Lyn Ashburn stated the property requested for rezoning was surrounded by single family homes and agricultural uses. Ben McMcInturff, the applicant, stated he proposed to use the

property as a repair shop for his dump trucks, to store trucks and skidoos, and for limited vehicle sales (roughly 30-40 per year).

Lyn Ashburn stated the following commercial goals, as listed on pages 108-109 of the Greene County Land Use and Transportation Policy Plan, were relevant to the request.

> "**Commercial development should be approved only in those areas where adequate infrastructure is available to support such development.**" The infrastructure is adequate for the proposed use.
>
> "**Commercial development should be designed so as to minimize potential negative impacts to the existing transportation system**". The use should not negatively impact the transportation system;
>
> "**Clustering of commercial developments should be encouraged, with controlled entrance and exit points**". If rezoned, this would be the only commercial use in the area, so clustering is not possible.
>
> "**Commercial uses which are high intensity traffic generators should be located on major collector or arterial roads.**" The proposed use should not be a high intensity traffic generator.
>
> "**All commercial and private service developments shall be provided with adequate access aisles and an adequate number of off-street parking spaces, as per the Zoning Resolution of the county.**" If the rezoning is approved, this will be addressed in the site plan.
>
> "**Commercial developments should be designed so as to minimize negative impacts to residential developments via planted buffers and/or berms in order to enhance the aesthetics and property values of such developments.**" The zoning resolution requires that the 30' rear yard setback, which abuts a residential use, to "be completely buffered with plant material or fencing." While landscaping and/or fencing will help screen the use from adjoining properties, it will not necessarily decrease the noise associated with a garage servicing dump trucks.

A general development goal of the Plan (p. 98) was "[t]o preserve, protect and enhance the quality of life in Greene County while encouraging a more harmonious and higher standard of development." Lyn Ashburn stated her view that the presence of 20 commercially zoned acres surrounding by residential uses and agricultural fields (appropriate for future residential development) was not a "more harmonious" use and would not encourage a "higher standard of development".

Residential objective A in the Plan (p. 105) was to "[p]rovide for a variety of housing types and densities for a wide range of family incomes, sizes, and lifestyles, while protecting and maintaining the quality of life and property values in existing residential areas." Lyn Ashburn stated her view that locating a commercial use so far back on a property (almost 1,500'), where it abutted several

residential uses, would not be "protecting and maintaining the quality of life" for the surrounding residential uses.

Residential goal 6 of the Plan was: "[t}he County should encourage low-density housing along roads adjacent to agricultural areas, which are buffered from excessive noise, traffic, and conflicting development." Lyn Ashburn stated that Roaring Fork Road met this standard as being appropriate for residential, instead of commercial, development, in an area where the surrounding acreage contained several large agricultural tracts. Its location adjacent to Roaring Fork Road was buffered from the traffic and noise associated with higher traffic volumes and larger trucks that use Baileyton Road (approximately 1,500 feet away).

General Development and Growth Management Objective C of the Plan (p. 104) read: the "[p]rotection and enhancement of present and future livability." Lyn Ashburn stated that starting a commercial zone in an established residential area that had ongoing residential development, was generally not good practice. Doing this created the potential for spot zoning, which was zoning one property to permit a use not permitted on surrounding properties, generally in violation of the long range plan and for the benefit of one property owner. This type of zoning is illegal.

Lyn Ashburn recommended denial of the request, as it did not meet the Plan regarding protecting residential uses; the rezoning rationale sheet (included in the packet) indicated that rezoning was premature; placement of a commercial garage in an established residential area would likely provide a negative impact to surrounding properties; and, if the request were approved, it would be difficult to deny any future requests for commercial zoning in the area. This would create a mixture of commercial and residential uses that was not desirable.

Discussion ensued regarding how the proposed use was very similar to the use of the existing "farm shop" located on the property. Lyle Parton asked Tim Tweed why the property needed to be rezoned, if the use wasn't changing. Tim Tweed stated the proposed use was commercial, as opposed to the existing agricultural use.

Charlie Sullivan provided a two page handout to the Planning Commission, and stated he and his wife were opposed to the rezoning. His concerns were: increased traffic on the long driveway to the farm shop; creation of a parking lot at the top of the hill, adjacent to his property, which would create noise associated with the turning and backing of vehicles; how approving the request could result in more requests for commercial zoning; a feared decrease in property value; and the rezoning leading to a change in the character of the area.

Ben McInturff, the applicant, spoke concerning the need to expand his current shop (located nearby on Baileyton Road), the proposed use (truck repair and storage) being the same as what was proposed, and the presence of a substantial commercial-style building on the property. Mr. McInturff provided the Planning Commission with a handout containing several photographs of the property, existing building, and surrounding area. The handout stated that rezoning was appropriate because: existing improvements already reflected commercial-scale utility and access; property configuration and size supported business operations without significant neighborhood disruption; strong roadway access and ample parking/loading areas improved functionality and

traffic flow; and the property location and surrounding landscape provided natural buffers to adjoining property.

The Planning Commission discussed placing a commercial use so far from Baileyton Road, which had existing commercial districts, and the potential for additional requests for rezoning. A motion was made by Phillip Ottinger, seconded by Lyle Parton, to recommend the rezoning be denied, as the proposal did not meet the Land Use Plan in protecting residential uses, and placement of a commercial garage in an established residential area would likely provide a negative impact to surrounding properties. The motion carried 7-0-1, with Nick Gunter abstaining, due to a family relationship.

Replat of Lot 5 of the Carter and Smith Dairy Farm. The Planning Commission reviewed and considered approving the Carter and Smith Dairy Farm plat for one lot totaling 1.05 acres that was not a stand-alone lot and was required to be combined with map 153, parcel 006.02, located off Poplar Springs Road in the 3rd Civil District. Amy Tweed stated that the plat had been listed as an administrative minor subdivision, but was not an administrative plat and therefore required Planning Commission review and consideration.

Staff advised the Commission that on April 10, 2026, Jerry DeAngelis submitted a survey plat dated March 20, 2023, requesting the signature of the Secretary of the Planning Commission. During staff's review, it was determined that a building permit application for a double-wide manufactured home had been issued on March 31, 2025, for property identified as Tax Map 153, Parcel 006.02, containing 20.89 acres.

The survey plat dated March 20, 2023, did not show the location of the home. Staff stated the home should be shown on the plat to ensure compliance with the setback requirements of the *Greene County Zoning Resolution*. Staff further noted that the home appeared to be located on the property line between Parcels 006.02 and 006.10 which violated the 30-foot rear yard setback requirement.

Staff recommended the Planning Commission deny approval until the survey plat was revised to depict the existing home, so that setbacks could be verified. A motion was made by Lyle Parton, seconded by Phillip Ottinger, to deny approval of the plat and require that it be updated to comply with Greene County regulations. The motion carried unanimously.

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

- Survey of a Portion of the Wesley Keller et ux Property for one lot totaling 3.04 acres, located adjacent to Houston Valley Road in the 18th civil district.
- Ricky Ball & Alfred Payne Property for two lots totaling 5.27 acres, located adjacent to Walkers Ford Road in the 9th civil district.
- Division of a Portion of the Roxanne Dunn Property for one lot totaling 1.56 acres, located adjacent to John Graham Road in the 12th civil district.
- County Club Estates Replat of Lot 12 for one lot totaling 0.133 acres, located off Oakmont Lane in the 9th civil district.

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

Monthly activity report for Building/Zoning/Planning Office. A motion was made by Lyle Parton, seconded by Edwin Remine, to accept the report. The motion carried unanimously.

Planning Commission education. Ambre Torbett, Senior Planner for the East Tennessee Division for the UT Center for Local Planning, Institute for Public Service, provided training for the planning commissioners. Discussion began with the main mission for the UT Center for Local Planning, which was to keep communities updated on changes to state law. Some recent changes concerned:

1. The need for local communities to have data to back up the cost of their development permit fees;
2. The requirement that planning commission agendas be posted on the county website at least 48 hours before the meeting; and
3. A bill, effective date of January 1, 2027:
    a. Requiring counties to either have an engineer on staff or on contract, to review new roads constructed as part of the subdivision process;
    b. Specifying the length of time between submission and plat review (30 days);
    c. Specifying the length of time between submission and being placed on the agenda (60 days); and
    d. A requirement that bonds for subdivisions must be released no later than 120 days after receiving an inspection report that the improvements meet the requirements.

Attention was focused on how the Tennessee Department of Environment and Conservation, (TDEC) and planning departments, worked together to get subdivision plats approved. Ms. Torbett stated that she and Amy Tweed had met with representatives of TDEC and other local planning departments, in an effort to have the same plat review and approval process across northeast Tennessee counties.

Ms. Torbett spoke about requirements for drainage and utility easements, how TDEC was now interpreting their minimum setback requirements between easements and septic systems, and the attempt to create an easement note that worked for both TDEC and planning commissions. Other types of buffers/setbacks were discussed, including from blue-line streams and wet weather conveyances.

Tennessee State Representative David Hawk was present at the meeting to review the planning commission process.

There being no further business, a motion was made by Edwin Remine, seconded by Phillip Ottinger, to adjourn. The motion carried unanimously. The meeting adjourned at 2:50 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

DRAFT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted

_____ 20_____
Date

_____
Owner

_____
Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Greene County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations

_____ 20_____
Date

_____
Tennessee Registered Land Surveyor

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a surety bond in the amount of $_____ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

_____ 20_____
Date

_____
Secretary of the Greene County Regional Planning Commission

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation fully meet the requirements of the local utility district, and are hereby approved as shown

_____ _____
Local Utility District Provider or Authorized Representative Date

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I hereby certify (initial)
_____ (1) Adequate right of way dedication upon an existing county road found on the Greene County Road List, shall service these lots as proposed
_____ (2) Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission
_____ (3) State Route _____ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of the state route (No signature required)
_____ (4) Plat has been approved with a performance guarantee set by the Greene County Regional Planning Commission

_____ _____
Green County Road Superintendent/Authorized Appointee Date

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

The signature below certifies that, subject to existing GEA line extension policies, electric service can be provided to the development described on this plat. Note that GEA extension policies may require that payments be made to GEA before electric service will be extended to this site

_____ _____
Greeneville Energy Authority Date

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM

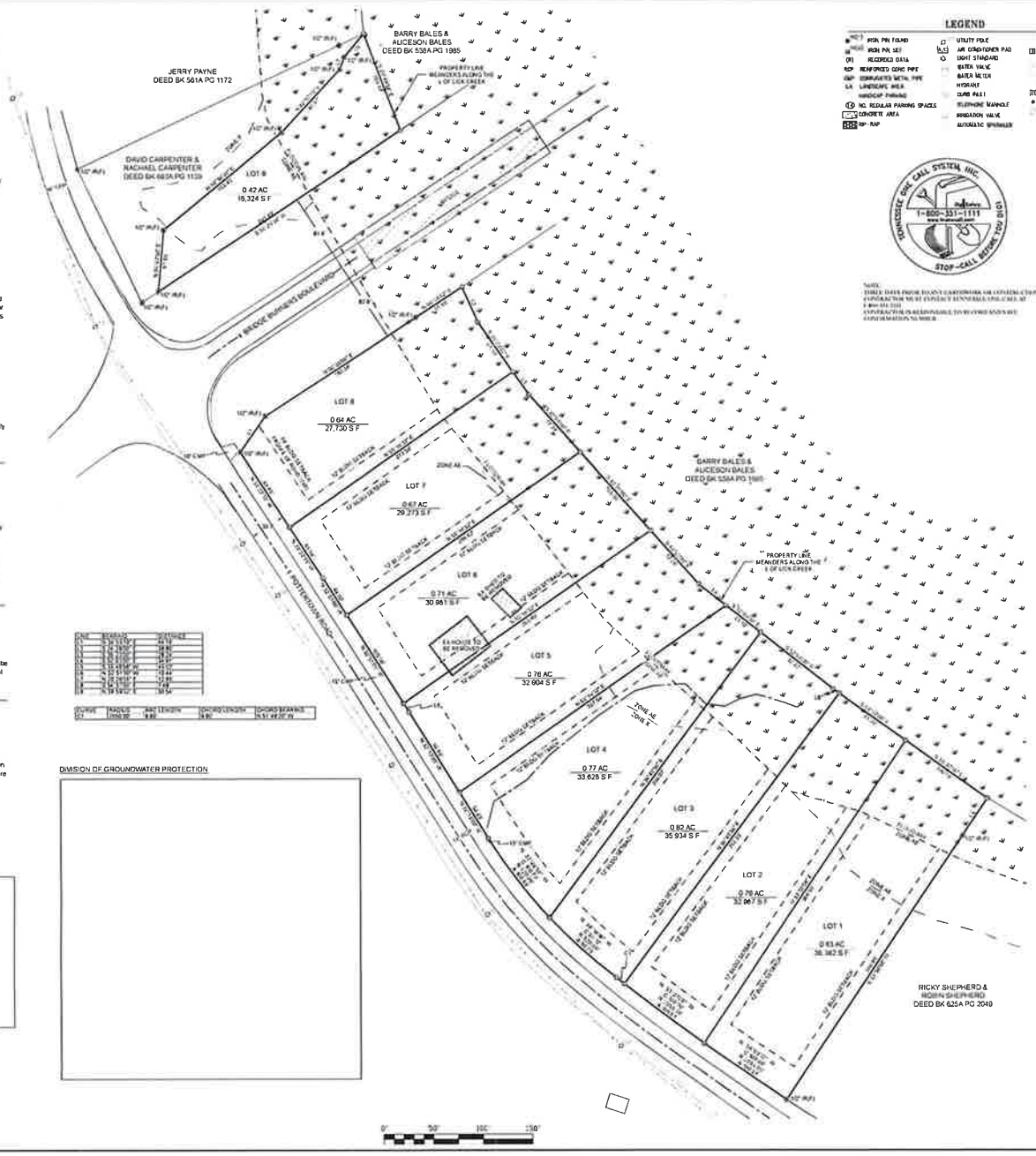
I hereby certify that the sanitary sewage disposal system (1) is available to the property or (2) as shown on the accompanying plans has been installed in an acceptable manner and according to Town specifications, or (3) that a security bond in the amount of $_____ has been posted to ensure completion of all required improvements in case of default

_____ 20_____
Date

_____
City Sewer Director

REGISTER OF DEEDS

ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE
621 Wall Street
Sevierville, Tennessee 37862
Phone (865) 429-4683 FAX (865) 429-4684

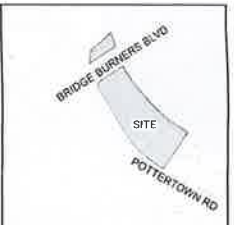


DIVISION OF GROUNDWATER PROTECTION

LEGEND

IRON PIN FOUND
IRON PIN SET
(R) RECORDED DATA
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
LA LANDSCAPE AREA
HANDICAP PARKING
45 NO. REGULAR PARKING SPACES
CONCRETE AREA
RIP-RAP
UTILITY POLE
AIR CONDITIONER PAD
LIGHT STANDARD
WATER VALVE
WATER METER
HYDRANT
CURB INLET
TELEPHONE MANHOLE
IRRIGATION VALVE
AUTOMATIC SPRINKLER
STORM DRAIN MANHOLE
CATCH BASIN
WATER MANHOLE
CLEAN-OUT
FIRE MAIN
ELECTRIC BOX
RECLAIM POLE
GREASE TRAP

GRID



LOCATION MAP N.T.S.

OWNER
RICKY SHEPHERD &
ROBIN SHEPHERD
255 MT PLEASANT RD
GREENEVILLE, TN 37743

RESUBDIVISION OF
PROPERTY OF
RICKY SHEPHERD

18th CIVIL DISTRICT, GREENE COUNTY, TENNESSEE
TAX MAP 070 PARCEL 060.00
ADDRESS: POTTERTOWN RD
DEED REFERENCE: DEED BK 625A PG 2049
PLAT REFERENCE: PLAT CAB K SLIDE 263

APPROVED BY: D. HURST
DRAWN BY: P. BLAKE

FIELD DATE: 04.07.2026
DRAWING DATE: 04.10.2026
LAST REV DATE: 06.01.2026

SCALE: 1" = 50'
PROJECT NUMBER: 26064

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Greene County Planning Department
Date: June 3, 2026
Subject: Request to rezone eight properties for Vulcan Materials (Greystone Road area)
Owner: Vulcan Lands Inc.
Parcels:

TAX PARCEL	ACRES	PROPERTY FRONTS ON:
136-030.00 (p/o)*	40.00	107 Cutoff, Sentelle Rd., Tabor Ln. and Greystone Rd.
136-050.00	481.5	Existing operation: Greystone Rd./Tabor Rd./Shelton Mission Rd.
136-112.00	1.97	Tabor Rd.
137-091.01	28.04	Shelton Mission Rd.
137-093.00	23.67	Greystone Rd.; Shelton Mission Rd. Jack Ln.
148-041.02	32.29	Jack Norton Rd.
148-044.03	118.36	Morgan Loop and Tabor Rd.
149-001.00	48.96	Shelton Mission Rd.; Tabor Rd.

* Only 40 acres of the total 336.21 acre tract is requested for rezoning

Size: 775 acres (rounded)
Existing zone: A-1, General Agriculture District
Requested zone: M-1, Industrial District (The Building Commissioner states that M-1 is the appropriate zoning designation as the operation does not include blasting.)
Existing use: Parcels 136-50.00 and 136-112.00 contain an existing sand and gravel plant operation. The other properties are either wooded or used for agricultural purposes.
Proposed use: Sand and gravel extraction/operations
Area zoning: A-1, except for 849 Greystone Road and a parcel at the intersection of Greystone Road and 107 Cutoff, both of which are zoned B-2 General Business District.
Complaints: Multiple people have made several complaints/comments about the Vulcan operation, i.e.:

1. The failure of area wells is linked to Vulcan. A representative of the TN Division of Mineral & Geologic Resources – Mining Section stated it was unlikely that Vulcan was responsible for the failures.
1. There is noise/vibration associated with the operation that is particularly problematic when Vulcan operates at night.
2. There have been issues in the past with sediment leaving the site and clouding local creeks. When staff reviewed the TDEC website (https://dataviewers.tdec.tn.gov/dataviewers/r/tdec_reports/f11776/site-details?p8_site_id=26620), no complaints were listed.
3. There is a body of water on the property that is deep enough to present a danger to children. A Vulcan representative has stated that the current pit is approximately 20-30 feet deep, and that berms and brambles are used to prevent access to the pond.
4. There are threatened and endangered species in the area that could be negatively impacted by Vulcan's operation. Staff have been unable to find regulations that

would restrict or prohibit quarrying due to the presence of such species. If threatened/endangered species are present and would be impacted by the quarry, the requirements of the Endangered Species Act would have to be met.

5. Expanding the quarry would negatively impact the scenic beauty of the area, particularly Margarette Falls.
6. Expanding the quarrying operation could damage the watershed that Premium Waters uses for their product. Since the revised rezoning request eliminates Camp Creek, Premium Waters is now located upstream of any proposed mining.
7. All the parcels (except 30.00, which is located across Greystone Road from the existing quarry) are located within the Cherokee National Forest. Staff has spoken with a representative of the U.S. Forest Services, and was informed that there are no regulations preventing quarrying in a national forest.

Notes:

1. Vulcan has a stormwater permit from the state, which includes parcel 30.00, although there has been no excavation on the property..
2. It appears that the Greystone Road operation is the only location in Greene County where these particular materials are produced. Unless another location is found in the County, closure of the Greystone Road operation would require materials to be hauled into Greene County. In some areas, this would apparently exceed a distance of 60 miles.

Premium Water: When the rezoning was first submitted in 2025, Premium Waters Inc. submitted a letter (attached) stating their objection to the rezoning as "[t]he proposed sand and gravel operations pose a substantial risk of altering groundwater flow, aquifer recharge, and spring yield. Disturbance of soil strata or excavation below the water table could lead to turbidity, sediment migration, or contamination of natural springs that feed both private and public water systems." They requested that action be postponed "until comprehensive environmental and hydrogeological assessments are completed and reviewed by qualified independent experts".

Vulcan Lands has revised their request to exclude the area of tax parcel 136-030.00 containing Camp Creek, which was a major area of concern for Premium Waters. Vulcan has also had a third party prepare a hydrogeologic study which they propose to submit to Premium Waters for their review.

To staff's knowledge, the study has not been provided to a "qualified independent expert" for their review and input. It is therefore not known how much the proposed expansion of use may negatively impact Premium Waters.

Conditional Zoning: Vulcan submitted a conditional zoning agreement (attached) that:

1. Obligates Vulcan to perform repair and maintenance of the section of Greystone Road between the quarry and parcel 136-030.00.
2. If Vulcan decides to construct a crossing area on Tabor Road, obligates them to perform repair and maintenance on Tabor Road in the area of the crossing.

3. Requires Vulcan to install, with agreement of the Highway Department, flashing yield signs at the two points listed above.
4. Limits use of the parcels to "the production of construction aggregates and ancillary uses, which includes, but is not limited to, sand and gravel, mining, extraction, processing, mineral resources, and related plant operation (the "Permitted Uses"), and for no other purpose. Notwithstanding the foregoing, nothing in this Section 2 shall prohibit or restrict the continuation of farming, ranching, or other agricultural activities from being conducted on some Parcels by Vulcan's lessees."

In a written response to questions raised by staff, Robert Bowman, legal counsel for Vulcan Lands Inc. answered:

- Vulcan will maintain a buffer of at least fifty (50) feet from exterior property lines (shown on the submitted Vulcan Greystone Site Plan)..
- After mining is concluded "the parcels will be returned to agricultural uses following the conclusion of Vulcan's sand and gravel operations".

Transportation: Sight distance requirements can be met for both proposed Tabor Road crossings and the westerly crossing on Greystone Road. Sight distance looking to the east from the second Greystone Road crossing may not meet minimum recommendations proposed by the Association of State Highway and Transportation Officials (AASHTO). The crossing/entrance should either meet these standards, otherwise be shown to be safe for the traveling public, or be approved by the Highway Superintendent.

Expanding the area being quarried will not increase customer traffic on Tabor Road. Instead, Vulcan trucks would cross the road to the original plant location. There is the possibility that an elevated conveyor system would be used to move materials across Tabor Road.

Legal issues:

1. Vulcans' position is that each parcel contains a prior, nonconforming use, based in part on a letter written by Leon Bird (former Building Commissioner) dated 5/2/2002, which states: "the Nolichucky Sand Company current operations are a permitted use under the Zoning Resolution".
2. The application states : "...based on the historical use of the Parcels and Mr. Bird's letter, the operation of a sand and gravel plant on the Parcels constitutes a protected, prior non-conforming use under Tenn. Code Ann. § 13-7-208.")
3. Tim Tweed, the current Building Commissioner has determined that "current operations" refers only to parcels 136-050.00 and 136-112.00, which contain the active quarry, and the other parcels are not protected by T.C.A. § 13-3-208.
4. Vulcan maintains "the diminishing use doctrine recognizes that the mere holding of reserves qualifies as a prior, non-conforming use." (Email from Robert Bowman 11/10/2025.)

5. This doctrine has been used by courts in ruling that quarries can expand on a property beyond the pit area that is in operation at the time the quarry was made nonconforming, as generally only part of a property is actively worked at the same time.
6. The doctrine acknowledges the non-quarried area of a property is held in reserve for future expansion.
7. Staff disagree with Mr. Bowman that the non-quarry parcels contain nonconforming uses.

Determining which parcels contain a legal nonconforming use in operation before 8/1/1984,when zoning was adopted, is central to the rezoning request.

1. The sand/gravel operation located on parcels 50.00 and 112.00 were in operation when zoning was instituted and are legal nonconforming uses permitted to continue and expand to the limits of each property.
2. It is the purview of the Building Commissioner to determine what constitutes a nonconforming use. If someone is aggrieved by his decision, an appeal can be made to the Board of Zoning Appeals
3. If the BZA rules the parcels contain legal nonconforming uses, rezoning would not be necessary. If they determine that purchasing the non-quarry parcels to act as reserves does not constitute a nonconforming use, that decision can be appealed to Chancery Court.
4. Planning staff agree with Tim Tweed that only parcels 50.00 and 112.00 contain a protected, prior nonconforming use.

Land Use Plan: *The Greene County Land Use and Transportation Policy Plan* (LUP) provides little guidance regarding the protection of natural areas and existing neighborhoods, other than to preserve places of "rare natural beauty", and locate open space to enhance the aesthetic quality of the County. Margarette Falls, which has a trailhead located in the area, is such a place of rare natural beauty.

Guidance as to policies and objectives for industrial development, in this instance, can be summarized as: maintain existing industries and enable their expansion. Relevant to this, areas with these particular materials are limited in scope and location, and may not be readily available elsewhere in the County. This is important, because the materials are used in construction, and any increase in cost increases the cost of new roads, homes, and businesses.

Other industrial policies and guidelines are:

1. "Industrial uses should locate near major highways and roads that offer the access needed by the industry. Such uses should not exceed the capacity of the existing or proposed road network."
2. LUP policy: "Industrial development should locate only in those areas where adequate infrastructures, such as water, sewer and transportation facilities already exist".

Worksheet: The rezoning rationale worksheet for the rezoning request is attached.

Options: The Planning Commission has several options to consider:

Option 1. Recommend rezoning all eight parcels.

Pro's:

1. It would meet an objective of the LUP and enable an existing industry to continue operation and to expand, providing a benefit to the County as a whole..
2. It would bring an existing industry into compliance with zoning.
3. It should prevent an increase in the cost of construction materials, if such increase was based on higher transportation costs.
4. Because the proposal will not result in an increase in customer traffic, and truck traffic is to be limited to one location on Greystone Road and one on Tabor Road, the road network should be adequate for the proposed expansion.
5. In keeping with the LUP, because the proposed expansion will not involve large numbers of employees, the water system should be adequate, and septic systems appropriate for the proposed use.
6. Locations in Greene County where these materials can be mined are limited. Rezoning as requested would ensure that the materials would continue to be available.

Con's:

1. Increasing the amount of land used for sand/gravel operations could be considered contrary to the LUP objective of preserving and maintaining areas of "rare natural beauty".
2. Expansion of the quarry could negatively impact the presence and continued existence of threatened and endangered species in the area, though actual impact is not known.
3. It would introduce industrial districts into the Cherokee National Forest, which could be considered contrary to the LUP guideline to preserve and protect areas of natural beauty.
4. It could be argued that the proposal does not meet the LUP which states: "Industrial uses should locate near major highways and roads that offer the access needed by the industry. "
5. If the Planning Commission finds that the Greystone Road/Tabor Road transportation network is not adequate for the proposed use, then rezoning would violate the LUP policy stating: "Industrial development should locate only in those areas where adequate infrastructures, such as water, sewer and transportation facilities already exist".

Option 2. Recommend that only the existing quarry (parcels 136-050.00 and 136-112.00) be rezoned.

Pro's It would bring an existing industry into compliance.

Con's 1. It would introduce industrial zones into the Cherokee National Forest, contrary to the LUP guideline to preserve and protect areas of natural beauty.
2. It is not necessary, as the quarry can continue to operate as a nonconforming use on these parcels.

Option 3. Recommend that none of the parcels be rezoned.

Pro's

1. It would limit intrusion of an industrial use into the Cherokee National Forest, which should help preserve natural areas, which is an objective of the LUP.
2. Use of the two parcels with the existing quarry (50.00 and 112.00) can continue to be mined, regardless of the zoning designation.

Con's

1. It would, at some point, result in an increase in the cost of certain construction materials, due to increased travel distances from outside the County.
2. It would result in the eventual loss of an industry that provides materials vital for construction.

Option 4. Postpone action pending the receipt of additional information, such as review of the hydrogeologic study by a "qualified independent expert" to verify that Premium Waters should not be negatively impacted by the proposed expansion; the impact of the request on threatened/endangered species; discussions with Vulcan regarding night time operation of the plant; or answers to any of the other questions raised by area residents.

Pro's: It would provide time for the Vulcan hydrogeologic study to be evaluated for the potential impact to Premium Waters.

Con's:

1. Vulcan Lands Inc. has already postponed the rezoning request from 2025, to meet with area residents, and to obtain a hydrogeologic study as requested by Premium Waters.
2. There is not a mechanism in place to determine which entity would pay for the review, and how the reviewer would be selected.

Recommend: Staff recommend postponement pending review of the hydrogeologic study by a qualified third party. The purpose of this review would be to determine the potential impact to Premium Waters, as such an impact could result in the closure of their local facility. It would also allow time for discussions with Vulcan about future night-time operations.

VULCAN MATERIALS REZONING RATIONALE WORKSHEET
1950 Greystone Road

COMPREHENSIVENESS

1. **Is the change contrary to the established land use pattern?** Mixed. There is an existing sand/gravel operation (hereafter called "operation", which is the only industrial use identified in the area. The remainder of the area is a mix of single family residential, agricultural, vacant wooded lots, and public/semi-public uses.

2. **Would the change create an isolated district unrelated to similar districts, i.e., is this "spot zoning"**? If the Vulcan properties were rezoned to M-1, then refusing to rezone properties with similar conditions in the area could constitute spot zoning. If the justification for the rezoning is that quarries can only be located where materials are naturally located, and the property would not be considered for rezoning otherwise, then it could be argued that refusing to rezone additional properties is not spot zoning.

3. **Would the change alter the population density pattern and thereby increase the load on public facilities (schools, sewers, streets)**? No.

4. **Are present district boundaries illogically drawn in relation to existing conditions**? Yes, in relation to the existing quarry operation.

5. **Would the proposed change be contrary to the Land Use and Transportation Policy Plan (LUP)**? The section on industrial uses states: "Efforts should also be taken to ensure that existing industries are retained and that suitable land is made available to accommodate the potential expansion of these industries." (LUP, p. 109) The proposal meets this policy. It also meets an objective and policy of the Plan concerning industrial uses.

   A. Objective – It is essential that the county retain and maintain its existing industrial base.

      Policies

      1. The County should support all practical efforts, both public and private, to maintain and improve existing industrial site locations.

   Approving the request would ensure that materials could be mined from the area for many years to come. There is the possibility, however, that approving the request will help Vulcan to continue, but may damage Premium Waters, an existing industry reliant on the quality of water in the area.

   The residential section of the LUP is focused on where residential development should take place in the future, not on impacts to existing development. While there is no objective or policy expressly addressing not developing industrial uses in a residential area, such protection is intimated.

   Under undeveloped Land/Open Space, the plan states: "A balanced approach, one that complies with PC 1101 growth plans and promotes self-sufficient and ecologically safe, sustainable communities, are those that apply land use harmoniously with the landscape, as opposed to fitting the land with the highest and best land use" (p. 122).

CHANGED CONDITIONS

1. **Have the basic land use conditions changed?** No.

2. **Has development of the area been contrary to existing regulations?** No, apart from the existing operation which predates zoning and is permitted to continue as a legal nonconforming use.

PUBLIC WELFARE

1. **Will the change create or excessively increase traffic congestion?** No. Rezoning the parcels is unlikely to increase total traffic, but it will increase truck traffic across Tabor Road and Greystone Road.

2. **Will the change seriously reduce the light and air to the area?** No.

3. **Will the change be a deterrent to the improvement or development of adjacent property in accord with existing regulations?** According to Premium Waters, any alteration that could impact groundwater, aquifer recharge, and spring yield, could negatively impact their business. They are not adjacent to any of the properties requested for rezoning, but they are in the same watershed. Premium Waters has not had the opportunity to review the hydrogeologic study prepared for Vulcan. Rezoning could discourage use of close-by properties for residential purposes.

4. **Will the change constitute a grant of a special privilege to an individual as contrasted to the general welfare?** Granting the request could provide a general welfare (public benefit), in that it keeps costs down if there is a local source of construction materials (less transportation). Granting this request, but not granting additional requests in the area could be a grant of special privilege (spot zoning), unless the reason for rezoning was something specific to the Vulcan property.

REASONABLENESS

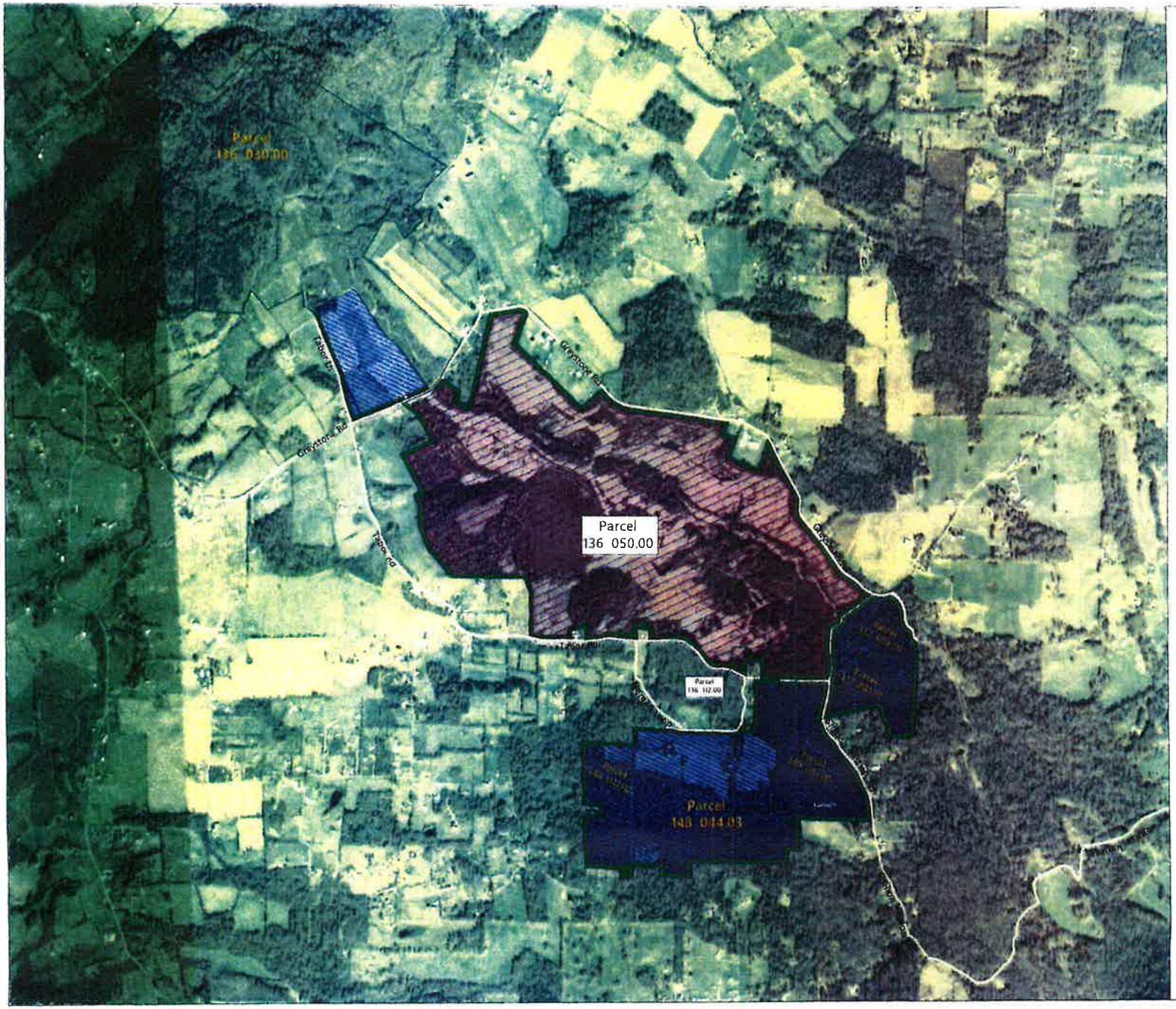
1. **Are there substantial reasons why the property cannot be used in accord with existing zoning?** No.

2. **Is the change requested out of scale with the needs of the neighborhood or the County?** No. This is the only quarry staff is aware of in Greene County that produces this range of construction materials.

3. **Is it impossible to find adequate sites for the proposed use in districts permitting such use?** Not impossible, but difficult, given that there must be reserves present to warrant quarrying, and the location has to be appropriate for an industrial zone.

NOTES

- Zoning laws cannot render private property valueless.
- Negative impact to one neighborhood is not adequate reason to deny a rezoning request if denial would severely impact the value of the property submitted for rezoning. West Lake Quarry v. City of Bridgeton 761 SW2d 752.
- "[M]ere beliefs, opinions and fears of neighborhood residents do not constitute material evidence" on which a legislative body is to base a decision (Mullins v. City of Knoxville, 665 SW 2d 393, 396, Tenn. App. 1983).



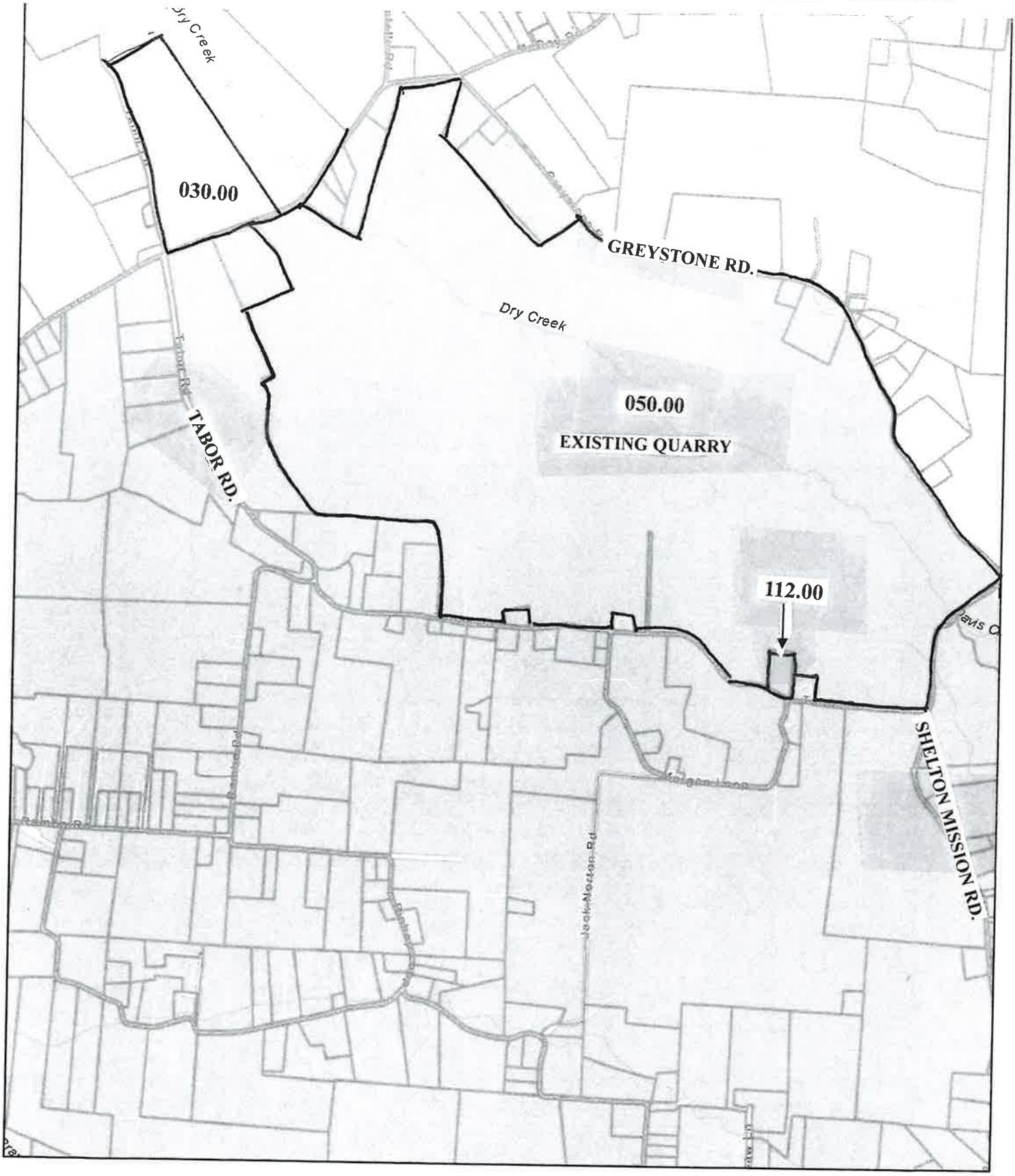
MAP 1
VULCAN REZONING REQUEST

Vulcan Greystone
Site Plan

May 2026

Exhibit

MAP 2
VULCAN REZONING REOUEST



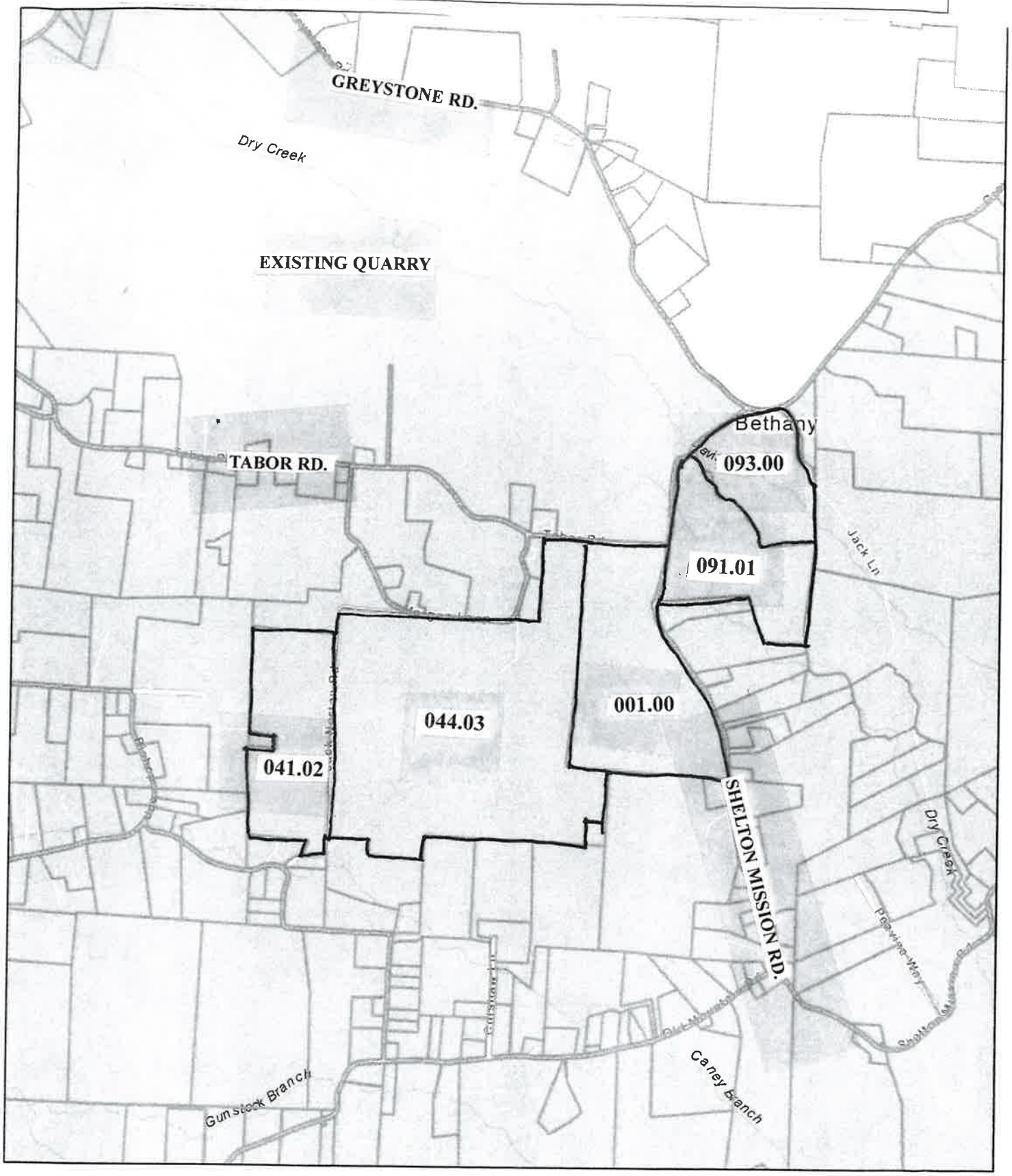
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State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

MAP 3
VULCAN REZONING REOUEST



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State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

MEMORANDUM

To: Persons owning property in the vicinity of Vulcan Lands Inc.
From: Greene County Building & Zoning Department
Date: May 21, 2026
Subject: Planning Commission meeting to discuss rezoning Vulcan Lands Inc. property located adjoining to, or in the vicinity of: Greystone Road, Tabor Road, Shelton Mission Road, Jack Norton Road, Jack Lane, and Morgan Loop

On Tuesday, June 9, 2026, at 1:00 p.m., the Greene County Regional Planning Commission will consider a request to rezone eight properties owned by Vulcan Lands, Inc., from A-1, General Agriculture District, to M-1, Industrial District. The tax parcels included in the rezoning are:

TAX PARCEL	LOCATION
136-030.00 (40 ac.)	Greystone Road, Tabor Lane (40 ac. of 336 ac. Parcel)
136-050.00 (active mine) (482 ac.)	Greyston Road, Tabor Lane, Shelton Mission Road,
136-112.00 (1.97 ac.)	Tabor Road
137-093.00 (23.7 ac.) & 091.01	Shelton Mission Road, Greystone Road, Jack Lane
148-041.02 (32.29 ac.)	Jack Norton Road
148-044.03 (118.36 ac.)	Jack Norton Road, Morgan Loop, Tabor Road
149-001.00 (48.96 ac.)	Tabor Road, Shelton Mission Road

The meeting will be held in the General Nathaniel Greene Assembly Hall, located in the Greene County Administration Center, 401 Takoma Avenue, Greeneville, TN 37743.

Please contact department staff at 423-798-1724 if you have any questions or comments. There will be an opportunity at the meeting for interested persons to speak.

Mailed out 05-22-2026

Robert Bowman

From:	Robert Bowman
Sent:	Monday, May 18, 2026 4:30 PM
To:	:Lyn Ashburn
Cc:	Amy Tweed; Tim Tweed; Roger Woolsey; kevin morrison; Matthew Wing
Subject:	Vulcan Greystone: Amended Rezoning Application
Attachments:	Greene County Zoning Permit Amended Application - Signed Final.pdf; Agent Letter (2nd Application).pdf; Leon Bird Letter-2002 and 2006 initialed zoning letter-Nolichucky Sand.pdf; Resolution to Amend to Zoning Map (2nd Application) (Final).pdf; Exhibit 1 - Greystone Map (2nd Application) (Final).pdf; Conditional Rezoning Agreement (2nd Application) (Final).pdf; Exhibit A - Ingress Points on Greystone Road (2nd Application) (Final).pdf; Exhibit B - Ingress Points on Tabor Road (2nd Application) (Final).pdf; Exhibit C - Solar Flashing Yield Sign for Enhanced Traffic Safety (2nd Application) (Final).pdf; Community Meeting Announcement to be included with the Notice.docx

Good afternoon, Ms. Ashburn:

I hope you are well. Pursuant to the information and instructions that you provided to me on Tuesday, May 12, 2026, I am attaching for filing the following documents to be included on the Planning Commission's June 9, 2026 agenda:

1. Amended Application
2. Agency Letter
3. Leon Bird Letter
4. Resolution
   a. Exhibit 1: Parcel Map
   b. Exhibit 2: Conditional Rezoning Agreement
      i. Exhibit A: Greystone Road map
      ii. Exhibit B: Tabor Road map
      iii. Exhibit C: Yield Sign

I will send hard copies of the foregoing documents to you via Federal Express and to County Attorney Roger Woolsey via US Mail. Also attached is proposed language for Vulcan's community meeting that we hope you will consider including in the County's public notice of the application.

If you have any questions about the attached documents or require any additional information or filings, please let me know. Thank you for your attention to this matter.

Robert L. Bowman
Attorney | (865) 342-0430 Direct
800 South Gay Street, Suite 2500 | Knoxville, TN 37929
This email is sent subject to the Kramer Rayson LLP Electronic Communications Policy.







Vulcan – Greystone

Greene County Zoning Permit Amended Application

- **Applicant Information**
  - Application Name: Robert L. Bowman
  - Applicant Address: PO Box 629
  - City, State, Zip: Knoxville, TN 37901
  - Applicant Email: rlbowman@kramer-rayson.com
  - Applicant Phone Number: 865-342-0430

- **Owner Information**
  - Owner Name: Vulcan Lands, Inc.
  - Owner Address: PO Box 629
  - Owner Email: Knoxville, TN 37901
  - Owner Phone Number: rlbowman@kramer-rayson.com
  - City, State, Zip: 865-342-0430

- **Location Information**
  - Site Address: 1980 Greystone Road
  - City, State, Zip: Greeneville, TN 37743
  - Parcel ID:
    1. Tax Map 136, Parcel 030.00 (only the southwestern forty (40) acres);
    2. Tax Map 136, Parcel 050.00;
    3. Tax Map 136, Parcel 112.00;
    4. Tax Map 137, Parcel 091.01;
    5. Tax Map 148, Parcel 041.02;
    6. Tax Map 148, Parcel 044.03;
    7. Tax Map 149, Parcel 001.00;
    8. Tax Map 137, Parcel 093.00.
  - Current Zoning: A-1 General Agricultural
  - Subdivision Name: N/A
  - Lot Number: N/A

- **Project Information**
  - Project Type: Rezoning
  - Proposed Zoning: M-1 Industrial
  - Square Feet: 0
  - Use Class: Industrial

Greene County Zoning Permit Amended Application - Signed Final
Received by Email 05-18-2026 & by FedEx 5-21-2026

- Reason:

    - Vulcan desires, in coordination with the County, to amend the zoning map to (i) align the zoning district of six (6) of these parcels with their current, lawful, and permitted use, and (ii) rezone the two (2) additional contiguous parcels in a manner that fosters economic development within the County.

- Ordinance: Greene County Zoning Resolution

- Project Description:

    - Vulcan Lands, Inc. ("Vulcan"), together with its parents, subsidiaries, and affiliated entities, currently operates the Greystone Sand and Gravel Operation on the property and holds the land for the value of its mineral reserves. Six (6) of the (8) parcels (Parcels 112, 30, 41.02, 44.03, 91.01, and 50) included in this Application were acquired by Vulcan from Nolichucky Sand Co. Inc. ("Nolichucky"), which operated a sand and gravel operation on the parcels prior to Vulcan's purchase of them. The two (2) additional parcels (Parcels 93 and 1) are contiguous with the others and were subsequently acquired by Vulcan from third parties.

    - Vulcan is, and has been, in compliance with the Greene County Zoning Resolution. Vulcan specifically represents that its operations will be in compliance with Section 608 of the Greene County Zoning Resolution. For clarity, Vulcan already conducts active operations on the large majority (483.47 acres) of the 774.79 total acres included in this Application, therefore there are only 291.32 new minable acres which are subject to the requested rezoning. Further, as depicted in the map attached as Exhibit 1 to the draft Resolution to Amend the Zoning Map, Vulcan does not intend to mine every acre of the parcels it owns. For example, Vulcan currently holds Parcel 30, its largest parcel not actively used for sand and gravel operations, for the value of its mineral reserves. This application seeks to amend the zoning map for only the southwestern forty (40) acres of Parcel 30. Finally, it is important to note that the vast majority, over ninety percent (90%), of the total acreage included in this Application is entitled to prior non-conforming use protections pursuant to Tenn. Code Ann. § 13-7-208 and based on the use of the parcels by both Vulcan and Nolichucky. *See* Letter from Leon Bird, Former Greene County Building Comm'r (May 14, 2002) (stating that "the Nolichucky

Sand Company current operations are a permitted use under the Zoning Resolution"). This application represents a natural alignment of the parcels' use with Greene County's zoning map.

- Vulcan desires to continue its commitment to Greene County through its Greystone Sand and Gravel Operation. Given its lengthy period of operations (over fifty (50) years), the Operation has greatly contributed to the development of Greene County and East Tennessee. Similarly, Vulcan has provided jobs and has contributed to the tax base of Greene County for over two decades since purchasing the Operation. Vulcan's Greystone Operation currently employs twenty-three (23) Greene County citizens (eighteen (18) hourly employees and five (5) salaried employees), with annual compensation and benefits totaling over $1.4 Million. The total economic impact of the Greystone Operation is over $18 Million. Vulcan also employs eighteen (18) people at its Greeneville Quarry, and that operation has an economic impact of over $16 Million per year. There are also fifteen (15) Vulcan retirees who live in Greene County. Finally, Vulcan paid over $61,000 in Greene County property taxes in 2025.

- Vulcan's Greystone Operation mines and processes sand and gravel from siliceous rock. This aggregate is highly valued in highway and other construction projects for its high strength, durability, resistance to wear, and its anti-friction properties. The next closest operation that can produce this material is located in Enka, North Carolina, over sixty (60) miles from Greene County. If the Greystone Operation cannot adequately supply sand and gravel for highway and other construction demands, a new quarry will need to be developed, or aggregate will have to come from a greater distance, thereby increasing construction project costs (i.e. transportation costs) for state and local governments, new home purchasers, and persons or entities constructing any type of building, including churches, schools, or other businesses.

- Every community needs sand and gravel for road construction and other projects, and Vulcan works hard to be a good neighbor by meeting or exceeding local, state, and federal community-focused safeguards and regulatory requirements. Vulcan is in compliance with all permitting requirements for the Greystone Operation, and, in the past 20 years, the Greystone Operation has not received a notice of violation from the Tennessee Department of Environment and Conservation ("TDEC") or other regulatory agencies on any matter, including noise, air, land, or

water. In that time, Vulcan has received thirty-seven (37) TDEC inspections that were deemed by the agency to be in compliance with its permits. Vulcan holds the following TDEC permits for its Greystone Operation, none of which expire before 2027: NPDES Water Permit and ARAP Permit through TDEC Mining Section and an Air Permit through TDEC Air Pollution Control Division.

- In conjunction with this Application, Vulcan has proposed a Conditional Rezoning Agreement, which expressly limits the activities on the parcels to a sand and gravel operation and for no other purposes. The Conditional Rezoning Agreement provides for the installation of solar-powered yield signs and other safety related measures regarding the proposed crossing of Greystone Road by haul trucks, which are estimated to be four (4) crossings per hour for a twelve (12) to eighteen (18) month time period. In approximately five (5) years, Vulcan will either utilize a conveyor system or haul trucks to cross Tabor Road with similar frequency, duration, and safety measures.

- The approval of this rezoning request will not result in an increase in the volume of customer-truck traffic on the county road system.

- With this application, the Greystone Operation will be able to meet the needs of the local community for years to come and will continue to contribute to the economic vitality of the region.

- **Attachments**

  - Resolution (CRZA and Parcel Map marked as Exhibits)
  - Conditional Rezoning Agreement ("CRZA") (Ingress/Egress Maps and Traffic Sign marked as Exhibits)
  - Agent Letter signed by Vulcan
  - Letter from Leon Bird, Greene County Building Commissioner, dated May 14, 2002

Respectfully submitted this 18th day of May, 2026.

By: _____
Robert L. Bowman, Esq.

A RESOLUTION TO AMEND THE ZONING MAP OF CERTAIN TRACTS OWNED BY VULCAN LANDS, INC. FROM A-1 GENERAL AGRICULTURE TO M-1 INDUSTRIAL WITHIN THE UNINCORPORATED TERRITORY OF GREENE COUNTY, TENNESSEE

WHEREAS, the Greene County Commission has adopted a zoning resolution and map establishing zoning districts within the unincorporated territory of Greene County, Tennessee (the "County") and regulations for the use of property therein; and

WHEREAS, the Greene County Commission realizes that its zoning map must be amended from time to time to provide for the continued efficient and economic development of the County and to reflect the correct zoning applicable to the property identification on the map; and

WHEREAS, Vulcan Lands, Inc. ("Vulcan") is currently the fee owner of real property located at or near 1980 Greystone Road, Greeneville, Tennessee 37743, which is depicted on the attached "**Exhibit 1**" (the "Property"). On the Property, Vulcan, together with its parents, subsidiaries, and affiliated entities, currently operates a sand and gravel operation and holds the land for the value of its mineral reserves; and

WHEREAS, the Property consists of the following parcels: Tax Map 136, Parcel 030.00 (only the southwestern forty (40) acres are subject to rezoning); Tax Map 136, Parcel 050.00; Tax Map 136, Parcel 112.00; Tax Map 137, Parcel 091.01; Tax Map 148, Parcel 041.02; Tax Map 148, Parcel 044.03; Tax Map 149, Parcel 001.00; Tax Map 137, Parcel 093.00 (each a "Parcel" and collectively, the "Parcels"); and

WHEREAS, the Parcels are currently identified on the County's zoning map as "A-1" General Agricultural; and

WHEREAS, on or about January 1, 2005, Parcels 112, 30, 41.02, 44.03, 91.01, and 50 were acquired by Vulcan from Nolichucky Sand Co. Inc. ("Nolichucky") (collectively, the "Nolichucky Parcels"), which also operated a sand and gravel operation on the Property prior to Vulcan's purchase of it. Parcels 93 and 1 (collectively, the "Non-Nolichucky Parcels") are contiguous to the Nolichucky Parcels and were subsequently acquired by Vulcan from third-parties in 2007 and 2015, respectively; and

WHEREAS, on May 14, 2002, the former Greene County Building Commissioner, Leon Bird ("Mr. Bird"), wrote a letter addressed "To Whom It May Concern." In that letter, Mr. Bird stated that "the Nolichucky Sand Company current operations are a permitted use under the Zoning Resolution." Accordingly, based on the historical use of the Nolichucky Parcels and Mr. Bird's letter, the operation of a sand and gravel operation on the Nolichucky Parcels constitutes a protected, prior non-conforming use under Tenn. Code Ann. § 13-7-208. See *Ready Mix, USA, LLC v. Jefferson Cnty.*, 380 S.W.3d 52, 72 (Tenn. 2012) (holding that measures taken by a mining company aimed at turning a property into an active mine, proven reserves, and the mining history on the property can constitute a pre-existing use protected by Tenn. Code Ann. § 13-7-208); and

WHEREAS, an application for rezoning and amendment of the zoning map has been submitted by Vulcan to rezone the Property from A-1 General Agriculture to M-1 Industrial; and

WHEREAS, the County desires to amend the zoning map to (i) align the zoning district of the Nolichucky Parcels with their current, lawful, and permitted use, and (ii) rezone the contiguous Non-Nolichucky Parcels in a manner that fosters economic development within the County; and

WHEREAS, the County has required and Vulcan has agreed to enter into the Conditional Zoning Agreement attached hereto as "**Exhibit 2**", pursuant to which Vulcan agrees: (i) the Parcels shall only be used for sand and gravel plant operations, and (ii) to assume certain responsibilities for the maintenance and repair of Greystone Road and, if necessary, Tabor Road at the four (4) ingress/egress points identified in **Exhibit 2**; and

WHEREAS, the Greene County Regional Planning Commission did review a request on _____, 2026 that the property be rezoned, the zoning map amended, and recommended that the Greene County Commission approve the request to rezone the property and amend the map; and

NOW, THEREFORE BE IT RESOLVED that the Greene County Board of Commissioners, meeting in regular session on the ____ day of _____, 2026, with a quorum being present and a majority of the entire membership of the county legislative body voting in the affirmative, hereby:

a. Amends the Greene County Zoning Map to rezone the following Parcels, as shown on **Exhibit 1**, from A-1 General Agriculture to M-1 Industrial:

> Tax Map 136, Parcel 030.00 (only the southwestern forty (40) acres are subject to rezoning); Tax Map 136, Parcel 050.00; Tax Map 136, Parcel 112.00; Tax Map 137, Parcel 091.01; Tax Map 148, Parcel 041.02; Tax Map 148, Parcel 044.03; Tax Map 149, Parcel 001.00; Tax Map 137, Parcel 093.00

This change shall take effect after its passage, the welfare of the County requiring it.

b. Authorizes the Greene County Mayor to enter into the Conditional Zoning Agreement with Vulcan Lands, Inc. in the form attached hereto as **Exhibit 2** to this Resolution.

[SIGNATURES ON THE FOLLOWING PAGE]

Sponsor Greene County Regional Planning Commission

_____
Date

Date of Public Hearing by the Greene County Commission:

_____
Date

Decision by the Greene County Commission:

_____
Approved or Denied

Signed in Open Meeting:

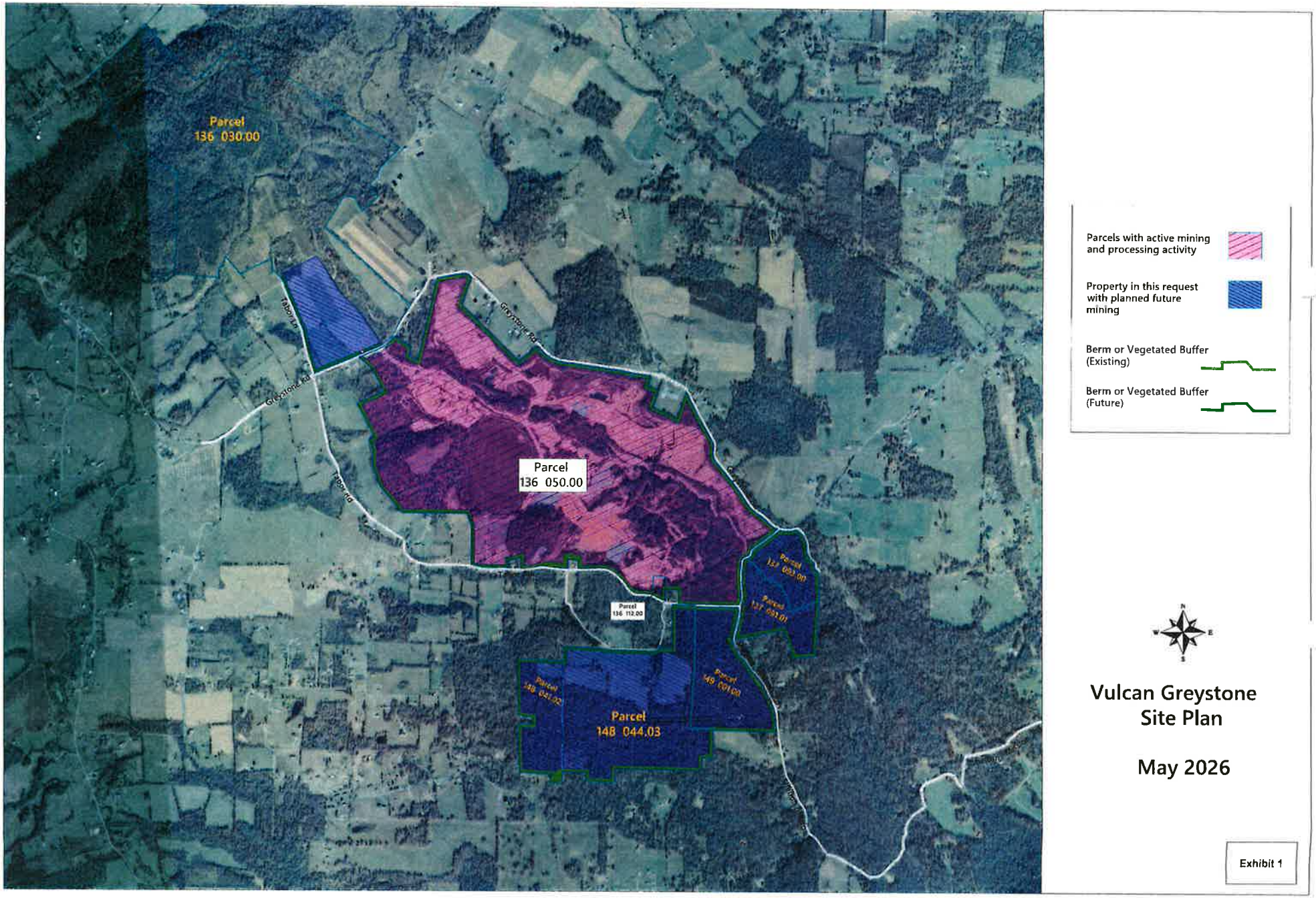
_____
County Mayor

Attest:

_____
County Court Clerk

Approved as to Form:

_____
County Attorney



Vulcan Greystone Site Plan

May 2026

Exhibit 1

Exhibit 1 - Greystone Map (2nd Application) (Final)
Received by Email 05-18-2026 & by FedEx 5-21-2026

CONDITIONAL REZONING AGREEMENT

THIS CONDITIONAL REZONING AGREEMENT (the "Agreement") is made and entered into this ___ day of _____, 2026, by and between VULCAN LANDS, INC., ("Owner" or "Vulcan") and GREENE COUNTY, TENNESSEE, a political subdivision of the State of Tennessee (the "County"), and together defined as the "Parties" and each, a "Party."

RECITALS

WHEREAS, Vulcan is currently the fee owner of real property located at or near 1980 Greystone Road, Greeneville, Tennessee 37743 (the "Property"). On the Property, Vulcan, together with its parents, subsidiaries, and affiliated entities, currently operates a sand and gravel operation and holds the land for the value of its mineral reserves. The Property consists of the following parcels: Tax Map 136, Parcel 030.00 (only the southwestern forty (40) acres are subject to rezoning); Tax Map 136, Parcel 050.00; Tax Map 136, Parcel 112.00; Tax Map 137, Parcel 091.01; Tax Map 148, Parcel 041.02; Tax Map 148, Parcel 044.03; Tax Map 149, Parcel 001.00; Tax Map 137, Parcel 093.00 (each a "Parcel" and collectively, the "Parcels");

WHEREAS, on _____, 2026, the County Board of Commissioners voted to authorize the County Mayor to enter into this Conditional Zoning Agreement and adopted Greene County Resolution No. _____ based upon the conditions set forth herein;

WHEREAS, by the adoption of Greene County Resolution No. _____, the County amended the Greene County Zoning Map and rezoned the Parcels as M-1 Industrial, thereby aligning the zoning district of the Parcels with the current uses of the Parcels;

WHEREAS, in connection with such rezoning, the County desires to restrict the future uses of the Parcels solely to sand and gravel mining, extraction, processing, and related operations, as set forth herein;

WHEREAS, in connection with such rezoning, the Parties desire to clarify and define their respective repair, maintenance, and indemnification obligations for Greystone Road, a County road which runs between Parcels 030.00 and 050.00 on the northern portion of the Property, and possibly Tabor Road, a County road which runs between Parcel 050.00 and Parcels 001.00 and 044.03 on the southern portion of the Property, as set forth herein.

NOW, THEREFORE, in consideration of the premises and rights reserved, herein, and in order to accomplish the foregoing purposes, the undersigned hereby agree:

1. Effect of Rezoning. The County has rezoned the Parcels from the "A-1" General Agricultural District to the "M-1" Industrial District by its adoption of Greene County Resolution No. _____. The effectiveness of such rezoning is conditioned upon execution of this Agreement.

2. Permitted Uses. The Parcels shall be used solely and exclusively for the production of construction aggregates and ancillary uses, which includes, but is not limited to, sand and gravel

mining, extraction, processing, mineral reserves, and related operations (the "Permitted Uses"), and for no other purpose. Notwithstanding the foregoing, nothing in this Section 2 shall prohibit or restrict the continuation of farming, ranching, or other agricultural activities from being conducted on some Parcels by Vulcan's lessees.

3. Compliance with Conditions. Upon Vulcan commencing or continuing a Permitted Use upon a Parcel subject to this Agreement, Vulcan shall continuously operate and maintain the Permitted Use in compliance with all the conditions set forth in this Agreement.

4. Covenant Running with the Land. This Agreement and the restrictions herein pertaining to the Permitted Uses of the Parcels shall run with the land and be binding upon Vulcan and its successors, assigns, heirs, and all future owners and occupants of the Parcels. Any conveyance, lease, or transfer of any interest in the Parcels shall be subject to the terms of this Agreement.

5. Repair, Maintenance, and Indemnification Related to Greystone Road and Tabor Road. As to the portions of Greystone Road (between Parcels 030.00 and 050.00) and Tabor Road (if needed, between Parcel 050.00 and Parcels 001.00 and 044.03) across which Vulcan anticipates moving personnel, equipment, and material, the Parties agree to the following:

a. Vulcan shall be permitted two ingress and egress points for truck traffic across Greystone Road, at the locations generally depicted on **Exhibit A**: (i) at the main entrance of the existing facility located on Parcel 050.00, and (ii) approximately one hundred (100) feet west of such main entrance. Each crossing shall be approximately twenty (20) feet in width (each a "Crossing Area"). Vulcan's use of the Crossing Areas for moving trucks, personnel, or equipment across Greystone Road shall be limited to the Term of Indemnification (as defined in Section 5.f below).

b. Vulcan shall be permitted two ingress and egress points, if needed, for truck traffic across Tabor Road, at the locations generally depicted on **Exhibit B**: (i) at approximately five hundred (500) feet east of the intersection of Tabor Road and Morgan Loop, and (ii) at approximately five hundred (500) feet west of the intersection of Tabor Road and Shelton Mission Road. Each crossing shall be approximately twenty (20) feet in width (each a "Crossing Area"). Vulcan's use of the Crossing Areas for moving trucks, personnel, or equipment across Tabor Road shall be limited to the Term of Indemnification (as defined in Section 5.f below).

c. Vulcan shall, at its sole cost, through its affiliated entity Vulcan Construction Materials, LLC, be responsible for the repair and maintenance of Greystone Road and Tabor Road at the Crossing Areas during the Term of Indemnification. This obligation shall include (i) keeping the Crossing Areas reasonably clear of dirt, gravel, or debris resulting from Vulcan's operations; and (ii) working in coordination with the Greene County Road Superintendent ("Road Superintendent") to repair any structural damage to the road surface at the Crossing Areas, including cracks, rutting, or low spots in the pavement caused by Vulcan's truck traffic, with all such repairs to be completed within a reasonable time following written notice from or recommendation by the Road

Superintendent. The obligations contained in this Section 5.c shall apply to the Crossing Areas only and shall terminate upon the conclusion of the Term of Indemnification.

d. To enhance public safety at the Crossing Areas, Vulcan shall, at its sole cost, purchase four (4) solar-powered flashing yield signs similar in size and design to those depicted on **Exhibit C**. The signs shall be installed by the County in coordination with the Road Superintendent. One sign shall be installed along the south side of Greystone Road prior to eastbound, incoming traffic reaching the Crossing Areas, and the second sign shall be installed along the north side of Greystone Road prior to westbound, incoming traffic reaching the Crossing Areas. If needed, the third sign shall be installed along the south side of Tabor Road prior to eastbound, incoming traffic reaching the Crossing Areas, and the fourth sign shall be installed along the north side of Tabor Road prior to westbound, incoming traffic reaching the Crossing Areas. The signs shall be installed at a location selected by the County.

e. To the fullest extent permitted by applicable law, Vulcan shall indemnify, defend, and hold harmless the County from and against any and all losses, claims, demands, liabilities, damages, suits, or judgments to the extent arising out of bodily injury or property damage sustained by any third party and caused directly by (i) the acts or omissions of Vulcan or its employees, or (ii) vehicular accidents occurring at the Crossing Areas that are directly caused by Vulcan's vehicles or personnel. The indemnity obligations of Vulcan under this Section 5.e shall be limited to incidents occurring within the Crossing Areas during the Term of Indemnification.

f. Vulcan's obligations for repair, maintenance, and indemnification under this Section 5 shall commence upon Vulcan's delivery of written notice to the County of its intent to begin crossing Greystone Road or Tabor Road and continue until the earlier of: (i) twenty-four (24) months thereafter, or (ii) the date Vulcan ceases operations requiring the use of the Crossing Areas and provides written notice of such cessation to the County (the "Term of Indemnification").

6. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the matter set forth herein, and there are no representations, warranties, covenants, or obligations except as set forth herein. This Agreement supersedes all prior contemporaneous agreements, understandings, negotiations, statements, and discussion, written or oral, of the parties hereto, relating to the matters contemplated by the Agreement.

7. Modification. The terms of this Agreement shall not be modified, amended, or altered, except by written agreement duly executed by Vulcan or the then-current owner of the Parcel(s) and the County.

8. No Waiver. The failure of any party to complain or enforce of any act or omission on the part of another party, no matter how long the same may continue, shall not be deemed to be an acquiescence or waiver by such party of any of its rights hereunder. No waiver by any party at any time, expressed or implied, or any breach of any provision of this Agreement shall be deemed a waiver of a breach of any other provision of this Agreement or a consent to any subsequent

breach of the same or any other provision of this Agreement. If any action by any party shall require the consent or approval of another party(ies), such consent or approval of such action shall not be deemed a consent to or approval of any other provision of this Agreement.

9. Governing Law. This Agreement shall be governed by the laws of the State of Tennessee.

10. Exhibits. The Exhibits attached to this Agreement are hereby incorporated by reference.

11. Notice. Notice shall be deemed as given hereunder upon personal delivery to the addresses set forth below, or if properly addressed, one (1) day after depositing such notice, with postage prepaid, in a United States mailbox or one (1) day after depositing such notice in the custody of a nationally recognized overnight delivery service. Notice shall be deemed properly addressed if sent to the following addresses:

Vulcan:	Vulcan Lands, Inc., c/o Vulcan Materials Company, Attn: Division President, 115 East Park Drive, Suite 100, Brentwood, TN 37027
	Vulcan Materials Company, Attn: General Counsel, 1200 Urban Center Drive, Birmingham, AL 35242
County:	Greene County Mayor, Greene County Attorney 204 N. Cutler Street, Suite 206, Greeneville, TN 37745

12. Counterparts. The parties agree that this Agreement may be executed in counterparts, each of which is deemed an original, but all of which constitutes one and the same agreement. Delivery of an executed counterpart of this Agreement electronically (including electronic signatures) or by facsimile shall be effective as delivery of an original executed counterpart of this Agreement.

13. Recording. This document shall be recorded with the Greene County, Tennessee Register of Deeds Office.

IN WITNESS WHEREOF, the undersigned has executed this **CONDITIONAL REZONING AGREEMENT** on the date first above written.

[SIGNATURES ON THE FOLLOWING PAGES]

THE OWNER:

VULCAN LANDS, INC.

By;_____

Its:_____

STATE OF TENNESSEE)
)
COUNTY OF _____)

On this ____ day of _____, 2026, before me a Notary Public, in and for said County appeared _____, for and on behalf of Vulcan Lands, Inc., to me known to be the same person described herein and executed the within instrument, who acknowledged the same to be his free act and deed.

_____
Notary Public

My Commission Expires: _____

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

THE COUNTY:

GREENE COUNTY, TENNESSEE

By:_____
Kevin Morrison

Its: Mayor

STATE OF TENNESSEE)
)
COUNTY OF GREENE)

On this ____ day of _____, 2026, before me a Notary Public, in and for said County appeared Kevin Morrison, Mayor, for and on behalf of Greene County, Tennessee, to me known to be the same person described herein and executed the within instrument, who acknowledged the same to be his free act and deed.

_____
Notary Public

My Commission Expires: _____

Approved as to Form:

_____
Roger A. Woolsey,
County Attorney for Greene County, Tennessee

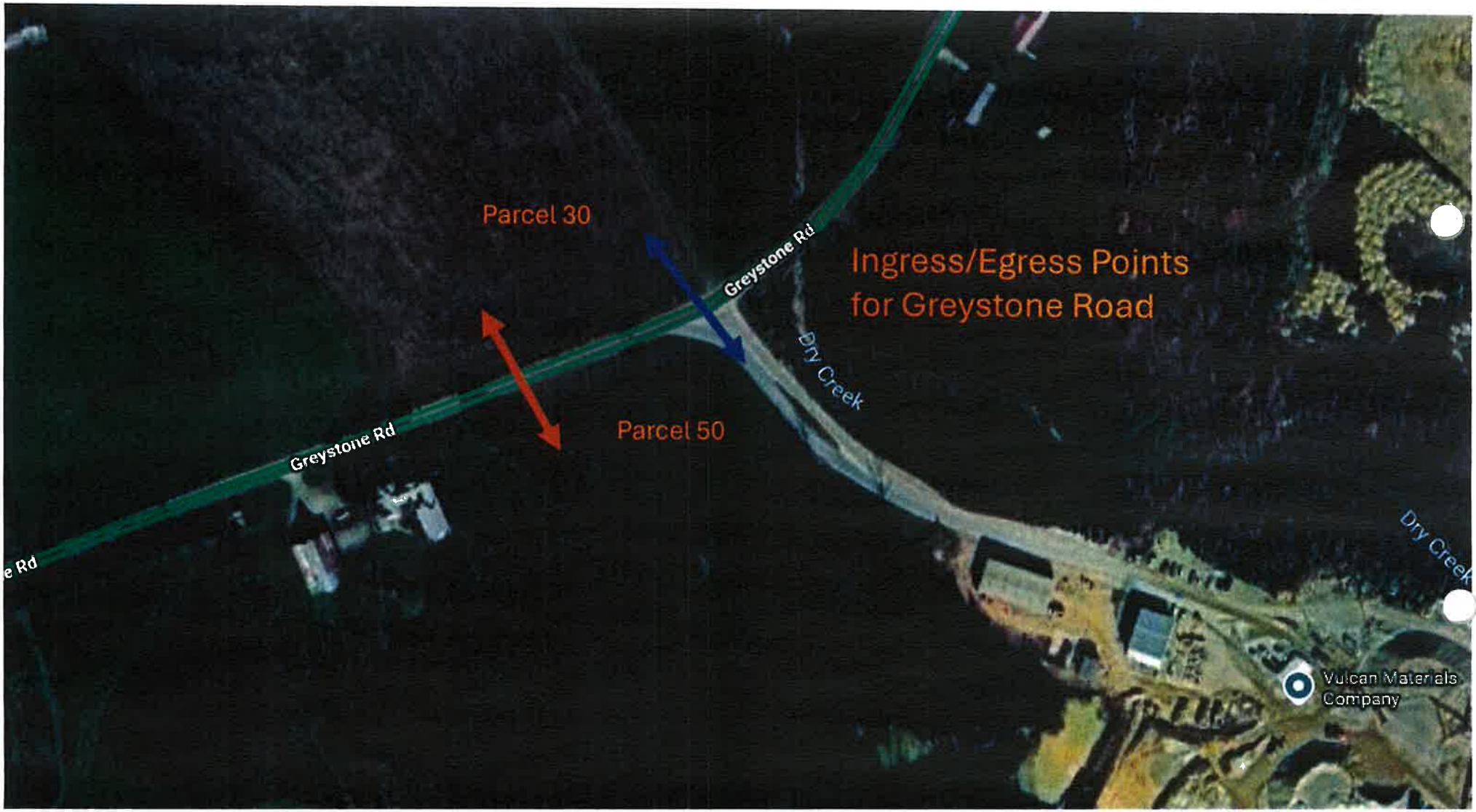


Exhibit A - Ingress Points on Greystone Road (2nd Application) (Final)
Received by Email 05-18-2026 & by FedEx 5-21-2026

Exhibit A

Potential Vulcan Greystone – Tabor Road Crossing Sites

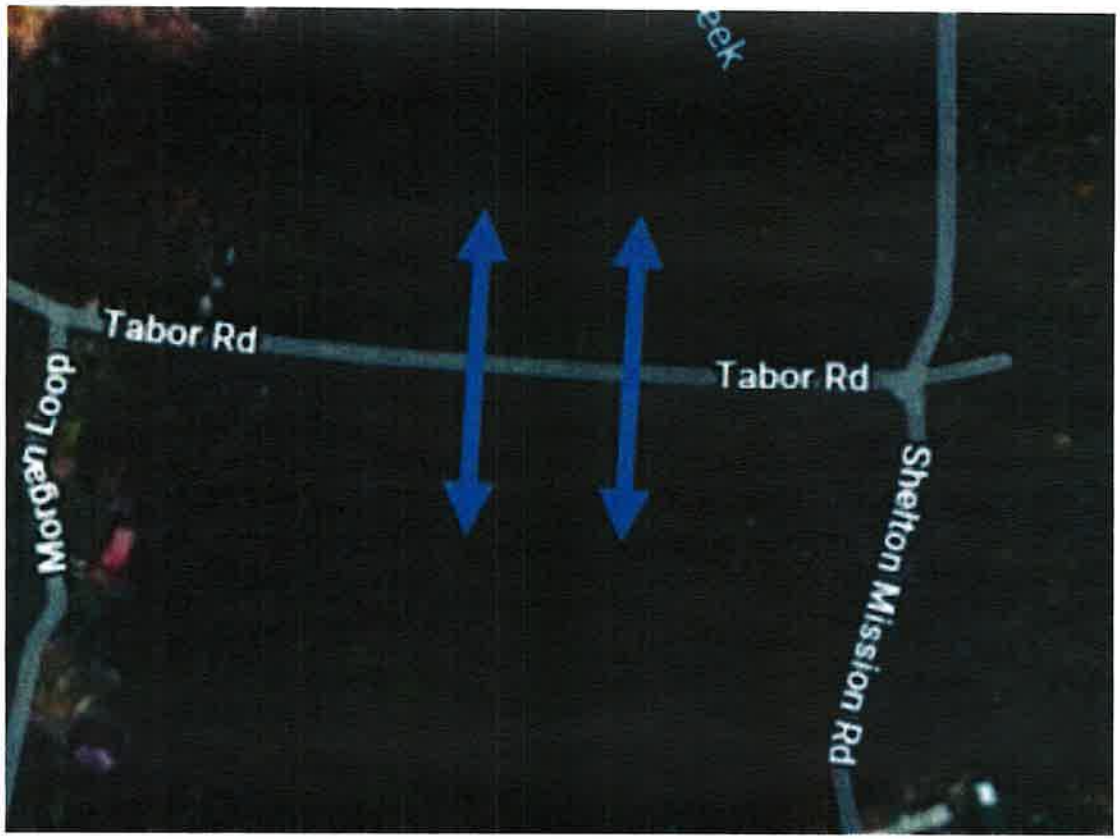


Exhibit B - Ingress Points on Tabor Road (2nd Application) (Final)
Received by Email 05-18-2026 & by FedEx 5-21-2026

Exhibit B



SKU: YLD-02M

24" Solar Flashing Yield Sign for Enhanced Traffic Safety

$849.99

Shipping Weight: **10.00** pounds

Quantity in Basket: *None*

REFLECTIVE SHEETING OPTIONS:

- Engineer Grade
- (•) Diamond Grade + $50.00

CONFIGURATION OPTIONS:

- (•) Standard Battery & Solar Panel (Timer Included)

Qty

− 1 +

ADD TO CART

ADD TO WISH LIST





https://ledlighting-solutions.com/solar-powered-flashing-led-yield-sign.html?gad_source=1&gad_campaignid=22449473641&gbraid=0AAAADOwYQRuE_VUyj2mrluYJRMQ2fOqA&gclid=Cj0KCQjwkILEBhDeARIsAL--pjxYBcVuEgXXb-XSzQ1xXAqz2o2zUdRIRuUY10-OqK7qZ4AzIsh7qh4aAivOEALw_wcB

Exhibit C

Greene County, Tennessee Planning Department
401 Takoma Avenue, Suite 102
Greeneville, TN 37743

Re: Authorization of Agent – Rezoning Application for Property at 1980 Greystone Road

Dear Planning Department:

Vulcan Lands, Inc. ("Vulcan") is the fee owner of real property located at or near 1980 Greystone Road, Greeneville, Tennessee 37743 (the "Property"). The Property consists of the following parcels:

Tax Map 136, Parcel 030.00; Tax Map 136, Parcel 050.00; Tax Map 136, Parcel 112.00; Tax Map 137, Parcel 091.01; Tax Map 148, Parcel 041.02; Tax Map 148, Parcel 044.03; Tax Map 149, Parcel 001.00; Tax Map 137, Parcel 093.00

Vulcan and its affiliated entities operate a sand and gravel plant on the Property and hold the land for the value of its mineral reserves. Vulcan is working collaboratively with Greene County officials as part of an ongoing effort to rezone the Property, thereby aligning the zoning classification of the majority these parcels with their current, lawful, and permitted use and fostering economic development within the County.

To facilitate the rezoning process, Vulcan hereby appoints and authorizes Robert L. Bowman ("Mr. Bowman") of the law firm Kramer Rayson LLP to act as its authorized agent for purposes of preparing, signing, and submitting the rezoning application for the Property and any related documents on Vulcan's behalf. Mr. Bowman is also authorized to communicate directly with Greene County staff and representatives regarding the rezoning application.

Please accept this letter as Vulcan's formal consent, authorization, and appointment as agent for Mr. Bowman to sign and submit the rezoning materials as the applicant on behalf of the Property owner.

Sincerely,
VULCAN LANDS, INC.

By: boxSIGN 4Y2VP52Y-46YQ6Y78
Name: Nathan Weinert
Title: Assistant Secretary
Date: May 5, 2026

Agent Letter (2nd Application)
Received by Email 05-18-2026 & by FedEx 5-21-2026

Greene County Zoning & Building Office

129 Charles St, Suite 2
Greeneville, TN 37743

Phone (423) 798-1724 Fax (423) 798-1725

May 14, 2002

To Whom It May Concern:

Please be advised that the Nolichuckey Sand Company current operations are a permitted use under the current Zoning Resolution.

also for 06 LB

Sincerely,

Leon Bird

Leon Bird
Building Commissioner

Leon Bird Letter-2002 and 2006 initialed zoning letter-Nolichucky Sand
Received by Email 05-18-2026 & by FedEx 5-21-2026

Vulcan Materials will hold a community meeting regarding this rezone request on Thursday, May 28 from 5:00 - 7:00 PM at Camp Creek Elementary (2941 Camp Creek Rd, Greenville). Any community member with questions regarding this proposed rezone can attend this meeting for more information or to speak directly to a representative of the Greystone Sand & Gravel operation.

Community Meeting Annoucement to be included with the Notice.docx
Received by Email 05-18-2026 & by FedEx 5-21-2026

To: The Greene County Planning Commission

May 21, 2026

As a representative of Keep Greene Green, I am requesting the opportunity to appear before the Planning Commission to speak in opposition to the proposal by Greeneville Sand & Gravel (Vulcan Industries) to expand their mining operation.

Please distribute the attached flyer as appropriate.

John T. Johnson

HELP KEEP GREENE GREEN





We are fortunate to live in the green foothills of the Great Smoky Mountains. Some of us believe that when God created the earth, this landscape of green fields and forests is what God had in mind. When we travel to the foothills of Greystone, this is what we expect to see, the fulness of nature.

Unfortunately, what we are increasingly seeing is this violation and desecration of God's earth resulting from Vulcan mining. If we do not take action against Vulcan's anticipated rezoning request that allows more mining, we will see less of the land looking like the first picture and more land looking like the second picture.

In Genesis we are told that God gave mankind responsibility as caretaker of the earth. The need to accept our caretaker responsibilities for this threatened land could not be clearer.

It is anticipated that Vulcan will request the rezoning of about 290 acres in Greystone from Agricultural to Industrial. The purpose of the rezoning is to allow Vulcan to expand its mining operations. Please help Keep Greene Green by making your opposition to Vulcan's anticipated rezoning request.

Please help Keep Greene Green
by making your opposition to Vulcan's anticipated rezoning request.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED

Kenneth W. Chandley 4-29-26
OWNER DATE

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM (1) IS AVAILABLE TO THE PROPERTY; OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE

4-29-26
DATE

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

COMMENTS

GREENEVILLE ENERGY AUTHORITY

4-30-26
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY REGIONAL PLANNING COMMISSION

5/6/26
DATE

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY (INITIAL)

___ 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

___ 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION

___ 3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

Karen S. Burchell
GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

4.30.26
DATE

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.

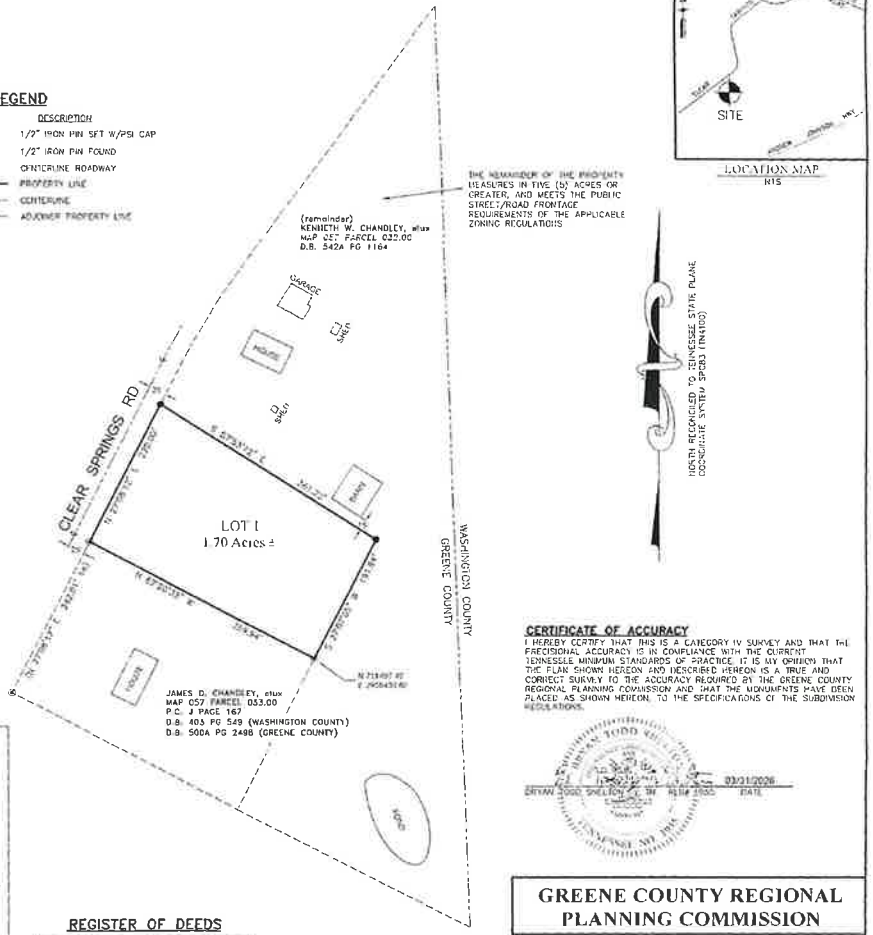
GRAPHIC SCALE:
0 100 200 300
1" = 100'

NOTES:

1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
4) REFERENCE TAX MAP: 057 PARCEL 032.00
REFERENCE DEED: DEED BOOK 542A PAGE 1164
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0260D, EFF. DATE: 07-03-2006)
6) TOTAL ACREAGE: 1.70 Ac +/-
7) MINIMUM LOT SIZE: 1.70 Ac +/-
8) NUMBER OF LOTS: 1
9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
10) THIS SURVEY WAS PERFORMED ON DATES 03-30-2026 THROUGH 03-31-2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECEIVER. REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GEOID12A. WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.0000268010484

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
◎	1/2" IRON PIN FOUND
℄	CENTERLINE ROADWAY
———	PROPERTY LINE
———	CENTERLINE
———	ADJOINER PROPERTY LINE



LOCATION MAP
NTS

THE REMAINDER OF THE PROPERTY MEASURES IN FIVE (5) ACRES OR GREATER, AND MEETS THE PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – defined as Subdivision plat of the Chandley Property – located in Greene County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or prefabricated, the plans for the exact house/structure location must be approved and the SSD system permit issued by the Tennessee Division of Water Resources – Water Type water lines, underground drainage and driveways should be located as the property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

It shown (building on logs) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the installation or function of the system. Disposal systems in Tennessee. Modifications of the shaded area(s) may be considered, provided adequate shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to the construction of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a closing fieldline be required. Subsurface drip system to be required.

Environmental Specialist
TN Division of Water Resources

04-28-26
Date

REGISTER OF DEEDS

05/06/2026 - 01:26:38 PM
26004670
1 PGS AL-PLAT
HOLLY BATCH: 272113
PLAT CABINET: M
SLIDE: 147
RECFEE 15.00
OP FEE 2.00
TOTAL 17.00
KAREN COLLINS-OTTINGER

OWNER(S)
KENNETH W. CHANDLEY
2981 OLD STATE RTE 34
LIMESTONE, TN 37681

PROPERTY ADDRESS
928 CLEAR SPRINGS RD
LIMESTONE, TN 37681

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISIONAL ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

BRYAN TODD SNELSON, TN R.L.S. 2555 — 03/31/2026
DATE

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT
OF THE
CHANDLEY PROPERTY
FOR
KENNETH W. CHANDLEY
15TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING INC.

Book M Page 147

Notes

1. The information shown hereon was obtained from Deed Book 761A, Page 2236 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in February & April, 2026.

2. This survey is subject to any and all easements, setbacks, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.

3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown in FIRM (Flood Insurance Rate Map) as provided by FEMA (Federal Emergency Management Agency), and labeled as Community Panel Number 47059C0115D dated July 3, 2006.

4. All utility names and performed utilities shown are from observed field evidence.

5. This survey was completed at the request of Kevin Barkley.

6. Setbacks shall conform to the Greene County Zoning Resolution and applicable covenants and restrictions, whichever is greater.

7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance, therefore exception is taken to any such matters which may exist on this property.

8. The location records of the boundary and related features shown hereon this survey were performed using a Trimble R10 GNSS Base station and a GNSS RTK system. The geographic data was obtained on or between the dates 2-24-2026 and 2-25-2026 utilizing Carlson BRx7 multi-frequency receiver. The grid coordinates of the five stations were derived from the "2011 Adjusted" coordinates referenced to the NAD83(2011) Epoch 2010 and Geoid 12A. The positional accuracy of the GNSS vectors does not exceed H. 0.08', V. 0.10'. The Combined Scale Factor for this survey was 0.999998.

9. There is hereby established an easement strip a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such electric easement area of an object to any other structure or non-structural storm water easements as may be determined by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Utility Note

The surveyor made no attempt to have the underground utilities marked. The underground utilities shown have been located from a field survey & direct or indirect locations and observed evidence. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service, private or abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.

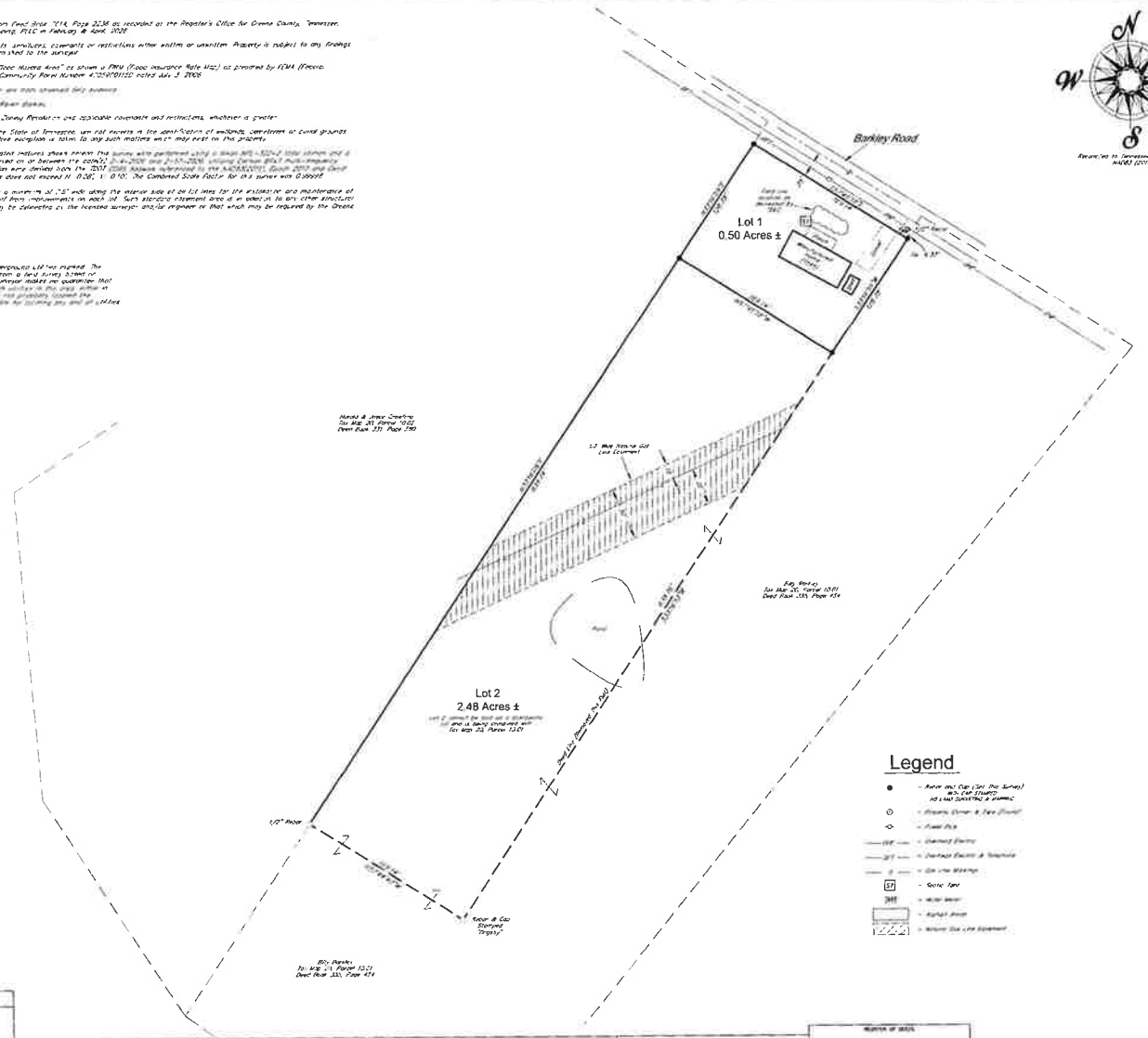
Property Information

Billy Barkley
Tax Map 20, Parcel 10.05
Deed Book 761A, Page 2236
1525 Barkley Road
Greeneville, TN 37745

Notice to Buyer Regarding Subsurface Sewage Disposal System (Buyer Beware)

The Division of Groundwater Protection has not evaluated Lot 1, pursuant to the soil survey for subsurface sewage disposal systems. Any soil absorption areas not completely identified on this plat shall be field verified by a professional engineer, registered sanitarian or soil scientist and approved individually by the Division of Groundwater Protection, Tennessee Department of Environment and Conservation, prior to construction. Tennessee Department of Environment and Conservation, Division of Groundwater Protection, Tennessee Code Annotated, Section 68-221-704 requires a soil map and/or a percolation test. Additional soil tests may be required if deemed necessary.

The Greene County Regional Planning Commission makes no certification or guarantees as to the viability of the existing septic systems or the location of the field lines.







Vicinity Map

Bearings is Tennessee State Plane NAD83 (2011)

Legend

- Rebar and Cap (Set This Survey) or Cap Stamped as Shown
- Property Corner & Tag (Found)
- Found Pin
- Overhead Electric
- Overhead Electric & Telephone
- Gas Line Markings
- Gas Meter
- Water Meter
- Asphalt Area
- Natural Gas Line Easement

Certification

I hereby certify that this is a Category 1 survey and the precision ratio of this survey is in compliance with the current Tennessee Minimum Standards of Practice.

Daniel R. Hresko
Tenn. Reg. No. 2450

DANIEL BRENT HRESKO
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2450
4-21-2026

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office 423.638.1186
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 20, Parcel 10.05
Deed Book 761A, Page 2236
Date April 28, 2026

DIVISION OF THE
BILLY BARKLEY PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.98 ±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Billy Barkley	CML DISTRICT	12th
SURVEYOR	Daniel R. Hresko	CLOSURE ERROR	1/10,000

SCALE 1" = 50' (0, 50, 100, 150)

26-1955/Base.dwg

I (WE) OWNER OF THE PROPERTY KNOWN COUNTY PLAT LOT 1 CONTAINED AN EXISTING NORMAL SEPTIC SYSTEM, VERIFY AND ACKNOWLEDGE THAT THE SEPTIC SYSTEM IS IN USE, MOWING, GRADED, AND ALL FIELD LINES AND DRIPLINE AREAS ASSOCIATED WITH EACH SYSTEM ARE CONTAINED ENTIRELY WITHIN EACH LOT(S) AS DESCRIBED AS PART OF THE PLAT OF SUBDIVISION. I (WE) HEREBY STATE THAT NO EXCAVATION, FILLING OR ALTERATION OF THE GROUND SURFACE HAS BEEN MADE WITHIN THE AREA REQUIRED FOR SEPARATION AND REPLACEMENT OF THE SEPTIC SYSTEM(S) FOR SUBDIVISION AND BEING CONSTRUCTED BY THE DIVISION OF GROUNDWATER PROTECTION OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION. I (WE) UNDERSTAND ANY PURCHASER OF THIS LOT TO WHOM I (WE) CONVEY(ED) OWNERSHIP OF THE EXISTING SEPTIC SYSTEM FOR THE PROPERTY PRIOR TO PURCHASE

21-5-1
DATE

Billie Barkley
OWNER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES, TO DEDICATE ROADS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

26-5-1
DATE

Billie Barkley
OWNER

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT:

1. ADEQUATE RIGHT-OF-WAY DEDICATION FROM AN EXISTING COUNTY ROAD EXISTS ON THE EASTERN SIDE OF NOW LOT 1 SHALL SERVICE THESE LOTS AS PRESENTED

2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION

3. STATE ROUTE 70 IS NOT EVALUATED BY GREENE COUNTY PLANNING STAFF, PLAT REVIEW, AND PLAT APPROVAL DO NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE AND SHOULD BE INVESTIGATED

9-30-26
DATE

Kevin & Gail Barkley
OFFICIAL OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS WITH EXCEPTIONS, IF ANY, NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER

5/4/26
DATE

PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY SYSTEM SERVING THIS SUBDIVISION HAS BEEN INSTALLED TO THE STANDARDS OF THE APPROVED PLANS AND SPECIFICATIONS, OR IS GUARANTEED BY A SURETY BOND TO BE SO INSTALLED WITHIN A SPECIFIED TIME, AND THAT FIRE HYDRANTS AND WATER MAINS SERVING THE SUBDIVISION MEET THE REQUIREMENTS FOR THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

4/29/2026
DATE

WATER DEPARTMENT

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT HOBSON'S FIRST PRIORITY IN SERVING GAS LINE EXTENSIONS WITHIN POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GAS LINE EXTENSION POLICIES MAY REQUIRE THAT DEVELOPERS BE MADE TO PAY LIFETIME ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE

5-1-26
DATE

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY AS REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS

Daniel R. Hresko
REGISTERED SURVEYOR

REGISTER OF DEEDS

05/06/2026 - 02:21:05 PM
26004673
1 PGS AL PLAT
FOLLY RANCH 27217
PLAT CABINET: M
SLIDE: 148
REC FEE 13.00
DP FEE 2.00
TOTAL 15.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

Notes

1. The information shown hereon was obtained from Deed Book 684A, Page 2686 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in March, 2026.

2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.

3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0255D dated July 3, 2006.

4. [illegible]

5. This survey was completed at the request of Belcher Grady.

6. Setbacks shall conform to the Greene County Zoning Resolution and applicable covenants and restrictions, whichever is greater.

7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance, therefore exception is taken to any such matters which may exist on this property.

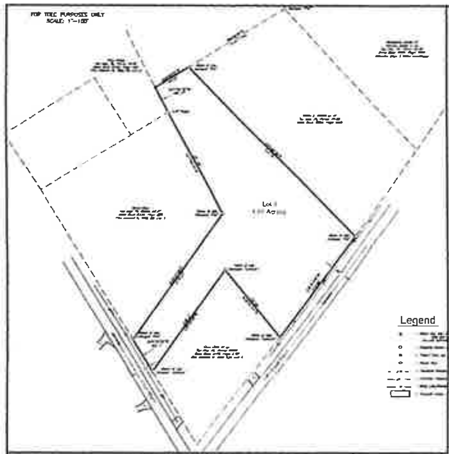
8. [illegible] total station and a GNSS RTK system. [illegible] The grid coordinates of the fixed stations were derived from the [illegible] The positional accuracy of the GNSS vectors does not exceed [illegible] The Combined Scale Factor for this survey was [illegible]

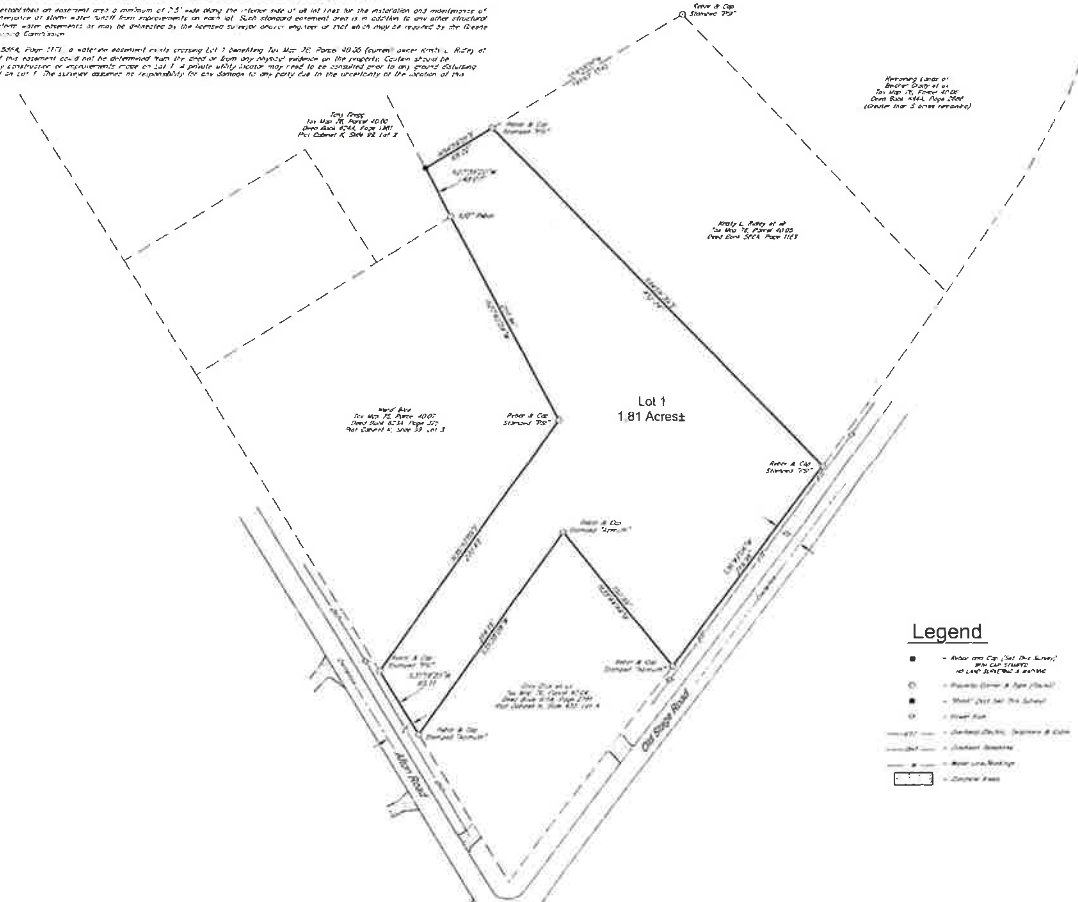
9. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural storm water easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

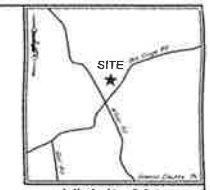
10. Per Deed Book 536A, Page 2171, a waterline easement exists crossing Lot 1 benefiting Tax Map 76, Parcel 40.05 (current owner Kristy L. Ridley et vir). The location of this easement could not be determined from the deed or from any physical evidence on the property. Caution should be exercised during any construction or improvements made on Lot 1. A private utility locator may need to be consulted prior to any ground disturbing activities conducted on Lot 1. The surveyor assumes no responsibility for any damage to any party due to the uncertainty of the location of this waterline easement.

Utility Note

The surveyor made no attempt to have the underground utilities marked. The underground utilities shown have been located from a field survey based on marked locations and observed evidence. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service, private or abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating and all utilities prior to any construction.







Vicinity Map

Not To Scale

Tennessee State Plane NAD83 (2011)

Certification

I hereby certify that this is a Category 4 survey and it's unadjusted closure is in compliance with the current "Tennessee Minimum Standards of Practice"

Daniel Brent Hobson, Surveyor
Tenn. Reg. No. 2450

Legend

- Rebar and Cap (Set This Survey) with cap stamped "H5 LAND SURVEYING & MAPPING"
- Property Corner & Type (Found)
- "Shiner" (Set This Survey)
- Power Pole
- Overhead Electric, Telephone & Cable
- Existing Easement
- Water Line/Backflow
- Concrete Area

Property Information

Belcher & Lacy Grady
Tax Map 76, Parcel 40.06
Deed Book 684A, Page 2686
2935 Old Stage Road
Afton, TN 37616

CERTIFICATE OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 defined as DIVISION OF A PORTION OF THE BELCHER & LACY GRADY PROPERTY, located in Greene County, Tennessee, as being served by individual subsurface sewage disposal (SSD) systems. [illegible]

Prior to any construction of a structure, mobile or permanent, the plans for the exact house structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. [illegible] ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

[illegible]

LOT RESTRICTIONS:

Lot 1
[illegible]

Environmental Specialist — 05-06-26 — Date
TN Division of Water Resources

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

5-11-26 — DATE — OWNER
5/11/26 — DATE — OWNER

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

___ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST SHALL SERVICE THESE LOTS AS PROPOSED.

___ 2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

___ 3. STATE ROUTE IS NOT EVALUATED BY GREENE COUNTY. SIGNING THIS PLAT REVIEW AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED).

5-6-26 — DATE
GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPROVER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

5/12/26 — DATE
REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SYSTEM (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANT, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN SPECIFICATIONS, OR (3) THAT A SECURITY BOND IN THE AMOUNT OF $ ___ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5-6-26 — DATE
WATER DEPARTMENT

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA CORPORATE POLICY (LINE EXTENSION POLICIES), ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

5-6-26 — DATE
GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF ACCURACY

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

3-24-2026 — DATE
REGISTERED SURVEYOR

REGISTER OF DEEDS

05/13/2026 - 10:25:18 AM
26004942
1 PGS AL-PLAT
HOLLY BATCH: 373464
PLAT CABINET: M
SLIDE: 152
KAREN COLLINS-OTTINGER

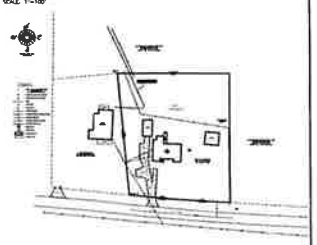
H5
114 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-639-1543
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 76, P/O Parcel 40.06
Deed Book 684A, Page 2686
Date: March 24, 2026

DIVISION OF A PORTION OF THE BELCHER & LACY GRADY PROPERTY	
GREENE COUNTY REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.81 ±	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER Belcher & Lacy Grady	CIVIL DISTRICT 14th
SURVEYOR Daniel B. Hobson	CLOSURE ERROR 1/10,000
SCALE 1" = 50'	0 50' 100' 150'

FOR TITLE PURPOSES ONLY
SCALE: 1"=100'





Utility Note

The underground utilities shown have been located from a field survey based on marked evidence and observed evidence. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service, abandoned or otherwise. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.

Notes

1. The above-noted property was conveyed to Deed Book 766A, Page 863 as recorded at the Register's Office for Greene County, Tennessee, and is the survey by Hart Land Surveying and Mapping, PLLC of Kingsport, and March, 2026.

2. This survey is subject to any and all easements, servitudes covenants, or restrictions either written or unwritten.

3. The property does not lie within a "Special Flood Hazard Area" as shown in FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency), and labeled as Community Panel Number 47059C0100D dated July 3, 2020.

4. Utilities shown are from marked locations and observed field evidence. See utility note.

5. This survey was completed at the request of Davis Wyke.

6. The location elements of the boundary and location features shown hereon this survey were performed using a Trimble S5 Robotic total station and a GNSS R10 system (GPS positioning) data was observed on or between the date(s) 2-10-2026 through 3-24-2026, utilizing Real-time where SA31 multi-frequency receivers. The grid coordinates of the fixed station were derived from the TDOT CORS Network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The published accuracy of the GNSS vectors does not exceed H: 0.05', V: 0.08'. The Combined Scale Factor for this survey was 0.9998.

7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance, therefore exception is taken to any such matters which may exist on this property.

8. Setbacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.

9. The address is 86 Wykle Road, Greeneville, TN 37743.

10. There is hereby established an easement area a minimum of 7.5' wide along the exterior side of all lot lines for the installation and maintenance of utilities and the convenience of drainage water runoff from improvements on each lot. Said standard easement area or in addition to any other structure or non-structure items water easements as may be connected by the Planning Commission or shall be required by the Greene County Regional Planning Commission.



Vicinity Map

Legend

- ● – Rebar and Cap (Set this Survey) or as noted
- ○ – Property Corner & Type (Found)
- ■ – "Nail" (Set this Survey)
- ——X—— – Fence
- ——OH—— – Overhead Electric
- ——UG—— – Underground Electric
- ——CATV—— – Cable TV Line
- ——W—— – Water Main Shut Line
- EM – Electric Meter
- GM – Gas Meter
- – Concrete Area
- – Asphalt Area

Remaining Lands of Dave & Kinsley Wykle Tax Map 133, Parcel 29.00 Deed Book 766A, Page 863 (Greater than 5 Acres Remaining)

Approximate Location of Ditch Water Drain Field Easement per Deed Book 348A, Page 1081

Lot 1
0.89 Acres ±

Dana Carole Hatch Tax Map 133, Parcel 29.01 Deed Book 517A, Page 2382

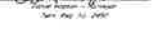
Remaining Lands of Dave & Kinsley Wykle Tax Map 133, Parcel 29.00 Deed Book 766A, Page 863 (Greater than 5 Acres Remaining)

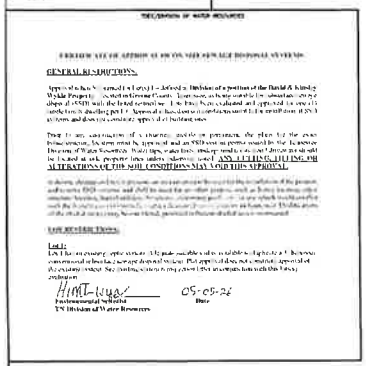
Wykle Road



Certification

I hereby certify that this is a Category A survey and the precision of the unadjusted traverse is 1 foot in 10,000 feet and that it complies with the current Tennessee Minimum Standards of Practice.





DESCRIPTION OF WATER RESOURCES

FORM 1EC FOR APPROVAL OF SUBDIVISION WITH ON-LOT DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – Lot(s) is Division of a portion of the David & Kinsley Wykle Property, located in Greene County, Tennessee, as being suitable for absorption trench(es) design of 45/60 min. per inch and proposed use is for one (1) single family dwelling unit. Approval is based on information noted on Lot Evaluation Form(s) as shown and shown on construction plans dated herewith.

Prior to any construction of a structure, permit or premises, the plans for the exact house structure, location and SWD cost as permit issued by the Tennessee Department of Water Resources. Water taps, water lines, sewage tanks, and/or drain fields shall be located on the property lines unless otherwise noted. ANY CHANGE, ADDING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

In the event, damage occurs to the system as a result of negligence on the part of the owner, such as vehicle traffic on the system and shall be used for any other purpose, such as future building sites, swimming pools, basketball courts, tennis courts, parking pad, or any other facility which could damage the system, it shall be the responsibility of the owner to correct the problem at the owner's expense. Any changes, corrections or modifications in the system must be approved by the Tennessee Department of Environment and Conservation.

LOT REVIEW TABLE:

Lot 1:
Lot 1 has an existing septic system. All septic installations, repairs or additions, regardless of the system proposed, must be approved by the Tennessee Department of Environment and Conservation prior to installation. Approval of the existing system does not guarantee approval of any proposed repair. Any building, construction or occupancy permit issued by local authorities must comply with this letter.

Approved:
Hart-Kyle 05-05-26
Environmental Specialist Date
TN Division of Water Resources

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT:

1. STREETS, RIGHT-OF-WAY DEDICATIONS AND/OR OTHER IMPROVEMENTS SHOWN HEREON HAVE BEEN FOUND TO BE SATISFACTORY AND ACCEPTABLE TO THE GREENE COUNTY PLANNING COMMISSION, EXCEPT THOSE NOTED AS EXCEPTIONS.

2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS AND THE PRELIMINARY PLANS OR WITH EXCEPTIONS AS NOTED BY THE GREENE COUNTY PLANNING COMMISSION.

3. STREETS SHOWN HEREON HAVE NOT BEEN ACCEPTED BY GREENE COUNTY, PURSUANT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, AND ARE NOT ELIGIBLE FOR MAINTENANCE BY THIS COUNTY UNLESS SUBSEQUENTLY SO ACCEPTED.

5-6-26
DATE

Kevin M. Eastridge
GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

5-7-26
DATE
David Wykle
OWNER

5-7-26
DATE
Kinsley Wykle
OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF THOSE VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

5/12/26
DATE
Jack Potts
SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SYSTEM (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IS ADEQUATE TO THE TOWN SPECIFICATIONS, OR (3) THAT A SATISFACTORY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5-6-26
DATE
WATER DEPARTMENT

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT SUBJECT TO EXISTING GEA GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ITS THE SERVICES WILL BE EXTENDED TO THIS SITE.

5-6-26
DATE
GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AS DEFINED BY THE SURVEYING REGULATIONS SET FORTH IN THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

3/24/2026
DATE
REGISTERED SURVEYOR

REGISTER OF DEEDS

DSH 3/2026 - 10:25:18 AM
260004943
STATE: $1.00
PUBLIC PLACE: $2.00
MISSING PARCEL SKETCH: $10.00
TOTAL: $13.00
RECEIVED: $13.00
PLAT CABINET: M
SLIDE: 153
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-639-1588
www.hfive.org

SHEET 1 OF 1
FINAL PLAT
Tax Map 133, P/O Parcel 29.00
Deed Book 766A, Page 863
Date: March 24, 2026

DIVISION OF A PORTION OF THE
DAVID & KINSLEY WYKLE PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.89±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	David & Kinsley Wykle	CIVIL DISTRICT	9th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

SCALE 1" = 20' 0 20' 40' 60'

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 8R – defined as Combination of lots 7 and 8 of Albright sub., Section B – located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

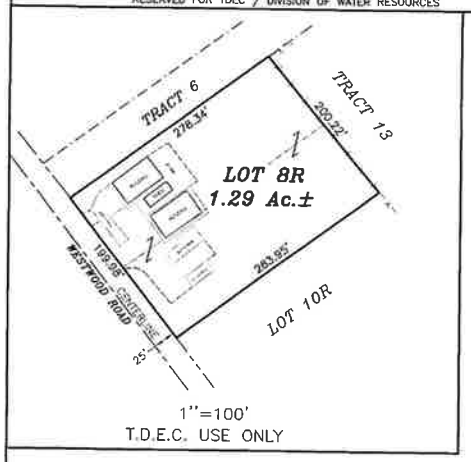
LOT RESTRICTIONS:

Lot 8R:
Lot 8R is limited to a maximum of 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank are required. Subsurface drainage is required.

Environmental Scientist
TN Division of Water Resources

04-28-26
Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES



1"=100'
T.D.E.C. USE ONLY

LEGEND

- • IRON PIN W/P.S.S. CAP (found)
- x—x— FENCE
- ⊗ UTILITY POLE

N

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

GENERAL NOTES:

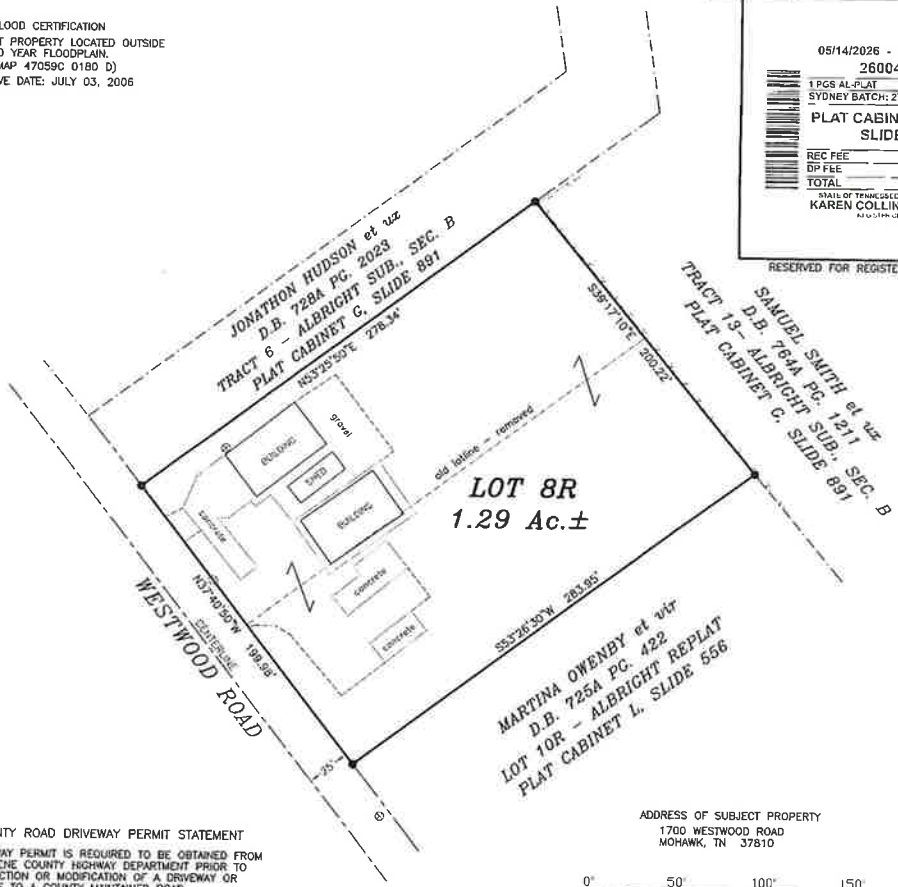
1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0180 D)
EFFECTIVE DATE: JULY 03, 2006



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
1700 WESTWOOD ROAD
MOHAWK, TN 37810

0' 50' 100' 150'

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/12/26
DATE

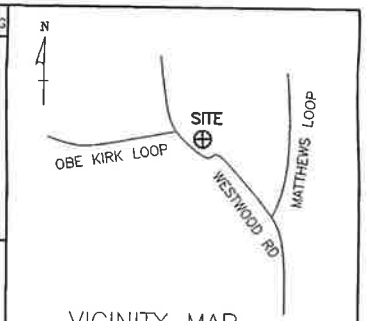
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

05/14/2026 - 10:52:50 AM
26004986
1 PGS AL-PLAT
SYDNEY BATCH: 272524
PLAT CABINET: M
SLIDE: 154

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

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

RESERVED FOR REGISTER OF DEEDS



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.999919. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.



TAX REF.: TAX MAP 80 PARCEL 32.07
DEED REF.: D.B. 761A PG. 2162
PLAT REF.: PLAT CABINET G, SLIDE 891

COMBINATION OF LOTS 7 & 8 ALBRIGHT SUBDIVISION, SEC. B

(SURVEY FOR TYLER TEAGUE)

4TH CIVIL DISTRICT GREENE CO.,TN

AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=50'	DATE: 04/15/2026
JOB NO. 26SU039	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU039

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

CERTIFICATE OF ACCURACY

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

APRIL 15, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

____ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

____ 2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

____ 3. STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

5-7-26
DATE

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

5-7-26
DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

5-7-26
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.29 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER TYLER TEAGUE	CIVIL DISTRICT 4TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

N

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

GENERAL NOTES:

1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES

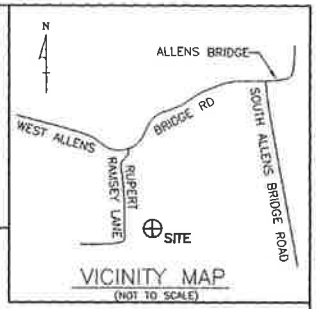
Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be dedicated by the licensed surveyor and/or engineer as that which may be required by the Greene County Regional Planning Commission.

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0375 D)
EFFECTIVE DATE: JULY 03, 2006

05/13/2026 - 09:18:11 AM
26004935
PLAT CABINET: M
SLIDE: 150
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS



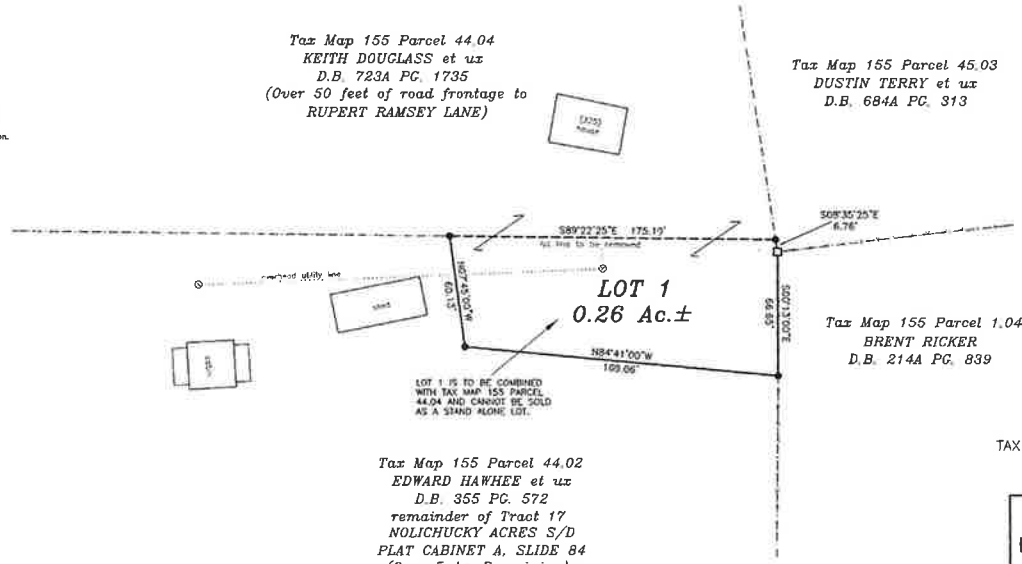
VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999 ALL DISTANCES ARE REFERENCED TO GROUND THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.06'

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.

AARON D. OTTINGER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1900
04/17/2026



TAX REF.: TAX MAP 155 PORTION OF PARCEL 44.02
DEED REF.: D.B. 355 PG. 572
PLAT REF.: PLAT CABINET A, SLIDE 84

SURVEY OF A PORTION OF THE EDWARD HAWHEE et ux PROPERTY

(SURVEY FOR KEITH DOUGLASS et ux)

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: 04/17/2026
JOB NO. 26SU045	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU045

0' 40' 80' 120'

LEGEND

- ● 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- □ WOODEN FENCE POST
- - - - FENCE
- ⊗ UTILITY POLE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 5-19-2026

OWNER DATE

OWNER DATE 5/19/26

OWNER DATE 5/19/2026

OWNER DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS

APRIL 17, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO. TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/12/26
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 0.26 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER HAWHEE/DOUGLASS	CIVIL DISTRICT 3RD
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

REGISTER OF DEEDS

04/27/2026 - 03:21:50 PM
26004243
1 PGS:AL-PLAT
HOLLY BATCH: 271629

PLAT CABINET: M
SLIDE: 137

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

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

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed or proposed for installation, duly meet the requirements of the local utility district, and are hereby approved as shown.

Anna Pan — 4-17-2026
Date
Owner or Owner's Engineer or Duly Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREET SIGNAGE

I hereby certify that:

☑ 1. Adequate right of way dedication on an existing county road shall be the Greene County Road List, shall service these lots as required.
☐ 2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
☐ 3. State Route _____ is not maintained by Greene County (pursuant this plat amend, and plat approval does not constitute approval of the state route, plat approval does not constitute approval of the state route, plat approval does not)

Kevin B. Luttrell — 4-27-26
Date
Greene County Highway Superintendent or Authorized Representative

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

The signatory hereon certifies that, subject to utility GEA the extension policies, electric service can be provided to the development described on this plat. Note that GEA line extension policies may require that payments be made to GEA before electric service will be extended to this site.

[signature] — 4-29-26
Date
Greeneville Energy Authority

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such exceptions, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Register. If required, a surety bond in the amount of $ _____ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

[signature] — 4/27/26
Date
Secretary of the Greene County Regional Planning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public use as noted.

[signature] — 4-14-26
Date
Owner

[signature] — 4-10-26
Date
Owner

CERTIFICATE OF ACCURACY

I hereby certify that this is a category IV survey and that the maximum RMS error for all survey observations do not exceed 0.10 foot) and 0" (0.10 foot). The ratio of precision of the completed survey is not less than 1:10,000 on closed traverse. The survey was done in compliance with the current Tennessee Minimum Standards of Practice.

[signature] — 4/9/26
TN Registered Land Surveyor
TN Reg. No. 2094
Date

CHRISTOPHER K. FOX
REGISTERED LAND SURVEYOR
TENNESSEE
NO. 2094

4/9/26

NOTES:

1. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
2. THE SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH
3. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
4. TOTAL ACREAGE OF WHOLE PLAT: 0.735 ACRES
5. TOTAL NUMBER OF LOTS: 1
6. RTK GPS WAS USED ON 100% OF THIS SURVEY. RTK GPS DATA WAS OBSERVED ON 2/26/26, 3/9/26, 4/10/26, 4/14/26, 4/15/26, 4/17/26, 4/18/26 & 5/9/26 UTILIZING MULTIPLE FREQUENCY HEMISPHERE S631 DATA RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID 2018. MINS AND VRMS VALUES RECORDED WERE LESS THAN 0.50 FEET.
7. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
9. THIS PROPERTY IS CURRENTLY ZONED A-1 GENERAL AGRICULTURE.
10. NORTH DIRECTION IS GRID NORTH ACCORDING TO THE STATE OF TENNESSEE PROJECTION AND THE NAD83 (2011) DATUM.
11. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FEMA MAPPING OF GREENE COUNTY, TENNESSEE, COMMUNITY PANEL NO. 47059C0115D DATED 7/3/2006
12. THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
13. THE BUILDING SETBACKS SHALL COMPLY TO THE GREENE COUNTY ZONING ORDINANCE.

DIVISION OF GROUNDWATER PROTECTION

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS

Approval is hereby granted for Lot(s) 1 – SFA overlay as Johnny B. & Phyllis A. Ricker Property — located in Greene County, Tennessee, as being suitable for subsurface sewage disposal. Lot(s) as noted above. Less than three (3) lots proposed for one (1) single family dwelling per lot. Approval is limited to soil conditions found by soil evaluation(s) and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SFD system permit issued by the Tennessee Department of Environment & Conservation. Water lines, gas lines, and irrigation systems are not to be located in sewage disposal lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL EVALUATIONS MAY VOID THIS APPROVAL.

If system(s) failure or local requirements warrant, system will need to be installed in the area reserved for SFD systems, or shall be used for no other purpose such as house extension, other structures, driveways, or anything else that may impede, restrict, or encroach upon conflict with the designated area. Owner/Builder is responsible for locating the SFD area as noted above. Any violation of the shaded area(s) may be considered grounds for system failure and termination of

LOT RESTRICTIONS

Lot 1:

Use: Three (3) bedroom system. Adequate, suitable soil is available to install a 1 bedroom, conventional subsurface sewage disposal system. Gravity flow is anticipated. Plan approval does not constitute approval of the exact system size. Size and/or system type may be determined at the time of construction of the final structure.

Hunter Wyatt — 01-27-26
Environmental Specialist
TN Division of Water Resources

STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land Based Systems Unit

INSPECTION LETTER

On January 12, 2026 an investigation of the septic system which does not include plumbing or other fixtures placed on the septic tank was performed at 2610 Kennestown Rd.
County: Greene Map(s): 034 Parcel #: 047.01
Subdivision: _____ Lot #: _____
Owner/Buyer: Johnny Ricker

At the time of the investigation the following observations were noted:

☒ There was no evidence of sewage or effluent surfacing on the ground surface.

☐ Sewage or effluent from the septic system was surfacing to the ground surface.

☒ The tank appeared watertight; therefore, the performance of the septic system when properly sized, constructed and installed.

A thorough search of our files indicated the following:

☒ The septic system was inspected and approved by a representative of this Department. The system was approved for 2 bedrooms or 300 gallons per day, using an application area of 75 square feet per bedroom or a percolation rate of _____ minutes per inch.

☐ The septic system was inspected and disapproved by a representative of this Department.

☒ Records of the site evaluation could be found.

☐ No record of the septic system construction or approval could be found.

☐ The site was evaluated on _____ and determined unacceptable for a septic system.

☐ A report was not prepared on the septic system on _____
The site modification made ☐ was not ☐ meet the minimum standards of this Department.

Remarks:
Septic tank and accessories per owner at the time of this inspection. If you have any questions or concerns concerning the contents of this letter please feel free to call me at (423) 348-5788 or by email at Hunter.Wyatt@tn.gov

Hunter Wyatt — Greene — January 12, 2026
Environmental Specialist — County — Date

0' 50' 100' 150'
GRAPHICAL SCALE

LEGEND

BOUNDARY LINE — EASEMENT LINE — RIGHT OF WAY LINE — LOT LINE — UTILITY LINE — CENTERLINE

REFERENCE LAND SURVEYOR
CHRISTOPHER K. FOX
130 OLD STAGE RD.
GREENEVILLE, TN 37745

SURVEYED BY:
CHRISTOPHER K. FOX
130 OLD STAGE RD.
GREENEVILLE, TN 37745
423-329-2060

PROJECT: JOHNNY B. RICKER AND PHYLLIS A. RICKER PROPERTY

CASE TITLE: Johnny&AShickerProperty

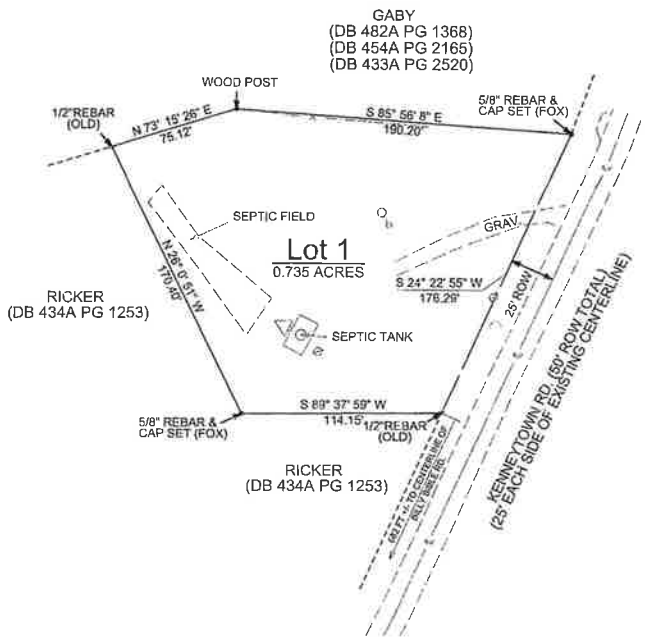
OWNERS:
JOHNNY B. RICKER AND PHYLLIS A. RICKER
650 CREEK ST.
MOHNTON, TN 37659
WASHINGTON COUNTY

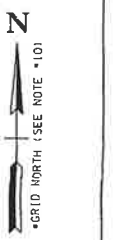
REFERENCE: DEED BOOK 434A, PAGE 1253, GREENE COUNTY, TENNESSEE; DEED BOOK 454A PAGE 2165; DEED BOOK 482A PAGE 1368

SCALE: 1"=50' | JOB NO.: 25-5 | DATE: 12 22 25 | DRAWING NO.: 1 OF 1



VICINITY MAP





CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 2R – defined as Combination Plat of Lots 1 & 2 of the John Neas Subdivision – located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 2R:
Lot 2R has an existing septic system. Adequate suitable soil is available to duplicate a 3-bedroom conventional subsurface sewage disposal system. Pump to fieldlines and a dosing tank may be required. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lots(s) evaluation.

Hunter Wyatt — 05-15-26
Environmental Scientist, TN Division of Water Resources — Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land Based Systems Unit

INSPECTION LETTER

On May 5, 2026 an investigation of the septic system, which does not include plumbing and other fixtures preceding the septic tank was performed at: 715 Greystone Road
County: Greene Map #: 136 Parcel #: 015.00
Subdivision: John Neas Subdivision Lot #: 2R
Owned by: CAMP CREEK V.F.D.

At the time of the investigation the following observation(s) was (were) made:

- ☒ There was no evidence of sewage or effluent outcropping to the ground surface.
- ☐ Sewage or effluent from the septic system was outcropping to the ground surface.
- ☒ The house appeared vacant; therefore, the performance of the septic system when typically loaded, cannot be realistically evaluated.

A thorough search of our files indicated the following:

- ☐ The septic system was inspected and approved for bedrooms or gallons per day, using an estimated absorption rate of minutes per inch or a percolation rate of minutes per inch.
- ☐ The septic system was inspected and disapproved by a representative of this Department.
- ☒ No record of the site evaluation could be found.
- ☒ No record of the septic system construction or approval could be found.
- ☐ The site was evaluated on and determined unacceptable for a septic system.
- ☐ A repair was attempted to the septic system on
  These modifications do ☐ , do not ☐ meet the minimum standards of this Department.

Remarks:
System was marked for a new survey.

If you have any questions or comments concerning the contents of this letter, please feel free to contact me at (423) 366-7704 or by email at Hunter.Wyatt@tn.gov

Hunter Wyatt, Environmental Scientist — Greene County — May 5, 2026 Date

N

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

GENERAL NOTES:

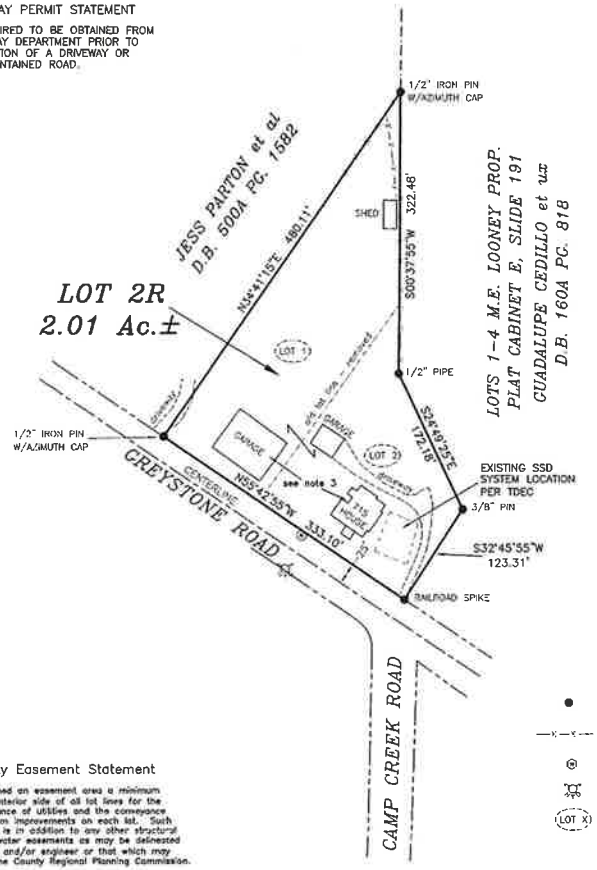
1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

3.) EXISTING HOUSE ON LOT 2 AND GARAGE ON LOT 1 TO BE REMOVED.

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.



Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

LEGEND

- IRON PIN (found)
- —x—x— FENCE
- WATER METER
- FIRE HYDRANT
- (LOT X) OLD LOT NUMBER

0' 100' 200' 300'

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO. TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/26/26
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

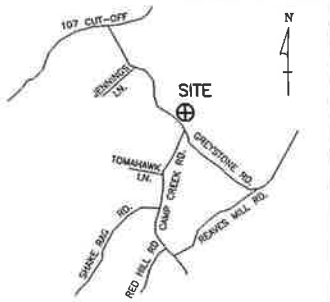
05/27/2026 - 03:37:37 PM
2600542
1 PGS AL-PLAT
SYDNEY BATCH: 272041
PLAT CABINET: M
SLIDE: 162
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS

FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0400 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
715 GREYSTONE ROAD
GREENEVILLE, TN 37743



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS *0.999894*. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED *0.06'*.

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY *IV* STANDARDS UNDER MY SUPERVISION AND DIRECTION.



TAX REF.: TAX MAP 136 PARCEL 15
DEED REF.: D.B. 617A PG. 2480
PLAT REF.: PLAT CABINET G, SLIDE 977

REV.: REVISED 05/07/2026 PER PLANNER COMMENTS & SSD SYSTEM

COMBINATION PLAT OF LOTS 1 & 2 OF THE JOHN NEAS SUBDIVISION

(SURVEY FOR CAMP CREEK V.F.D.)

22ND CIVIL DISTRICT — GREENE CO.,TN

AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=100'	DATE: 04/17/2026
JOB NO. 26SU041	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU041

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) FREELY CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

5/19/2026
OWNER — DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

MAY 07, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

___ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

___ 2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

___ 3. STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

5.13.26 — Kevin B. Sentell
DATE — GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

5.18.26
DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

5-18-26
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 2.01 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER CAMP CREEK V.F.D.	CIVIL DISTRICT 22ND
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

OWNER — DATE 5/9/26

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE

5-11-26
DATE

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA ((GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

COMMENTS:

GREENE VALLEY ENERGY AUTHORITY

5-12-26
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

EXECUTIVE DIRECTOR, REGIONAL PLANNING COMMISSION

5/19/26
DATE

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY (INITIAL)

___✓___ 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED

____ 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION

____ 3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT/HIGHWAYS APPROVED

5-19-26
DATE

GRAPHIC SCALE:

0 100 200 300

1" = 100'

NOTES:

1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.

4) REFERENCE TAX MAP: 148 PARCEL 071.04
REFERENCE DEED: DEED BOOK 767A PAGE 261
REFERENCE PLAT: PLAT CABINET A SLIDE 21

5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0400D, EFF. DATE: 07-03-2009)

6) TOTAL ACREAGE: 1.63 Ac +/-

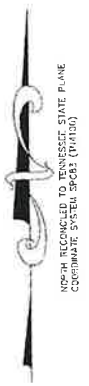
7) MINIMUM LOT SIZE: 1.63 Ac -/-

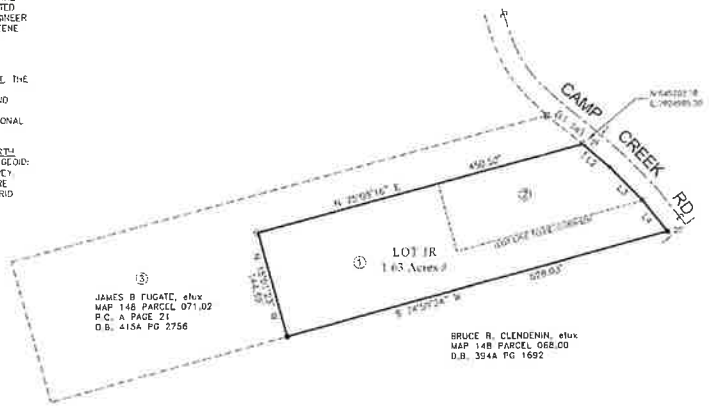
8) NUMBER OF LOTS: 1

9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

10) THIS SURVEY WAS PERFORMED ON DATES 04-07-2026 THROUGH 04-09-2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECEIVER, REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN ONE HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GEOID18v2 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000100926308.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°58'13" E	61.24'
L2	S 45°42'10" E	49.57'
L3	S 44°01'58" E	60.31'
L4	S 37°01'43" E	33.41'





CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISION, ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

JORDAN TODD SHELTON — REG. No. 2556 — TENNESSEE — LICENSED LAND SURVEYOR

4/09/2026
DATE

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) **1R** – defined as **Combination of the Margaret Essie Cutshall Property** – located in **Greene** County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee*. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1R:
Lot 1R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank are required.

Environmental Scientist
TN Division of Water Resources

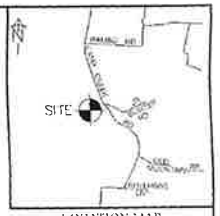
05-07-26
Date

OWNER(S)

JAMES DUSTIN RICKER
1575 CAMP CREEK RD
GREENEVILLE, TN 37743

PROPERTY ADDRESS

CAMP CREEK RD
GREENEVILLE, TN 37743



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
⊡	5/8" IRON PIN FOUND
○	POINT IN R.O.W.
⊚	IRON PIPE FOUND
℄	CENTERLINE ROADWAY
(x)	EXISTING LOT NUMBER
———	PROPERTY LINE
— · — · —	CENTERLINE
— — —	LOT LINE REMOVAL
— — —	ADJOINER PROPERTY LINE

REGISTER OF DEEDS

05/27/2026 - 08:45:44 AM
26005393
PGS AL PLAT
HOLLY BATCH: 273018
PLAT CABINET: M
SLIDE: 160
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

Book M Page 160

GREENE COUNTY REGIONAL PLANNING COMMISSION

COMBINATION PLAT
OF THE
MARGARET ESSIE CUTSHALL PROPERTY
FOR
JAMES DUSTIN RICKER
22ND CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
424 TENNESSEE BLVD.
CHUCKEY, TN 37641
PH (423) 257-9911
LAND SURVEYING • MAPPING • PLANNING

DATE	04/09/2026
JOB NO.	2026-026
DRAWN BY	DWH
REVISIONS	1 OF 1
SHEET	1 OF 1

N

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

GENERAL NOTES:

1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

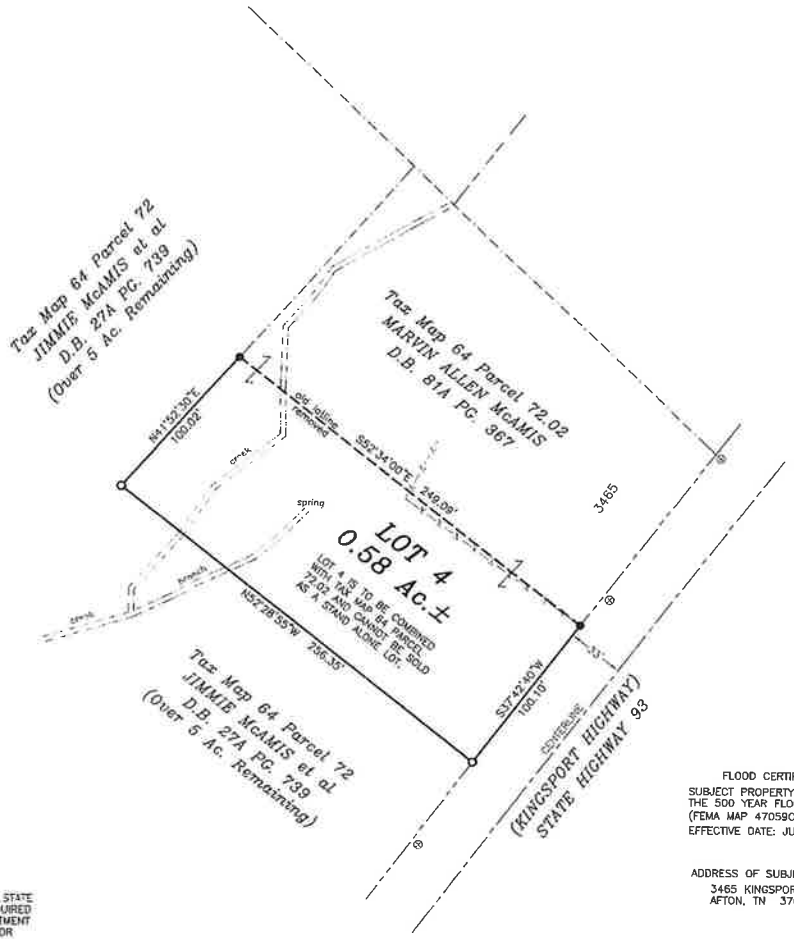
2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

LEGEND

- 1/4" IRON PIN (found)
- o 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- FENCE
- UTILITY POLE



05/27/2026 - 11:33:06 AM
26005409
1 PGS:AL-PLAT
SYDNEY BATCH: 273030
PLAT CABINET: M
SLIDE: 161
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.999902. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.06'.

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.



STATE HIGHWAY ENTRANCE STATEMENT

THE FRONTAGE FOR SUBJECT PROPERTY IS TO STATE HIGHWAY 93 AND AN ENTRANCE PERMIT IS REQUIRED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.

FLOOD CERTIFICATION

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

ADDRESS OF SUBJECT PROPERTY

3465 KINGSPORT HIGHWAY
AFTON, TN 37616

0' 50' 100' 150'

TAX REF.: TAX MAP 64 PORTION OF PARCEL 72
DEED REF.: D.B. 27A PG. 739

REV.: 05/04/2026 REVISED LOT ANNOTATION PER PLANNER

SURVEY OF A PORTION OF THE JIMMIE McAMIS et al PROPERTY

(SURVEY FOR MARVIN ALLEN McAMIS)

12TH CIVIL DISTRICT GREENE CO., TN

AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=50'	DATE: 04/15/2026
JOB NO. 26SU042	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU042

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL)

____ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

____ 2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION. 93

____ 3. STATE ROUTE ____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

5-26-26 DATE — State Route 93 GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Carolyn Coates — OWNER — 5/13/26 DATE

Jimmie McAmis — OWNER — 5/15/26 DATE

Marvin Allen McAmis — OWNER — 5-15-26 DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

MAY 04 DATE, 20 26

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO. TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/26/26 DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	0.58 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	McAMIS	CIVIL DISTRICT	12TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

Planning Commission Monthly Report

MAY 2026

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

GREENE COUNTY

BUILDING & ZONING OFFICE

DEPOSIT COMPARATIVES FOR July 2025 - June 2026

Account # 41520

Month	Deposit Totals 24-25	Deposit Totals 25-26	Difference	%
July	$ 33,983.00	$ 36,245.00	$ *2,262.00*	6.66%
August	$ 47,053.00	$ 33,949.00	$ *(13,104.00)*	-27.85%
September	$ 31,012.00	$ 29,685.00	$ *(1,327.00)*	-4.28%
October	$ 23,331.00	$ 52,000.00	$ *28,669.00*	122.88%
November	$ 32,189.00	$ 24,945.00	$ *(7,244.00)*	-22.50%
December	$ 12,974.00	$ 31,992.00	$ *19,018.00*	146.59%
January	$ 24,762.00	$ 27,939.00	$ *3,177.00*	12.83%
February	$ 19,574.00	$ 18,985.00	$ *(589.00)*	-3.01%
March	$ 42,887.00	$ 26,394.00	$ *(16,493.00)*	-38.46%
April	$ 45,509.00	$ 38,675.00	$ *(6,834.00)*	-15.02%
May	$ 40,331.00	$ 39,460.00	$ *(871.00)*	-2.16%
June	$ 118,296.00			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	$471,901.00	**$360,269.00**		

GREENE COUNTY

BUILDING & ZONING OFFICE

PERMIT COMPARATIVES FOR July 2025 - June 2026

Account # 41520

Month	Permit Totals 24-25	Permit Totals 25-26	Difference	%
July	82	79	-3	-3.66%
August	84	79	-5	-5.95%
September	70	83	13	18.57%
October	69	91	22	31.88%
November	72	59	-13	-18.06%
December	49	66	17	34.69%
January	47	75	28	59.57%
February	72	45	-27	-37.50%
March	103	83	-20	-19.42%
April	88	86	-2	-2.27%
May	99	72	-27	-27.27%
June	84			

YTD Comparatives				
Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	919	**818**		

PERMIT BREAKDOWN MAY 2026

Code	Description	April	May
210	Single Family Residence*	23	11
213	Residential Add-0n	1	3
212	Off/On Frame Modular*	0	1
231	Double Wide Manufactured	17	12
220	Single Wide Manufactured	2	3
240	Attached Residential Garage	0	0
243	Detached Residential Garage	5	11
243	Detached Accessory Building	15	4
241	Porch	3	5
242	Deck	2	3
241	Carport	3	4
260	Rezoning	0	0
265	Variance	2	0
200	Other**	11	12
244	Apartment	0	0
245	Commercial***	2	3
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	86	72

*also includes any garages, porches and decks

** roofs, zoning letter and finishing home

*** fire sprinkler, bath house and addition

GREENE COUNTY

PLANNING DEPARTMENT

DEPOSIT COMPARATIVES FOR July 2025 - June 2026

Account # 43320

Month	Deposit Totals 24-25	Deposit Totals 25-26	Difference	%
July	$ 1,630.00	$ 4,650.00	$ *3,020.00*	185.28% *
August	$ 860.00	$ 1,560.00	$ *700.00*	81.40% *
September	$ 820.00	$ 820.00	$ -	0.00%
October	$ 560.00	$ 1,250.00	$ *690.00*	123.21%
November	$ 910.00	$ 1,600.00	$ *690.00*	75.82%
December	$ 820.00	$ 1,110.00	$ *290.00*	35.37%
January	$ 660.00	$ 1,280.00	$ *620.00*	93.94%
February	$ 740.00	$ 830.00	$ *90.00*	12.16%
March	$ 820.00	$ 910.00	$ *90.00*	10.98%
April	$ 840.00	$ 1,330.00	$ *490.00*	58.33%
May	$ 1,020.00	$ 720.00	$ *(300.00)*	-29.41%
June	$ 1,140.00			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	$10,820.00	**$16,060.00**		

**REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES*

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2025 - June 2026

Account # 43320

Month	Plat Approvals 24-25	Plat Approvals 25-26	Difference	%
July	22	65	*43*	195.45% *
August	14	18	*4*	28.57% *
September	11	11	*0*	0.00%
October	9	19	*10*	111.11%
November	11	16	*5*	45.45%
December	11	14	*3*	27.27%
January	9	17	*8*	88.89%
February	8	10	*2*	25.00%
March	12	13	*1*	8.33%
April	13	18	*5*	38.46%
May	15	11	*(4)*	-26.67%
June	15			

YTD Comparatives

Totals	YTD 24-25	YTD 25-26	Difference	Percentage
	150	**212**		

*REFLECTS OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES