Agenda
Greene County, TN Regional Planning Commission
Greene County Government Building
401 Takoma Avenue, Greeneville, TN 37743
August 11, 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 July 14, 2026 minutes
6. Review and consider granting approval to the Combination of the Remainder of Tracts 1-3 & 4R of the Roger Hendry Property for a total of 2.55 acres, located adjacent to Pinto Road in the 13th Civil District.
7. Review concept for Holly Creek Estates, Section 2, adjacent to Pinto Road.
8. Review and consider granting approval of the Richard Bowers Subdivision – Revision of College Farm Acres, Lot 17R, located adjacent to Old Asheville Hwy. in the 24th District.
9. Review and consider Pre-Submission of Stillhouse Ridge– A luxury landscape resort & eco-tourism destination on Caney Creek Ln.

Recognize administrative approval for the following administrative minor subdivisions:

- Part of the Matthew Dickerson Property for one lot totaling 1.12 acres, located adjacent to Old Ducktown Road in the 15th District.
- Part of the Monte, Andrea, & Nancy Wright Property (the Redivision of Tracts 1 – 4 of the Claude Waddell Farm Subdivision) for one lot totaling 2.80 acres, located adjacent to Old Asheville Highway in the 10th District.
- Portion of the Brooks Family Trust Property for one lot totaling 0.69 acre, located adjacent to Houston Valley Road in the 18th District.
- Part of the Stacey M. Youngblood and Michael T. Jacobi Property for one lot totaling 1.419 acres, located adjacent to Deerchase Lane in the 14th District.
- Part of the William A. Brown Jr. and Sarah R. Brown Property for one lot totaling 1.10 acre, located adjacent to Jeffers Lane in the 15th District.
- Part of the Marshall & Janice Weems Property for one lot totaling 1.27 acres, located adjacent to South Pruitt Road in the 8th District.
- Portion of the William Kent Myers Property for one lot totaling 2.39 acres, located adjacent to Shelton Mission Rd in the 22nd District.
- Part of the Shepherd Enterprises, LLC & Charles Ellenburg for two lots totaling 9.14 acres, located adjacent to West Andrew Johnson Highway in the 23rd District.
- Part of the John & Tracie Hance Property for one lot totaling 1.50 acres, located adjacent to Marvin Road in the 7th District.

- Portion of the Wendell Rambo Property for one lot totaling 1.17 acres, located adjacent to Camp Creek Rd in the 22nd District.
- Portion of the Brian Miller Property for two lots totaling 0.34 acre, located adjacent to Henry Lane in the 7th District.

10. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
11. Other Business.
12. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, July 14, 2026, at 1:00 p.m.

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

Staff Representatives Present/~~Absent~~
~~Kevin Morrison, County Mayor~~
RogerWoolsey, County Attorney
Amy Tweed, Planning Coordinator
Lyn Ashburn, Planning Department
~~Kevin Swatsell, Road Superintendent~~

Also participating: Interested citizens

The Vice-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 Edwin Remine, seconded by Phillip Ottinger, to adopt the agenda. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the June 9, 2026 meeting. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the minutes as submitted. The motion carried unanimously.

Rezoning property located on Lonesome Pine Trail. The Planning Commission reviewed and considered the rezoning of property adjoining I-81 and Lonesome Pine Trail (tax parcel 041-017) from A-1, General Agriculture District, to M-1, Industrial District, to permit construction of a gas station/convenience store. After discussion regarding traffic safety issues, a motion was made by Gary Rector to approve and seconded by Phillip Ottinger.

Rezoning property located on Idell Road. The Planning Commission reviewed and considered the rezoning of property adjoining Idell Road (tax parcel 070-009.00) from A-1 General Agriculture District, to B-3, Arterial Business District, to permit construction of a bill board. After discussion, a motion was made by Lyle Partin to approve and seconded by Becky Rideout.

Rezoning property at 2160 Main Street. The Planning Commission reviewed and considered the rezoning of property located at 2160 Main Street (tax parcel 083-013.00) from A-1, General

Agriculture District, to B1, Neighborhood Business. After discussion, a motion was made by Larry Justis to approve and seconded by Edwin Remine.

Ricky Shepherd Property. The Planning Commission reviewed and considered approving the plat for the Ricky Shepherd Resubdivision of Property for eight lots totaling 6.38 acres, located adjacent to Pottertown Road and Bridge Burners Boulevard in the 19th civil district as all signatures were on the plat. After discussion, a motion was made by Gary Rector and seconded by Phillip Ottinger subject to notation.

Ball and Lane Property. The Planning Commission reviewed and considered approving the plat for the Ball and Lane Property, for four lots totaling 6.59 acres, located adjacent to Cartwheel Road in the 18th civil district. After discussion, a motion was made by Phillip Ottinger and seconded by Edwin Remine.

Lloyd Wooten Farm. The Planning Commission reviewed and considered approving the plat for the Lloyd Wooten Farm Replat Lots 3-4, for one lot totaling 2.02 acres, located adjacent to Josie Road in the 5th civil district. After discussion, a motion was made by Gary Rector and seconded by Edwin Remine.

Brackens Property Division for Danny G. & Tammy M. Dean. The Planning Commission reviewed and considered approving the plat of the Brackens Property Division, for Danny G. & Tammy M. Dean, for one lot totaling 1.26 acres, located adjacent to Brown Springs Road in the 23rd civil district. After discussion, a motion was made by Edwing Remine and seconded by Phillip Ottinger.

Aaron R. Dodson Property. The Planning Commission reviewed and considered approving the plat for the Aaron R. Dodson Property Division, for six lots totaling 21.76 acres, located on Shakerag Road in the 22nd civil district. After discussion, a motion was made by Gary Rector and seconded by Edwin Remine.

Lot 7 Holder Acres Subdivision Block A. The Planning Commission reviewed and considered approving the plat of the Division of a Portion of Lot 7 Holder Acres Subdivision Block A, for two lots totaling 3.52 acres, located on Holder Road in the 13th civil district. After discussion, a motion was made by Gary Rector and seconded by Edwin Remine.

Presentation by Andy Broyles, PE, Director of Development Services for the Town of Greeneville. Presentation regarding the proposed Airport Zoning for the area in and around the Greeneville Airport.

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

- Portion of the Franklin Shipley Property, for two lots totaling 0.91 acres, located adjacent to Sulphur Springs Loop in the 21st civil district.
- Portion of the Lucille Wilhoit Subdivision, for one lot totaling 3.67 acres, located adjacent to Chuckey Pike in the 1st civil district.
- Part of the Seaton 6.51 acre Property Partition, for one lot totaling 2.31 acres, located adjacent to Cedar Creek Road and Dodd Branch Road in the 18th civil district.
- Part of the Norma Wilhoit Brown Property, for two lots totaling 20.012 acres, located adjacent to Pleasant Hill Road in the 1st civil district.
- Portion of the Golecki Family Trust Property, for one lot totaling 3.87 acres, located adjacent to Mink Creek Road in the 19th civil district.
- Part of the Earnest & Vina Seaton Farm Combination, for one lot totaling 1.10 acres, located adjacent to Carmel Hill Road and Sunnyside Road in the 24th civil district.
- Part of the William Mark Easterly Property, for two lots totaling 6.04 acres, located adjacent to Kingsport Highway (State Highway 93) in the 20th civil district.
- Part of the David Smith Property, for three lots totaling 4.27 acres, located adjacent to Glenwood Drive and Shackleford Road for the 25th civil district.
- Part of the Gary Key & Julie Thornton Property, for one lot totaling 2.50 acres, located adjacent to Easterly Road in the 4th civil district.
- Part of the Kathy Dauterman Property, for two lots totaling 2.62 acres, located adjacent to Greystone Road in the 22nd civil district.

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

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

There being no further business, a motion was made to adjourn. The motion carried unanimously.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

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.

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 on easement along 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 non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer of that plat as required by the Greene County Regional Planning Commission.

FLOOD CLARIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN
(FEMA MAP 47059C 0261 D)
(EFFECTIVE DATE JULY 03, 2006)

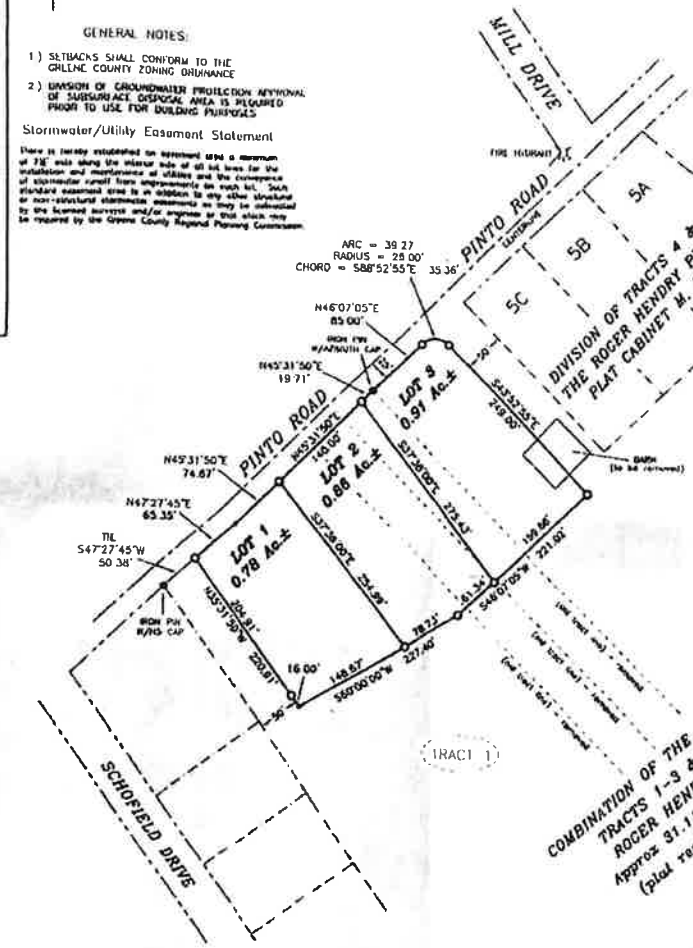
ADDRESS OF SUBJECT PROPERTY
PINTO ROAD
GREENEVILLE, TN 37745

CERTIFICATE OF APPROVAL FOR RECORDING

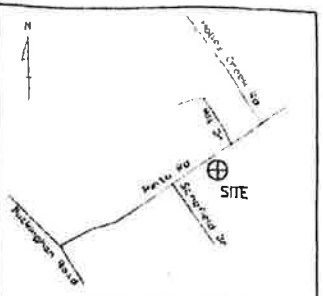
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF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

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION



RESERVED FOR REGISTER OF DEEDS



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

THIS SITE CIVIL SURVEY WAS PERFORMED USING CARLSON BRX7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN ONPOS SOLUTION AND THE COMBINED GRID FACTOR IS 0.99959 ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.06'

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

-FOR REVIEW-

LEGEND

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

(TRACT X) OLD TRACT NUMBER

0' 100' 200' 300'

TAX REF: TAX MAP 111 PORTION OF PARCEL 62
DEED REF: D.B. 647A PG. 2254
PLAT REF PLAT CABINET L, SLIDE 329
PLAT CABINET M, SLIDE 50

HOLLY CREEK ESTATES SECTION 1

13TH CIVIL DISTRICT GREENE CO., TN

AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1486 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=100'	DATE: 07/21/2026
JOB NO. 26S002	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: SECIPLAT

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 TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS

JULY 21, 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 THAT STATE ROUTE. (NO SIGNATURE REQUIRED)

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

DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

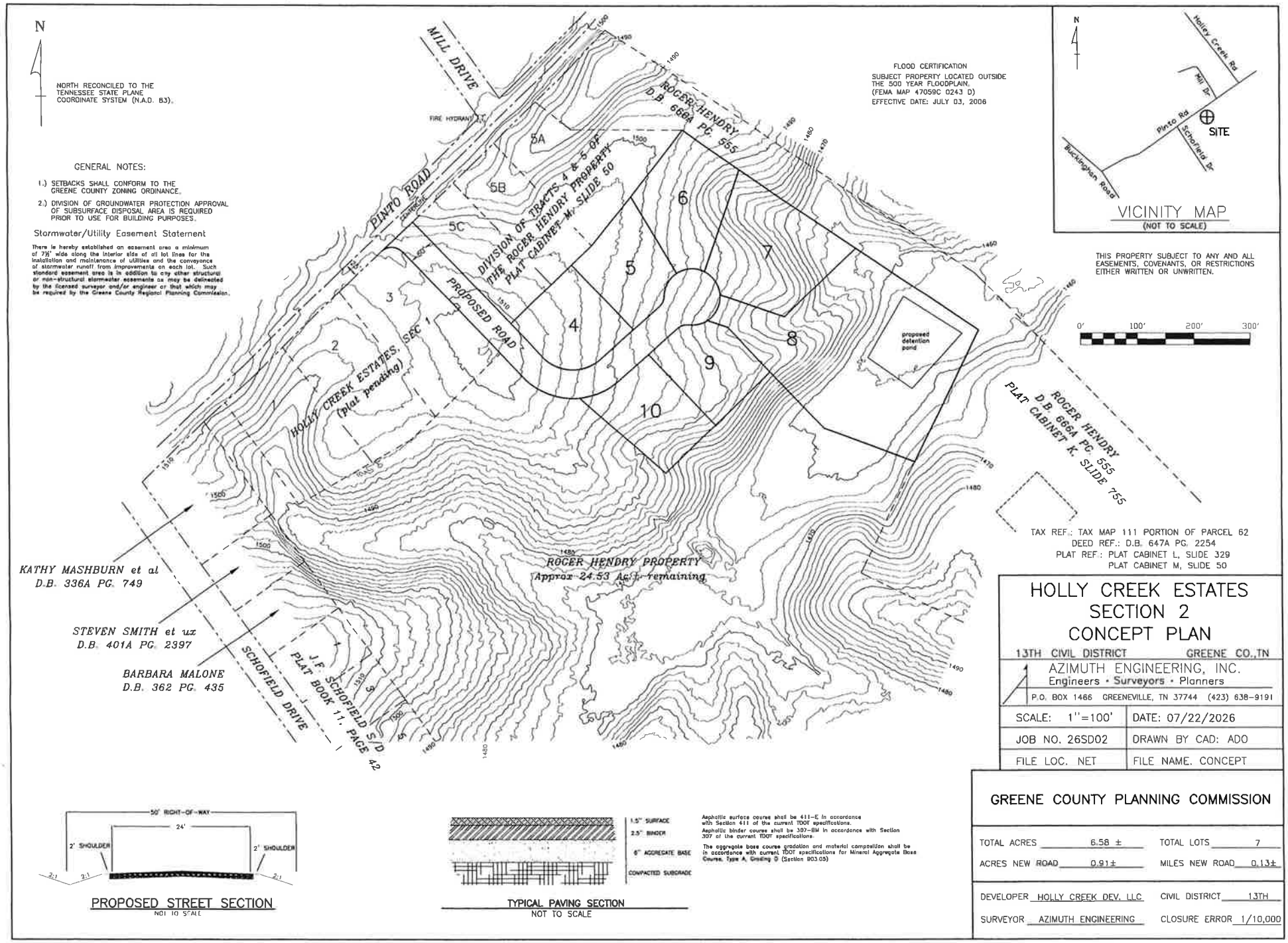
THE SIGNATURE BELOW CONFIRMS THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DISCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE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

DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 2.55 ±	TOTAL LOTS 3
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER HOLLY CREEK DEV. LLC	CIVIL DISTRICT 13TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000



GENERAL NOTES:

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

2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL 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 0243 D)
EFFECTIVE DATE: JULY 03, 2006

VICINITY MAP
(NOT TO SCALE)

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

TAX REF.: TAX MAP 111 PORTION OF PARCEL 62
DEED REF.: D.B. 647A PG. 2254
PLAT REF.: PLAT CABINET L, SLIDE 329
PLAT CABINET M, SLIDE 50

HOLLY CREEK ESTATES SECTION 2 CONCEPT PLAN

13TH 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: 07/22/2026
JOB NO. 26SD02	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. CONCEPT

PROPOSED STREET SECTION
NOT TO SCALE

Asphaltic surface course shall be 411-E in accordance with Section 411 of the current TDOT specifications.
Asphaltic binder course shall be 307-BM in accordance with Section 307 of the current TDOT specifications.
The aggregate base course gradation and material composition shall be in accordance with current TDOT specifications for Mineral Aggregate Base Course, Type A, Grading D (Section 903.05)

TYPICAL PAVING SECTION
NOT TO SCALE

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 6.58 ±	TOTAL LOTS 7
ACRES NEW ROAD 0.91±	MILES NEW ROAD 0.13±
DEVELOPER HOLLY CREEK DEV. LLC	CIVIL DISTRICT 13TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AN 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

WITNESS MY HAND AND SEAL THIS ___ DAY OF JULY, 2025

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1984

BRIAN T. BARTLETT — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1984

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 and waivers, 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 security in the form of _____ and 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

_____ 2026
Date

_____
Secretary of the Greene County Regional Planning Commission

GPS CERTIFICATION:

I Brian T. Bartlett, hereby certify that the map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey

(a) Type of Survey Real Time Kinematic
(b) Positional Accuracy 0.05 feet
(c) Date of survey JULY 1, 2025
(d) Datum/Epoch NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used TDOT CORS network
(f) Geoid model GEOID18
(g) Combined Grid factor 0.9999941186

SURVEY CLASSIFICATION CERTIFICATION:

I BRIAN T. BARTLETT HEREBY CERTIFY THAT THIS IS A CLASS OF SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 15,000

CERTIFICATE OF ELECTRIC SERVICE:

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

_____ _____
GREENEVILLE ENGERGY AUTHORITY (DATE)

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD
2. AREA CALCULATED BY COORDINATE COMPUTATION
3. SUBJECT PROPERTY P.I.N. MAP 122, PARCELS 127.02, 127.21 AND 127.41
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 620A, PAGE 219 (PARCELS 1 AND 3) AND DEED BOOK 770A, PAGE 829 (ALSO SHOWN AS PLAT CABINET J, SLIDE 25)
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 47059C0400D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006
6. 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

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (except)
____ 1. Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall surface those 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 the plat review, and plat approval does not constitute approval of the state route (no signature required)

_____
GREENE COUNTY HIGHWAY COMMISSIONER

_____
DATE

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

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

_____, 2025
Date

_____
(City) Water Director or Authorized Representative

STORM WATER/UTILITY EASEMENT STATEMENT:

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 DRAINAGE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL 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

CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN 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(S) _____ (DATE)
OWNER(S) _____ (DATE)
OWNER(S) _____ (DATE)
OWNER(S) _____ (DATE)

LEGEND

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP INLET/CURB INLET
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- FENCE

DESCRIPTION OF DEVIATIONS:

Certificate of Existing Septic Systems (Septic Review)

I (we), owners of the property, hereby certify that there (if applicable) an existing working septic system, verify and acknowledge that the septic system is in good working order, and all tank lines and drainfield lines(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) hereby state that no excavation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Water Resources Division of the Tennessee Department of Environment and Conservation. I (we) encourage any purchaser of the lot to verify continued viability of the existing septic system for the property prior to purchase

Owner Date
Owner Date
Owner Date
Owner Date

Certificate of Approval of Existing Septic Systems (Septic Review)

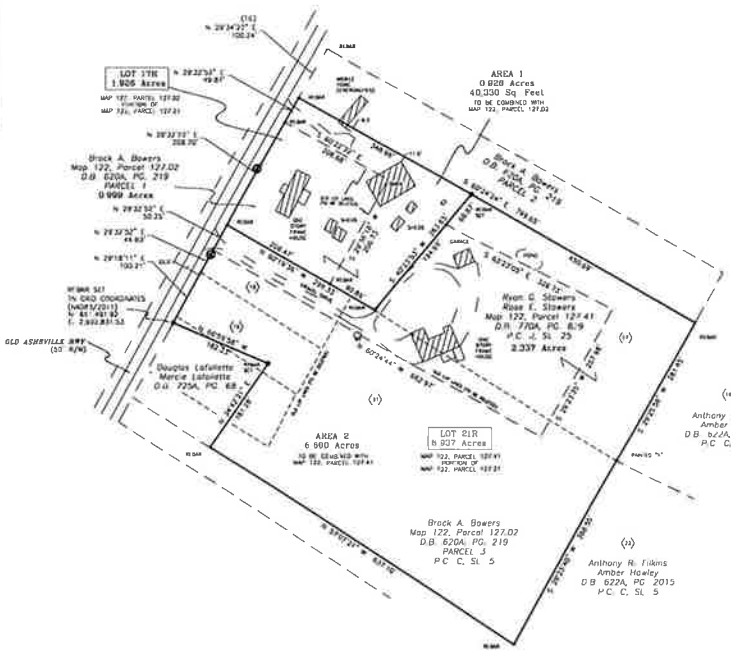
This plat remains for subsurface sewage disposal system, and plat approval does not constitute approval of the connection permit. Lots shall be served by individual septic tanks and subsurface sewage disposal fields, and no dwelling or other type of construction shall system. The area for both original and duplicate systems shall meet the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Division of Water Resources Division Evaluation and Lot Design may require an Extra High Intensity Soil Map and/or a percolation test. Additional land 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 system, or the location of the field lines

Owner Date
Owner Date
Owner Date
Owner Date

TOTAL AREA OF SURVEY
10.863 Acres

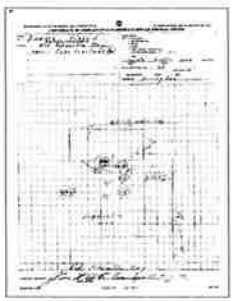
ZONED A-1
TOTAL LOTS = 2





VICINITY MAP
(NTS)

BASED ON TN GRID NORTH (NAD83/2011)





GREENE COUNTY REGIONAL PLANNING COMMISSION
RE-PLAT OF LOTS 17-21

COLLEGE FARM ACRES

AND PARCELS 1 AND 3 DEED BOOK 620A, PAGE 219

BROCK A. BOWERS PROPERTY

AND THE 2.34 ACRE PARCEL SHOWN IN PLAT CABINET J, SLIDE 25 THITD.

RICHARD BOWERS SUBDIVISION–REDIVISION

PROPERTY ADDRESS
4415 AND 4745 OLD ASHEVILLE HWY
GREENEVILLE, TN 37743

16TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: JULY 1, 2025

DRAWING NO: 25-1758
SCALE: 1"=100

0 100 200 300

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

4522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 247-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com
TNBELS License No: C-2898

BSE PROPERTY INVESTMENT GROUP LLC

STILLHOUSE RIDGE

A Luxury Landscape Resort & Eco-Tourism Destination

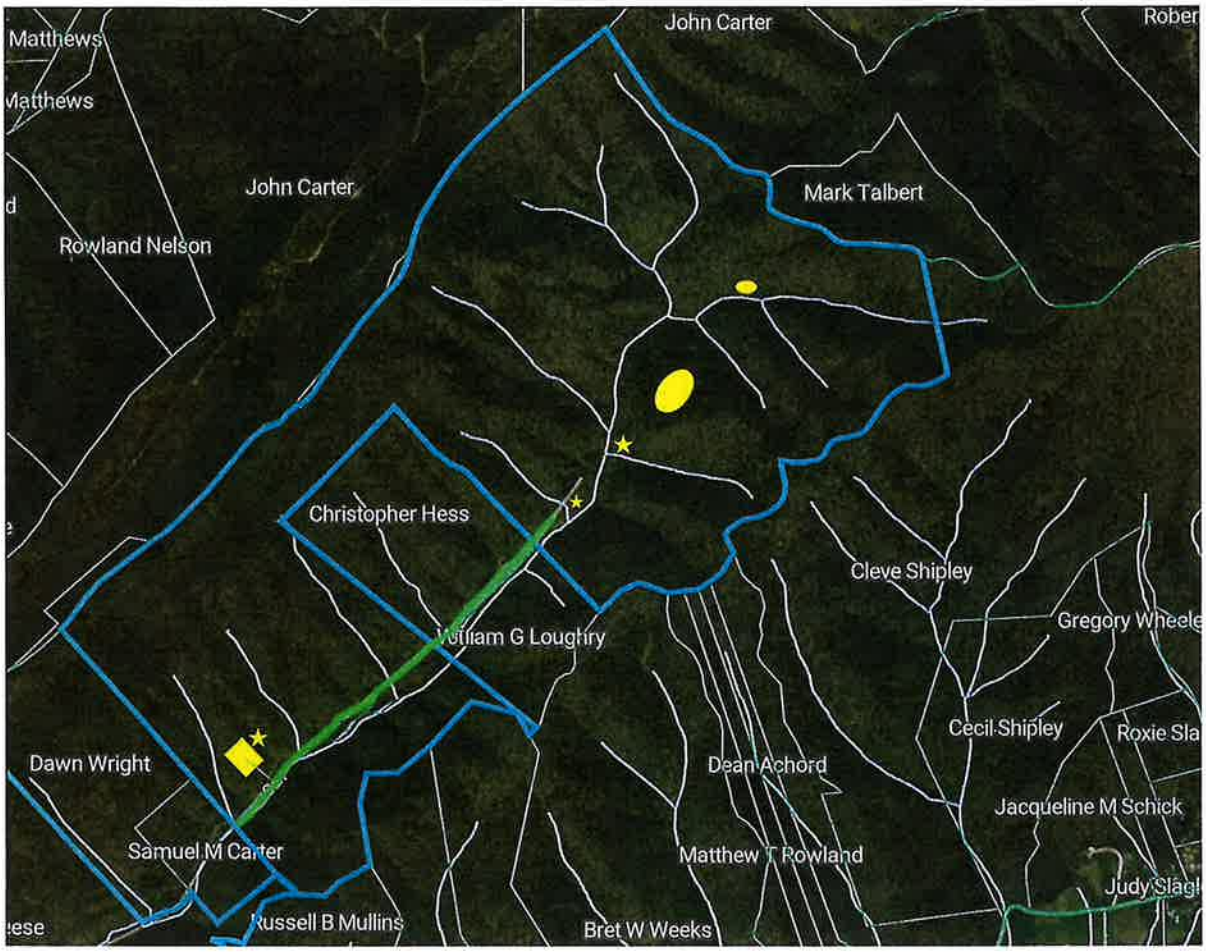


PRE-SUBMISSIONREVIEW

Prepared For: Tim Tweed, Director Greene County Building & Zoning Greene County Planning Commission

Prepared By: BSE Property Investment Group LLC

Stillhouse Ridge Footprint



Total Acres Aprox 478

Green Line – Caney Creek Lane

<u>Phase 1</u>

Yellow Box and Star - Parking and Welcome Center

Yellow Star – Club House and Piper Foundation – Non profit Old English Sheepdog rescue

Yellow Circle – Small circle Camping sites, Large Circle Phase 1 cabin location

Date: May 28, 2026

EXECUTIVE SUMMARY: STILLHOUSE RIDGE

PROJECT OVERVIEW & MICRO-DENSITY Stillhouse Ridge is a proposed luxury, ultra-low-density eco-resort designed to capture high-net-worth tourism and generate substantial commercial hotel tax revenue for Greene County. To protect the rural character of the area, we have expanded our contiguous footprint to **480 acres**.

- **Scope & Statutory Compliance:** To strictly align with the A-1 Commercial Campground ordinance, Phase 1 development consists of 10 luxury transient A-frame cabins, with target goal of 30 cabins in total, a central clubhouse, and **10 primitive eco-tenting sites**.
- **Density Reality:** While the county ordinance permits up to 15 sites per acre, our master plan of just 40 total sites represents a micro-density of roughly **1 site per 12 acres**. This makes Stillhouse Ridge the lowest-impact commercial hospitality project in the county.
- **Transient Use Only:** The cabins are designed strictly for short-term luxury stays, featuring hospitality wet bars rather than residential kitchens, ensuring zero long-term residential conversion.

THE SECLUSION MANDATE & ARTERIAL ROAD VARIANCE While we completely support the intent of the 2025 ordinance to keep dense RV parks on major arterial roads, strictly enforcing this rule is a non-starter for a luxury wellness resort. World-class eco-tourism destinations like Blackberry Farm and Bolt Farm Treehouse command premium nightly rates precisely because they are tucked safely away from the chaos of main highways. If Stillhouse Ridge were forced onto a high-traffic corridor like Horton Highway, the constant noise of commercial traffic and sirens would instantly destroy the business model. Our guests are paying for the absolute "stillness" and acoustic isolation of the ridge. Granting a variance to utilize Caney Creek Lane is the only way to facilitate this caliber of wellness resort and unlock its massive tax revenue potential for the county.

CANEY CREEK LANE: TRAFFIC & INFRASTRUCTURE MITIGATION We have engineered a localized traffic strategy that protects both the guests and the existing residents of Caney Creek Lane:

- **The "Zero-RV" Mandate:** Stillhouse Ridge completely prohibits outside RVs, heavy trailers, or fifth-wheels. All guests will arrive in standard passenger SUVs, eliminating the hazard of oversized vehicles navigating county curves.
- **Welcome Center & Internal Shuttle System:** To eliminate deep-site traffic, the Welcome Center and guest parking area will be located immediately at the property entrance. Guests will park their vehicles at this secure front lot and be transported to their cabins via a private resort shuttle. No guest vehicles will travel deeper into the property.
- **The "Six-House" Impact Zone:** Our traffic audit confirms Caney Creek Lane maintains a navigable width for the first 1.25 miles. While the road narrows past this point, there are only **six existing residential homes** before our property line. Beyond our proposed entrance, the road services only two structures: a residence owned by neighbors (who

recently dedicated 10 acres to unify our parcel) and a rarely used seasonal cabin. Therefore, the traffic impact on deep-lane residents is effectively zero.

- **Voluntary Infrastructure Improvements (Passing Turnouts):** To over-deliver for the county, we are prepared to fund and construct strategic passing turnouts (pull-offs) along the narrowed portions of the county right-of-way, permanently improving the road's safety for the six existing residents.
- **AASHTO-Compliant Entrance:** Utilizing our 3,800 continuous feet of road frontage, our commercial entrance will be placed at the point of maximum visibility, featuring a deep, paved turn-in apron so that waiting vehicles never block the public road.

THE SUBDIVISION ALTERNATIVE If the A-1 variance for these transient sites is denied, the mathematical and economic reality of a 480-acre tract is a future residential subdivision. Even conservatively platted for large-acreage lots, this property could yield approximately **50 single-family homes**. A 50-home development would introduce roughly 500 daily vehicle trips—including permanent daily commuter traffic, delivery fleets, and heavy school buses—onto Caney Creek Lane. Approving this micro-density resort permanently saves this narrow road from daily residential gridlock and preserves the natural beauty of Caney Creek Lane and Stone Mountain.

ECONOMIC, AGRICULTURAL & PHILANTHROPIC INTEGRATION

- **The Economic "Net-Positive" & Hotel Tax Teaser:** Unlike a residential subdivision—which heavily burdens the county school system and public services—Stillhouse Ridge operates as a massive net-positive for Greene County. Based on projected luxury nightly rates and conservative occupancy models, Phase 1 alone is engineered to generate **high six-figures annually in pure Hotel/Motel tax revenue**. This provides the county with significant, recurring capital to fund local schools and infrastructure, funded entirely by out-of-county eco-tourism dollars rather than local taxpayers.
- **Agricultural Integration & Local Sourcing:** Honoring the foundational spirit of the A-1 district, the property will operate active farming and greenhouse operations on-site. Furthermore, Stillhouse Ridge will serve as a direct economic catalyst for local agriculture by partnering with Greene County produce farms and regional purveyors like Stone Mountain Meats to supply our resort with premium, 100% Tennessee-grown food.
- **The Piper Foundation:** A portion of the acreage will serve as the home base for an on-site Old English Sheepdog rescue. A core mission of the foundation is to directly support local animal rescues, specifically providing crucial funding and aviation transport resources to the **Greene County Humane Society**.

SUMMARY OF REQUEST Stillhouse Ridge delivers an unprecedented economic and philanthropic win to Greene County while structurally preventing the traffic hazards associated with dense RV parks and residential subdivisions. We look forward to your review of this framework prior to our formal Planning Commission presentation.

Greene County - Parcel: 006 005.00



Date: June 16, 2026

County: GREENE
Owner: EDE BRYAN S
Address: CANEY CREEK LN 3000
Parcel ID: 006 005.00
Deeded Acreage: 311.8
Calculated Acreage: 0

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

Administrative Plats

07/30/2026 - 02:29:53 PM
26007896
1 PGS AL-PLAT
SYDNEY BATCH: 276108
PLAT CABINET: M
SLIDE: 215
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

I HAVE RECONCILED TO TAX MAP

N

LOCATION MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 15°46'25" E	40.59
L2	S 73°40'31" E	52.90



MATTHEW DICKERSON
DB-760A/PG-2170
TAX MAP 022
PARCEL 018.00

REMAINDER GREATER THAN 5.00 AC.± AND MEETS THE MINIMUM ROAD FRONTAGE PER ZONING.

LEGEND
- ○ 1/2" IRON PIN SET (TPSI CAP)
- ● 1/2" IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY

CURRENT ZONE "A-1"

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, community Panel No. 47059C0150G which bears an effective date of 07-03-2006, and is not in a Special Flood Hazard Area.

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT:26034
DATE:02-18-2026

CHARLES T. JOHNSON JR. REGISTERED LAND SURVEYOR 07-29-26 TENNESSEE NO. 2405

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2' 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

DIVISION OF GROUNDWATER PROTECTION

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – defined as Dickerson 1.12 AC.± Property Partition – 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.

...own, shading on lot(s) represents an are reserved to be used for the ...llation of the primary and reserve SSD systems and shall be used for no other ...pose 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 1:
Lot 1 has an existing septic system. Adequate suitable soil is available to duplicate a 3-bedroom conventional subsurface disposal system. Pump to field lines and a dosing tank are required. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lot(s) evaluation.

Environmental Scientist
TN Division of Water Resources

06-12-26
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 line extension policies may require that payments be made to GEA before electric service will be extended to this site.

7/29 20 26
Date

GREENEVILLE ENERGY AUTHORITY

TPSI TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

PROPERTY REFERENCE:
MATTHEW DICKERSON
DB-760A/PG-2170
TAX MAP 022
PARCEL 018.00

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 accept 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.

7-29 20 26
Date

Matthew Dickerson
Owner(s)

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.

07-28 20 26
Date

Tennessee Registered Land Surveyor

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I hereby certify (owner):

___ 1. Adequate right-of-way dedication upon an existing county road known as the Greene County Road List, shall serve 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 to the Greene County Regional Planning Commission.

___ 4. Plat has been approved with a performance guarantee set by the Greene County Regional Planning Commission.

7-29 20 26
Date

Kevin B. Sandvall
Greene County Highway Superintendent/Authorized Appointee

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems established provide water service to lot(s) _____ meet the requirements of the local utility district, and is hereby approved.

I hereby certify that lot(s) _____ is/are not served by a public water system, and the engineer or installing a well or providing some other form of private water service is the responsibility of the property owner.

_____ 20 ___
Date

Local Utility District Provider or His 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 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 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.

7-29-26 20 26
Date

Secretary of the Greene County Regional Planning Commission

GREENE COUNTY REGIONAL PLANNING COMMISSION

DICKERSON 1.12 AC.± PROPERTY PARTITION

TOTAL ACRES 1.12 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY GREENE CIVIL DISTRICT 15TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 100'

Book M Page 215

Notes

1. The information shown hereon was obtained from Deed Book 681A, Page 2147 and Plat Cabinet A, Slide 378 as recorded at the Register's Office for Greene County, Tennessee; and a field survey by H5 Land Surveying and Mapping, PLLC in July 2026.

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

3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0230D & 47059C0390D dated July 3, 2008

4. Utilities shown are from marked locations and observed field evidence. Site visibly hilly.

5. This survey was completed at the request of Jeff Sikes.

6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble S5 Robotic total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 7-11-2026 through 7-15-2026, utilizing Ham sphere SX31 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 positional accuracy of the GNSS vectors does not exceed H 0.05', V 0.08'. The Combined Scale Factor for this survey was 0.9999

7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, sites 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. There is hereby established an easement area a minimum of 15' 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 stormwater 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 Greeneville Water Commission Lot 1R has public sanitary sewer service. Lot 2R DOES NOT have public sanitary sewer available and has not been evaluated by TDEC (Division of Groundwater Protection).

Utility Note

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 any and all utilities prior to any construction.



Vicinity Map
Not To Scale

Kyle Daughtry Corner
Tax Map 122, Parcel 40.00
Deed Book 681A, Page 1

Lot 2R
8.43 Acres±
Lot 2R cannot be sold as a standalone lot and is being combined with Tax Map 122, Parcel 36.00

Cable Crew et al
Tax Map 122, Parcel 37.10
Deed Book 587A, Page 1179
Plat Cabinet N, Slide 837

Lot 1R
2.80 Acres±

Old Asheville Highway

Bible Top Road

Line Table

Line	Bearing	Length
L1	N29°42'36"W	81.32
L2	N71°53'11"W	46.80
L3	N07°31'49"W	81.11
L4	N18°44'36"W	47.60
L5	N11°05'44"W	47.83
L6	S42°23'43"E	39.74
L7	N05°53'06"W	31.31

Certification

I hereby certify that this is a Category 4 survey and the precision thereof is in compliance with the current Tennessee Minimum Standards of Practice

Daniel Hazzan Surveyor
Tenn. Reg. No. 2981

Preliminary Drawing
For Review Only

Legend

- Found iron rod/pipe (Set this Survey) with cap stamped as noted & bearing
- Property Corner as Found
- Point (Not Set this Survey)
- Fence
- Power Pole
- Overhead Electric, Telephone & Cable
- Underground Electric & Cable
- Sanitary Manhole
- Sanitary Sewer Line/Markings
- Water Valve

H5
144 West Broadway Avenue
Jonesborough, Tennessee 37659
Office: 423-639-1284
www.h5surveying.com
Email@h5surveying.com

SHEET 1 OF 1
FINAL PLAT
Tax Map 122 Parcel 36.00
Deed Book 681A, Page 2147
Plat Cabinet A, Slide 378
Date: July 15 2026

REDIVISION OF TRACTS 1 - 4 OF THE
CLAUDE WADDELL FARM SUBDIVISION
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	11.23±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Monte & Andrea Wright, Nancy Wright		
SURVEYOR	Daniel B. Hazzan	CIVIL DISTRICT	10th
SCALE	1" = 80'	CLOSURE ERROR	1/10,000

0 80 160 240

25-1902/2226 Sheet 1 of 1

CERTIFICATE OF OWNERSHIP AND DEDICATION (Individual)

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

DATE

OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION (Business)

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

DATE

OWNER

DATE

OWNER

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL)

1. ADEQUATE ROAD OR UNIT DESIGNATION SIGNS AS REQUIRED TO IDENTIFY ROAD FOUND ON THE CENTER LINE OF (NAME ROAD TO) SUBJ. SERVICE TYPE (S) AS PROVIDED

2. UTILITIES 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 ROADS: AS YOU INITIATED BY GREENE COUNTY PURSUANT TO THE PLAT REVIEW AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE STATE ROUTE (NO SIGNATURE REQUIRED)

DATE

SIGNATURE, PLANNING COMMISSION

CERTIFICATION OF APPROVAL FOR WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WATER SYSTEMS, AND THAT THE INSTALLATION OF THE WATER SYSTEM PROPOSED HAS BEEN INITIATED IN THE AMOUNTS OF THE FINANCIAL GUARANTEE AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER

DATE

WATER DEPARTMENT

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PANEL 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 ACCORDING TO THE GIVEN SPECIFICATIONS, OR (3) THAT A SURETY BOND IN AN AMOUNT OF $ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL IMPROVEMENTS IN CASE OF DEFAULT

DATE

GREENEVILLE ENERGY AUTHORITY

CERTIFICATION OF THE APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT SUBJECT TO ESSENCE GAS (GREENEVILLE ENERGY AUTHORITY) (1) INSTALLATION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DEPICTED ON THIS PLAT, WITH THAT GAS LINE EXTENSION POLICIES NOT BECOME THE RESPONSIBILITY OF GEA UNTIL SUCH TIME AS THE SYSTEM HAS BEEN ACCEPTED BY GEA.

DATE

JOINT PROVIDER

CERTIFICATION OF THE APPROVAL OF THE PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM (IF APPLICABLE)

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM (1) IS AVAILABLE ONLY TO LOT 1R (2) GAS BEEN SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS, (3) THAT A SURETY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL IMPROVEMENTS IN CASE OF DEFAULT

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 ARE BEING PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS

DATE

REGISTERED SURVEYOR

REGISTER OF DEEDS

State Highway Entrance Statement

This property has road frontage on State Route 107 (Houston Valley Road). An entrance permit may be required from the Tennessee Department of Transportation prior to construction or modification of a driveway or entrance.

Utility Note

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, unused or abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating and use all utilities prior to any construction.

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL)

____ 1. ADEQUATE RIGHT OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD EXISTS 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.

__X__ 3. STATE ROUTE 107 IS NOT EVALUATED BY GREENE COUNTY PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO [illegible])

7-17-26
DATE

State Route 107 (Houston Valley Road)
GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

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.

7/12/2026
DATE

REGISTERED 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 PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR

7-30-26
DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION (F.M.Y., LLC)

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.

7-24-26
DATE

OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION (Brooks Family Trust – David M. Ellis Trustee)

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.

7/29/26
DATE

TRUSTEE
OWNER



Tennessee State Plane NAD83 (2011)

Remaining Lands of
Brooks Family Trust, dated December 2, 2020
David M. "Vicky" Ellis, CPA, Trustee
Tax Map 173, Parcel 5.01
Deed Book 773A, Page 2660
Deed Book 649A, Page 862
(Greater Than 5 Acres Remaining)

Rebar & Cap Stamped "Asmuth"

[Tie]
CH B = N28°30'18"W
CH D = 65.99'
L = 66.11'
R = 320.00'

S89°55'35"E
100.49'

CH B = S38°40'43"E
CH D = 25.21'
L = 25.22'
R = 320.00'

27.96
S72°12'47"W

1/2" Square Rod

S12°24'33"E
12.31'

1/2" Round Post

S89°55'35"E
3.01'

N89°04'25"E
240.00'

0.69 Acres±

This 0.69 acres cannot be sold as a standalone lot & shall be combined with Tax Map 173, Parcel 42.00

Remaining Lands of
Brooks Family Trust, dated December 2, 2020
David M. "Vicky" Ellis, CPA, Trustee
Tax Map 173, Parcel 5.01
Deed Book 773A, Page 2660
Deed Book 649A, Page 862
(Greater Than 5 Acres Remaining)

Houston Valley Road (State Route 107)

Stone Line (Blanket Ins. Bldg)

F.M.Y., L.L.C.
Tax Map 173, Parcel 42.00
Deed Book 754A, Page 444

Brick Building

S00°45'10"E
105.80'

138.00'
N89°26'47"W

4" Wood Post

Rebar & Cap Stamped "Bowman 86"

S15°53'19"W
14.58'

Timothy L. & Dawn A. Solomon
Tax Map 173, Parcel 43
Deed Book 371, Page 833

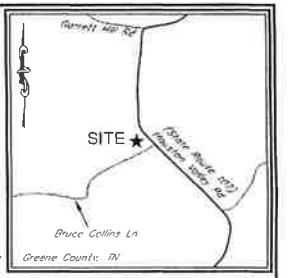
Bruce Collins Lane

Legend

- ● – Rebar and Cap (Set This Survey) WITH CAP STAMPED H5 LAND SURVEYING & MAPPING
- ⊙ – Property Corner & Type (Found)
- ■ – "Point" (Not Set This Survey)
- ___X___ – Fence
- ___E/C___ – Overhead Electric, Telephone & Cable
- ___OEC___ – Overhead Electric & Cable
- ⊸ – Power Pole
- → – Guy Anchor
- ▭ – Asphalt Areas

Notes

1. The information shown hereon was obtained from Deed Book 773A, Page 2660 and Deed Book 649A, Page 862 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in July, 2026.
2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten.
3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0400D dated July 5, 2006.
4. Utilities shown are from marked locations and observed field evidence. See utility note.
5. This survey was completed at the request of Sammy Brooks.
6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble S5 Robotic total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 6-15-2026 through 7-12-26, utilizing Permisphere SBX1 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 positional accuracy of the GNSS vectors does not exceed H: 0.05', V: 0.08'. The Combined Scale Factor for this survey was 0.9999.
7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or buried 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. 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.



Vicinity Map

Not To Scale



Certification

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

Daniel B. Hopson
Tenn. Reg. No. 2450

LAND SURVEYING & MAPPING, PLLC
H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1589
www.h5surveying.com

COPYRIGHT© H5 LAND SURVEYING

SHEET 1 OF 1

FINAL PLAT
Tax Map 173, P/O Parcel 5.01
Deed Book 773A, Page 2660
Deed Book 649A, Page 862
Date: July 12, 2026

REGISTER OF DEEDS
07/30/2026 - 02:44:39 PM
26007398
LPSS ALL-PLAT
HOLLY BATCH: 276100
PLAT CABINET: M
SLIDE: 217
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

DIVISION OF A PORTION OF THE BROOKS FAMILY TRUST PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.69± TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER Brooks Family Trust CIVIL DISTRICT 18th
SURVEYOR Daniel B. Hopson CLOSURE ERROR 1/10,000
SCALE 1" = 30' 0 30' 60' 90'

Book M Page 217

26-2050/combination.dwg

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

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

WITNESS MY HAND AND SEAL THIS 6th DAY OF JULY, 2026

Brian T. Bartlett, R.L.S.

TENNESSEE REGISTERED LAND SURVEYOR #2594

BRIAN T. BARTLETT — 2594 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE AND COMMERCE

CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADOPT THIS PLAT 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

RECORDOWNER

Michael Jacob — 7/24/2026 (DATE)

RECORDOWNER

Mary [illegible] — 7/24/2026 (DATE)

NOTES:

1. SURVEY IS ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY [illegible] SHOWN HEREON BEING A PARCEL RECORDED AS DEED BOOK [illegible] PAGE 1243.
4. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 47059C0151D (OR EXISTING ZONING) EFFECTIVE DATE JULY 5, 2006.
5. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OF ANY DRIVEWAY OR A DRIVEWAY OR ENTRANCE TO A CERTIFY MAINTAINED ROAD.

STORM WATER/UTILITY EASEMENT STATEMENT:

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 CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER ON THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION

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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER

SECRETARY, REGIONAL PLANNING COMMISSION — 7-30-26 (DATE)

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE

CERTIFICATE OF APPROVAL OF STREETS:

I HEREBY CERTIFY (INITIAL)

____ ADEQUATE RIGHT-OF-WAY DEDICATION LIES ON EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, AND SHOWN THESE LOTS AS PROPOSED

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

____ STATE ROUTE _____ IS NOT MAINTAINED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (No signature required)

GREENE COUNTY HIGHWAY COMMISSIONER — 7-30-26 (DATE)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

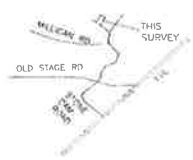
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN

CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE — 7/24/26 (DATE)

CERTIFICATE OF ELECTRIC SERVICE:

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 WITH THE UNDERSTANDING THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE

GREENEVILLE ENERGY AUTHORITY — 7-27-26 (DATE)



VICINITY MAP (NTS)

I (we), owners of the property, hereby certify that (we) HAVE confirmed an existing working septic system, verify and acknowledge that this septic system is in good working order, and all tank lines and distribution area(s) connected with said system are located entirely within each lot(s) as described as part of the plan of subdivision. I (we) hereby state that no excavation, tampling, or verification of the functionality of the septic system or adequate area for sub-division has been completed by the Division of Water Resources Division of the Tennessee Department of Environment and Conservation. I (we) encourage any purchaser of this lot to verify continued viability of the existing septic system for the property prior to purchase

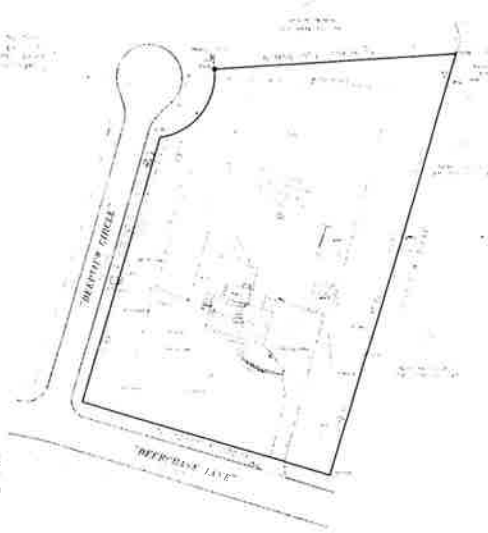
Michael Jacobs — 7/24/2026 (Date)

Mary [illegible] — 7/24/2026 (Date)

Notice to Buyer regarding Subsurface Sewage Disposal System (Septic System)

This plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of the construction itself. Lots must be large enough to construct the original subsurface sewage disposal system and to provide an area for duplication of that system. The area for both original and duplicate systems shall meet the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Bureau of Water Resources Division Evaluation and Lot Design may require an Extra High Intensity Soil Map and/or a percolation test. Additional test may be required if deemed necessary

The Greene County Regional Planning Commission assumes no certification or guarantees as to the stability of the existing septic system, or the location of the field lines



LEGEND:

- CONCRETE MONUMENT SET
- IRON PIN SET
- PK NAIL SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CROSS CUT FOUND
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP INLET/YARD INLET
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- FENCE



GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.09 feet
(c) Date of survey: JULY 6, 2026
(d) Datum/Epoch: (NAD83(2011) Epoch: 2010.00
(e) Published/Fixed Control used: (DOT CORS Network)
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99995985

REGISTER OF DEEDS:

07/31/2026 11:32:13 AM
26007042
PLAT CABINET: M
SLIDE: 219
KAREN COLLINS-OTTINGER

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 15,000

BASED ON TN GRID NORTH (NAD83(2011))

GREENE COUNTY REGIONAL PLANNING COMMISSION

RE PLAT OF LOTS 24, 25 & 26

DEERCHASE SECTION 2

PLAT CAB. M SLIDE 386

PROPERTY OWNER/ADDRESS
STACY N. YOUNGER DVD
MICHAEL T. JACOB
160 DEERCHASE LANE
GREENEVILLE, TN 37643

1ST CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: JULY 6, 2026

DRAWING NO. 26-1190
SCALE 1"=50'

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS
1522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 244-7280
www.appalachiansurveying.com
bbartlett@appalachiansurveying.com
NCBELS License No. C-2898

Book M Page 219

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 _____

OWNER _____ 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

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 REGISTER. 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

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/AUTHORIZED APPOINTEE

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.

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 SHELTON, REGISTERED LAND SURVEYOR, STATE OF TENNESSEE, NO. 2655

BRYAN TODD SHELTON, TN. REG. # 2655 DATE

TENNESSEE NO. 2655

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: 038 PARCEL: 029.04
REFERENCE DEED: DEED BOOK 731A PAGE 988
REFERENCE PLAT: PLAT CABINET L SLIDE 842

5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0150D, EFF. DATE: 07-03-2009)

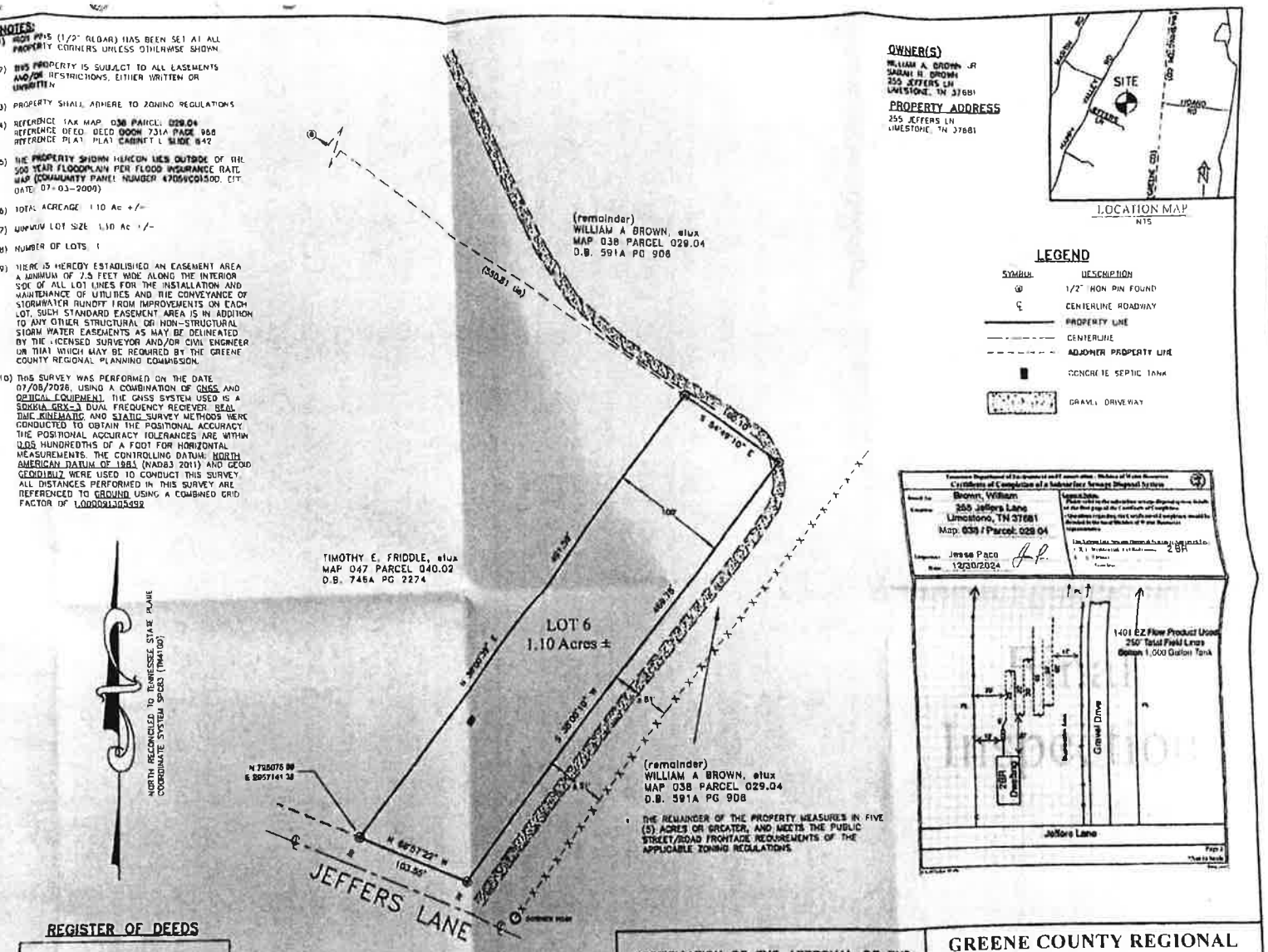
6) TOTAL ACREAGE: 1.10 Ac +/-

7) MINIMUM LOT SIZE: 1.10 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 THE DATE 07/08/2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECIEVER. 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 GEOID18U7 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000099130499.



REGISTER OF DEEDS

GRAPHIC SCALE:
0 60 120 180
1" = 60'

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

DATE

OWNER(S)
WILLIAM A. BROWN JR
SARAH H. BROWN
255 JEFFERS LN
LIMESTONE, TN 37681

PROPERTY ADDRESS
255 JEFFERS LN
LIMESTONE, TN 37681

LEGEND

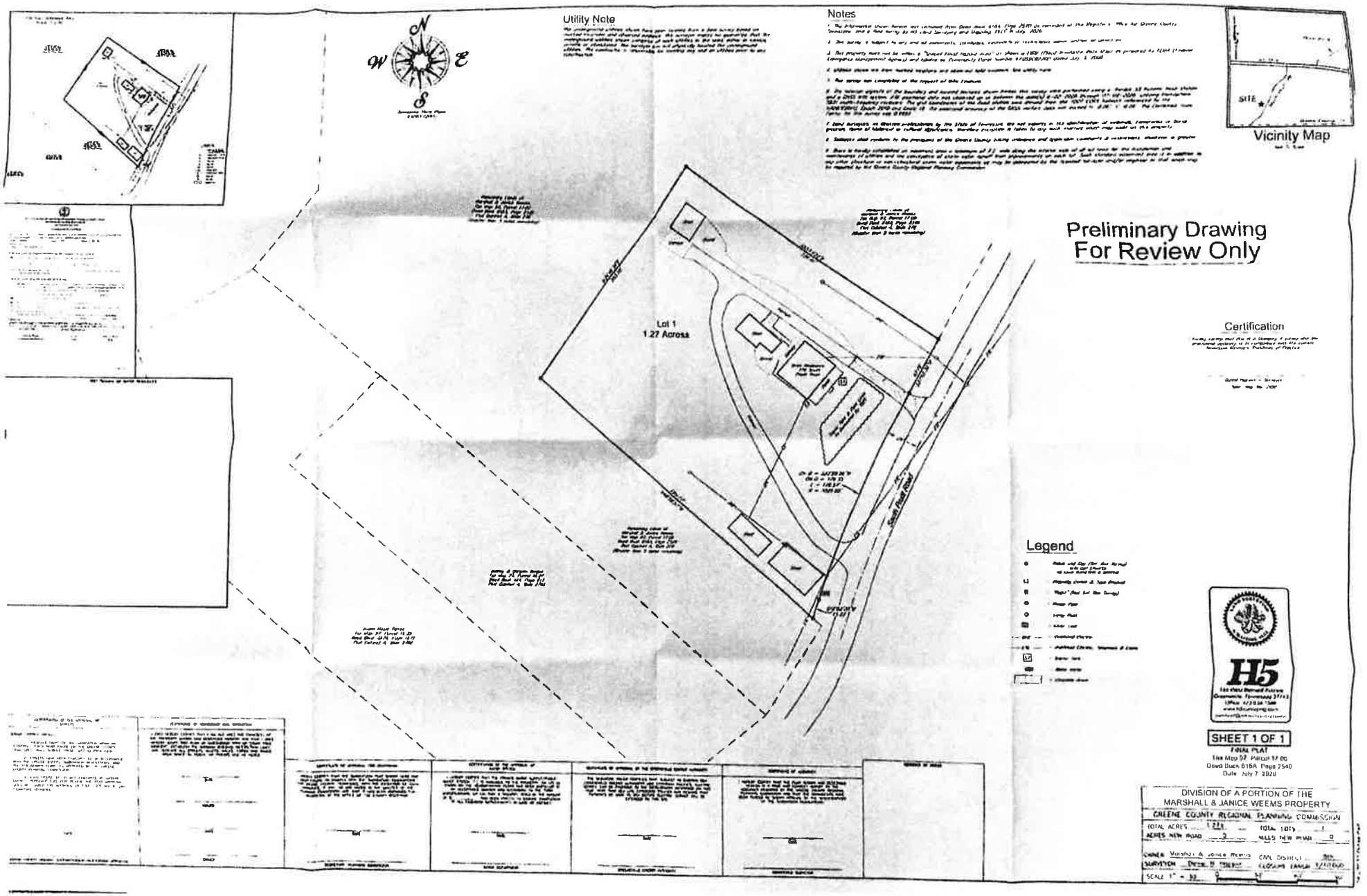
SYMBOL	DESCRIPTION
⊙	1/2" IRON PIN FOUND
℄	CENTERLINE ROADWAY
	PROPERTY LINE
	CENTERLINE
	ADJOINER PROPERTY LINE
	CONCRETE SEPTIC TANK
	GRAVEL DRIVEWAY

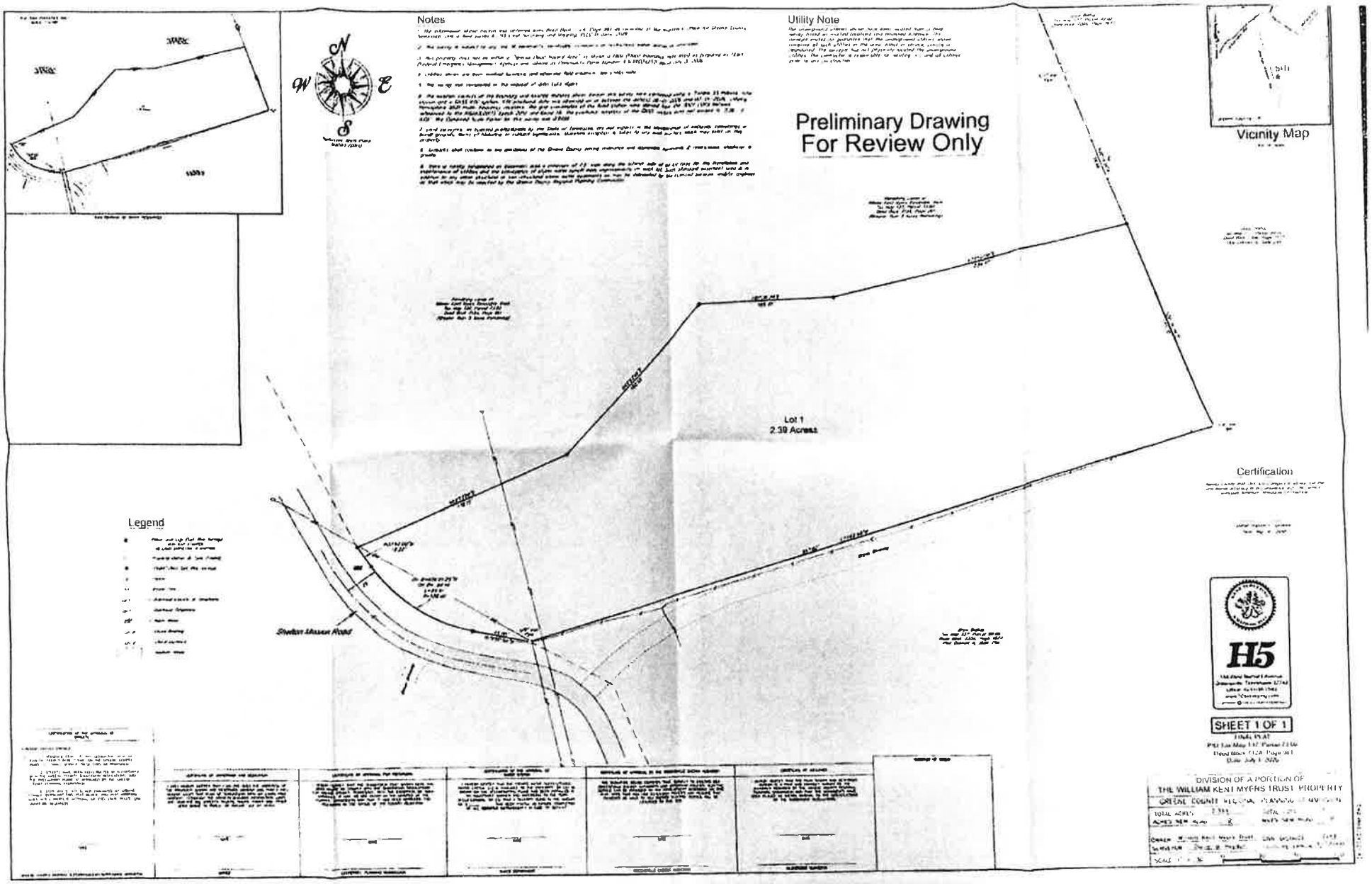
GREENE COUNTY REGIONAL PLANNING COMMISSION

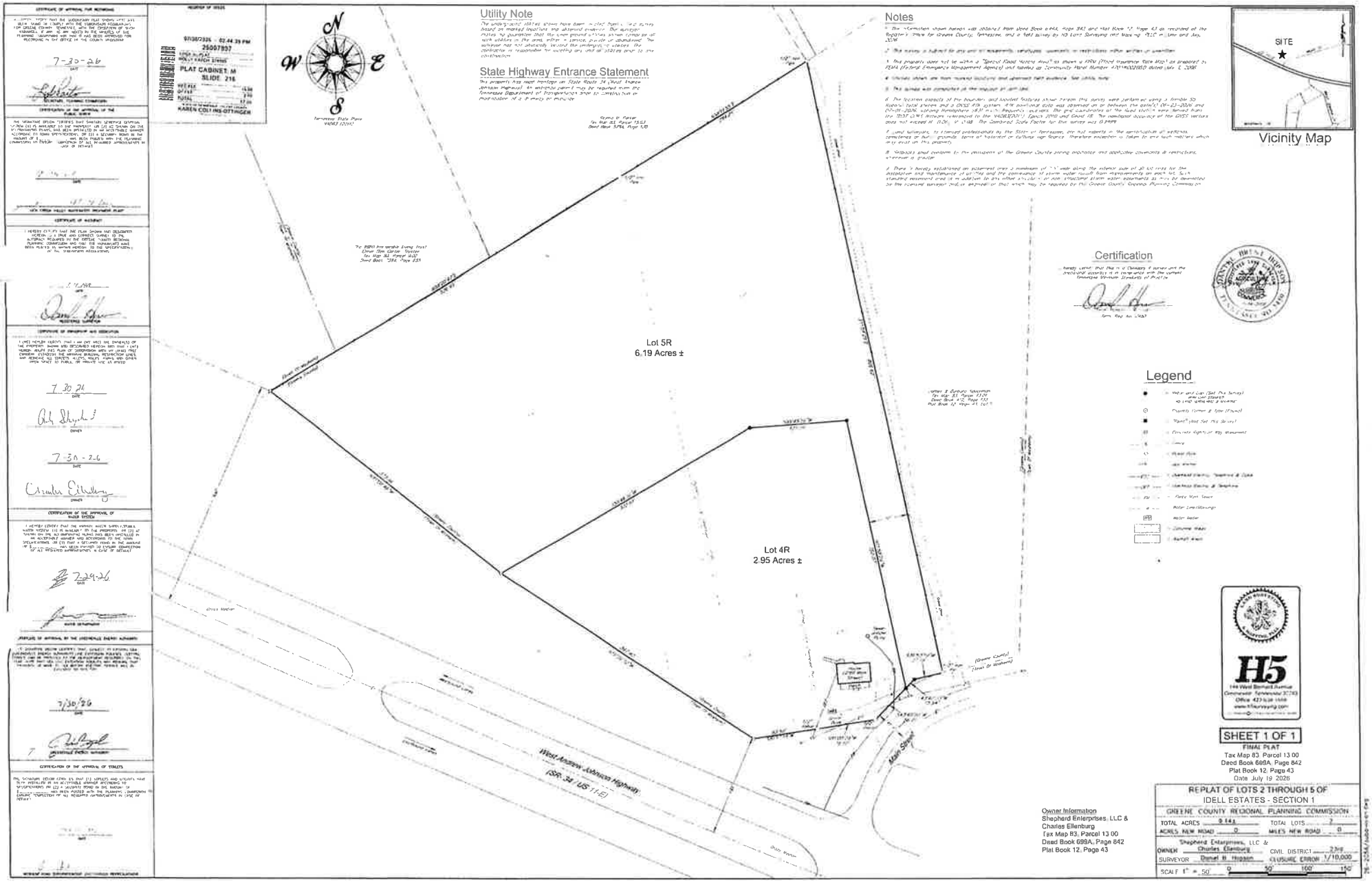
SUBDIVISION PLAT
FOR
WILLIAM BROWN, LOT #6
15TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

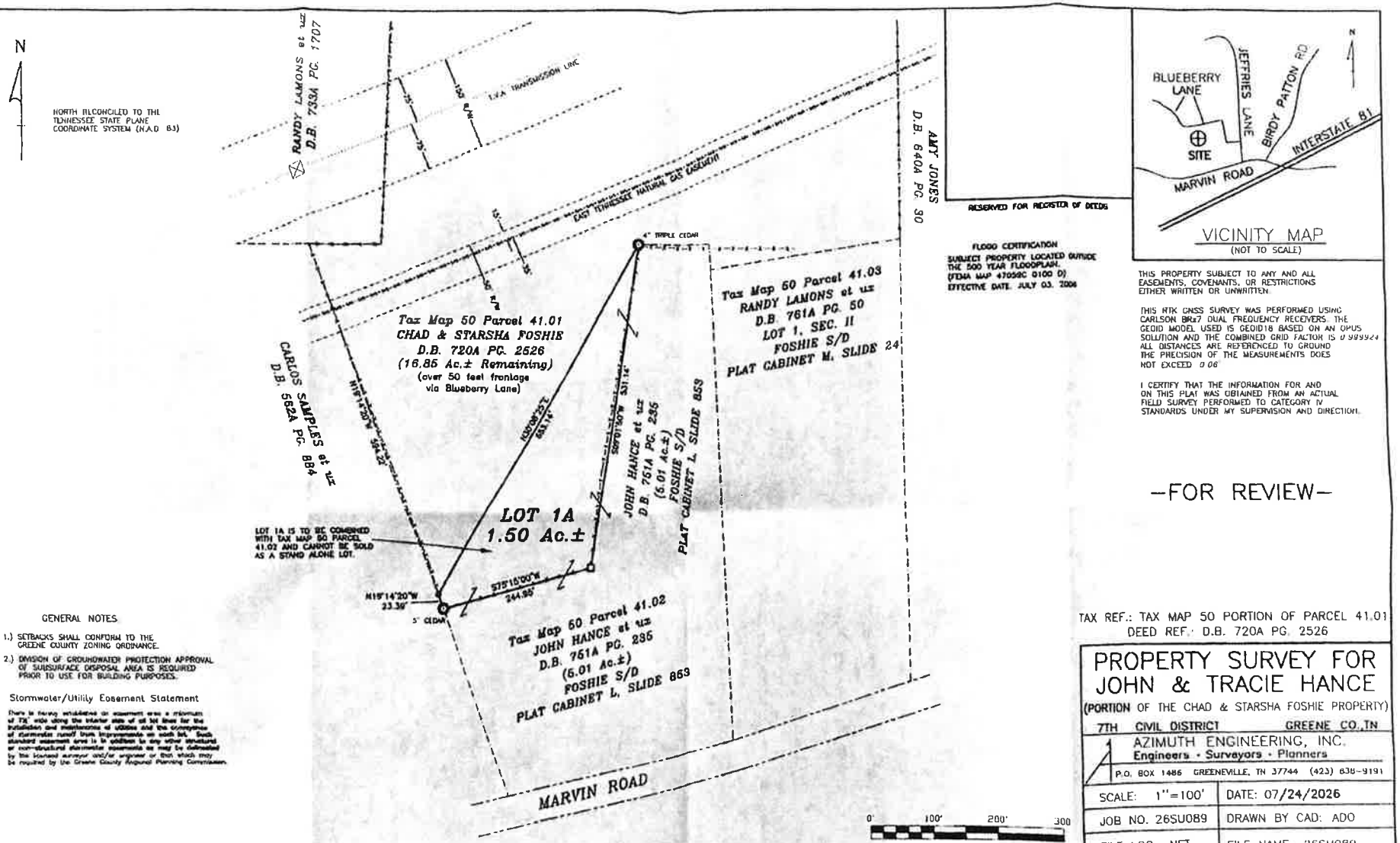
PROFESSIONAL SURVEYING INC.
LAND SURVEYING • MAPPING • PLANNING
125 EBENEZER RD
CHUCKEY, TN 37641
PHONE (423) 257-3911

DATE: 01-08-2026
JOB NO: 20260140
DRAWN BY: JWD
REVISION 1 DATE
REVISION 2 DATE


Utility Note
Notes
Vicinity Map
SITE
Preliminary Drawing
For Review Only
Lot 1
1.27 Across
Certification
Legend
H5
SHEET 1 OF 1
FINAL PLAT
Tax Map 57 Parcel 57.05
Deed Book 616A Page 7540
Date July 7 2020
DIVISION OF A PORTION OF THE
MARSHALL & JANICE WEEMS PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 1.221
TOTAL LOTS 1
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER Marshall & Janice Weems
CIVIL DISTRICT 8th
SURVEYOR Peter H Thelen
CLOSURE ERROR 1/10,000
SCALE 1" = 30'


Notes
Utility Note
Preliminary Drawing
For Review Only
Vicinity Map
Lot 1
2.39 Acres
Legend
Certification
H5
SHEET 1 OF 1
FINAL PLAT
DIVISION OF A PORTION OF
THE WILLIAM KENT MYERS TRUST PROPERTY


Utility Note
The undersigned states that the above ground utilities shown hereon are based on marked locations and observed evidence. The surveyor notes no guarantee that the above ground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for verifying any and all utilities prior to any construction.
State Highway Entrance Statement
This property has road frontage on State Route 34 (West Andrew Johnson Highway). An entrance permit may be required from the Tennessee Department of Transportation prior to construction, reconstruction or relocation of a driveway or entrance.
Notes
Certification
Legend
SITE
Vicinity Map
Lot 5R
6.19 Acres ±
Lot 4R
2.95 Acres ±
West Andrew Johnson Highway
(SR-34 / US-11E)
Main Street
Owner Information
Shepherd Enterprises, LLC &
Charles Ellenburg
Tax Map 83, Parcel 13.00
Deed Book 699A, Page 842
Plat Book 12, Page 43
SHEET 1 OF 1
FINAL PLAT
Tax Map 83 Parcel 13.00
Deed Book 699A, Page 842
Plat Book 12, Page 43
Date July 19 2026
REPLAT OF LOTS 2 THROUGH 5 OF
IDELL ESTATES - SECTION 1
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 9.14±
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER Shepherd Enterprises, LLC & Charles Ellenburg
CIVIL DISTRICT 2nd
SURVEYOR Daniel B. Hopson
CLOSURE ERROR 1/10,000
SCALE 1" = 50'
0 50' 100' 150'



FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 47059C 0100 D) EFFECTIVE DATE: JULY 03, 2006

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 0.999924. 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.

-FOR REVIEW-

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

- • 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ▫ STEEL FENCE POST
- ⊙ CORNER TREE
- FENCE
- ⊠ TRANSMISSION LINE TOWER

TAX REF.: TAX MAP 50 PORTION OF PARCEL 41.01
DEED REF.: D.B. 720A PG. 2526

PROPERTY SURVEY FOR JOHN & TRACIE HANCE

(PORTION OF THE CHAD & STARSHA FOSHIE PROPERTY)

7TH CIVIL DISTRICT GREENE CO., TN

AZIMUTH ENGINEERING, INC.
Engineers · Surveyors · Planners
P.O. BOX 1486 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=100'	DATE: 07/24/2026
JOB NO. 26SU089	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 26SU089

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

OWNER DATE

OWNER DATE

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.

JULY 24, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

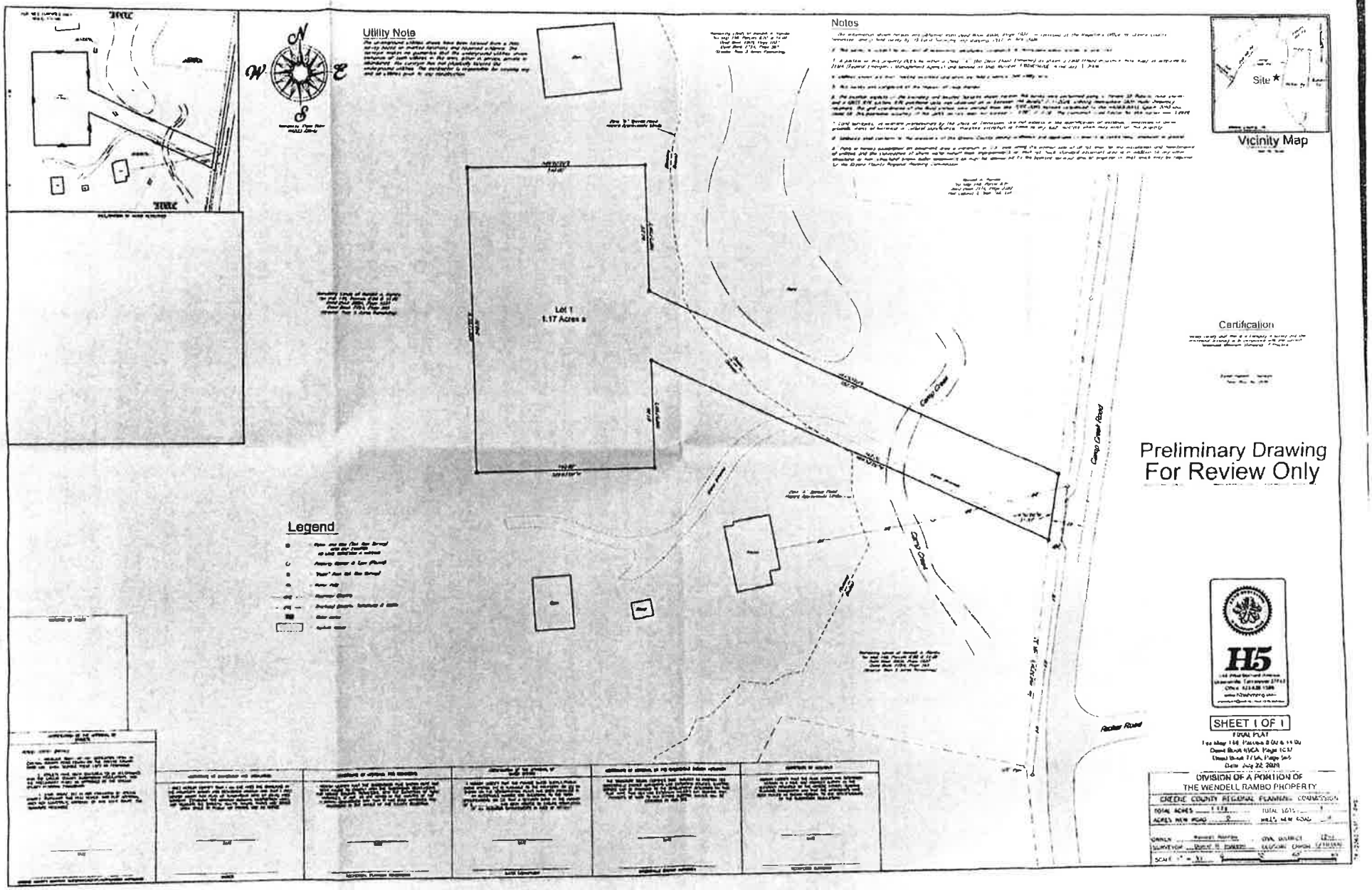
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF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

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.50 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER FOSHIE & HANCE	CIVIL DISTRICT 7TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000


Utility Note
Notes
Site
Vicinity Map
Lot 1
1.17 Acres ±
Certification
Preliminary Drawing
For Review Only
Legend
Camp Creek Road
Roller Road
H5
SHEET 1 OF 1
FINAL PLAT
DIVISION OF A PORTION OF
THE WENDELL RAMBO PROPERTY
CREDLE COUNTY REGIONAL PLANNING COMMISSION

Notes

1. The information shown hereon was obtained from Deed Book 538A Page 2352 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in July, 2026

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

3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0100D dated July 3, 2008

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

5. This survey was completed at the request of Common Knock.

6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble S3 Robotic total station and a GNSS R10 system. R10 positional data was obtained on or between the date(s) 7-12-2026 utilizing Hemisphere S631 multi-frequency receivers. The grid coordinates of the fixed stations were derived from the NAD83 CORS Network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed it 0.08'. A Combined Scale Factor for this survey was 0.99999

7. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, contained or buried 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. 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 convergence 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 determined by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission

Utility Note

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 or/and abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction

Legend

- Found iron rod (Set this Survey) with cap stamped H5 Land Surveying & address
- Property Corner & Type (Found)
- Asphalt Area

0.32 Acres±
Has 0.32 Acres, more or less as a standalone lot and shall be combined with Tax Map 41, Parcel 38

0.02 Acres±
Has 0.02 Acres, more or less as a standalone lot and shall be combined with Tax Map 41, Parcel 38

Pumpkin Vines of Brian Miller Tax Map 41, Parcel 38.01 Deed Book 538A, Page 2352 (Greater than 5 Acres Remaining)

Pumpkin Vines of Brian Miller Tax Map 41, Parcel 38.01 Deed Book 538A, Page 2352 (Greater than 5 Acres Remaining)

Cameron Rhoten Tax Map 41, Parcel 38.02 Deed Book 538A, Page 2363

Jim & Judy Ivey Tax Map 41, Parcel 38.02 Deed Book 410A, Page 258 Plat Book 11, Page 92, Lot 1

Henry Lane

Pond

SITE

Vicinity Map
Not to Scale

Tennessee State Plane NAD83 (2011)

Preliminary Drawing For Review Only

Certification

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

Samuel Hopson Surveyor
Tenn. Reg. No. 3450

H5
144 Wind Brook Avenue
Greeneville, Tennessee 37743
Office: 423-367-1111
www.h5surveying.com

SHEET 1 OF 1
FINAL PLAT
Tax Map 41 Parcel 38.01
Deed Book 538A, Page 2352
Date July 12, 2026

DIVISION OF A PORTION OF
THE BRIAN MILLER PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.34±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Brian Miller	CIVIL DISTRICT	7th
SURVEYOR	Daniel B. Hodson	CLOSURE ERROR	1/10,000

SCALE 1" = 60' 0 60 120 180

CERTIFICATE OF SURVEY

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

DATE

REGISTERED 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 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 REGISTER

DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION (Private)

I (WE) HEREBY CERTIFY THAT I (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

DATE

OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION (Public)

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, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED

DATE

OWNER

Planning Commission Monthly Report

JULY 2026

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

GREENE COUNTY
BUILDING & ZONING OFFICE
DEPOSIT COMPARATIVES FOR July 2026 - June 2027
Account # 41520

Month	Deposit Totals 25-26	Deposit Totals 26-27	Difference	%
July	$ 36,245.00	$ 38,676.00	$ *2,431.00*	6.71%
August	$ 33,949.00			
September	$ 29,685.00			
October	$ 52,000.00			
November	$ 24,945.00			
December	$ 31,992.00			
January	$ 27,939.00			
February	$ 18,985.00			
March	$ 26,394.00			
April	$ 38,675.00			
May	$ 39,460.00			
June	$ 48,590.00			

YTD Comparatives

Totals	YTD 25-26	YTD 26-27	Difference	Percentage
	$408,859.00	$38,676.00		

GREENE COUNTY

BUILDING & ZONING OFFICE

PERMIT COMPARATIVES FOR July 2026 - June 2027

Account # 41520

Month	Permit Totals 25-26	Permit Totals 26-27	Difference	%
July	79	101	22	27.85%
August	79			
September	83			
October	91			
November	59			
December	66			
January	75			
February	45			
March	83			
April	86			
May	72			
June	79			

YTD Comparatives				
Totals	YTD 25-26	YTD 26-27	Difference	Percentage
	897	**101**		

PERMIT BREAKDOWN JULY 2026

Code	Description	June	July
210	Single Family Residence*	14	18
213	Residential Add-0n	1	1
212	Off/On Frame Modular*	0	1
231	Double Wide Manufactured	18	28
220	Single Wide Manufactured	4	2
240	Attached Residential Garage	1	0
243	Detached Residential Garage	15	17
243	Detached Accessory Building	4	12
241	Porch	1	3
242	Deck	3	1
241	Carport	2	2
260	Rezoning	3	0
265	Variance	3	0
200	Other**	9	12
244	Apartment	0	0
245	Commercial***	1	4
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	79	101

*also includes any garages, porches and decks

** roofs, remodel, RVs and zoning letter

*** plan reviews, cell tower equipment replacement and installing warehouse equipment

GREENE COUNTY
PLANNING DEPARTMENT
DEPOSIT COMPARATIVES FOR July 2026 - June 2027
Account # 43320

Month	Deposit Totals 25-26	Deposit Totals 26-27	Difference	%	
July	$ 4,650.00	$ 1,390.00	$ *(3,260.00)*	-70.11%	*
August	$ 1,560.00				*
September	$ 820.00				
October	$ 1,250.00				
November	$ 1,600.00				
December	$ 1,110.00				
January	$ 1,280.00				
February	$ 830.00				
March	$ 910.00				
April	$ 1,330.00				
May	$ 720.00				
June	$ 1,140.00				

YTD Comparatives

Totals	YTD 25-26	YTD 26-27	Difference	Percentage	
	$17,200.00	$1,390.00			*

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

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2026 - June 2027

Account # 43320

Month	Plat Approvals 25-26	Plat Approvals 26-27	Difference	%	
July	65	20	*(45)*	-69.23%	*
August	18				*
September	11				
October	19				
November	16				
December	14				
January	17				
February	10				
March	13				
April	18				
May	11				
June	15				

YTD Comparatives					
Totals	**YTD 25-26**	**YTD 26-27**	**Difference**	**Percentage**	
	227	**20**			*

REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES