

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
13 June 2023**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, June 13, 2023 at 5:00 p.m. (immediately following the BZA meeting).
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

- A. A roll call of the Planning Commission was conducted with the following members responding:

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER

ABSENT: Commissioner LAUREN HURDLE
Commissioner LOU WILLOUGHBY

- B. A quorum being present, the following business was conducted and entered on the record:

III. PUBLIC COMMENTS

None presented.

IV. READING OF THE MINUTES

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner OPEIL, that the Regular Meeting Minutes of May 9, 2023 be approved as presented.

On a voice vote, the motion passed unanimously, and was so ordered.

V. BUSINESS PRESENTED BY THE MAYOR

None presented.

VI. OLD BUSINESS

None presented.

VII. NEW BUSINESS

- Josh Cate (Josh Haun), Milldale Road, Map 57, Parcels 65 & 65.01, Preliminary 31-50 Lot Subdivision

37 lots (1-1.5 acres each), received variance on street grade, meets all requirements.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the preliminary design as presented.

On a voice vote, the motion passed unanimously, and was so ordered.

- 4 Peaks Hospitality Group (Randy Corlew P.E.), Sharon Drive (Parcel 4), Map 58, Parcel 32.12, Preliminary Site Plan Review

4 story/65 room hotel

It came on a motion by Commissioner OPEIL, seconded by Mayor GANTTE, to approve the preliminary site plan, subject to presenting a full set of plans.

On a voice vote, the motion passed unanimously, and was so ordered.

- Holrob-Dandridge LLC (Site Design, Inc/Ethan Olliff), Hwy.92S, Map 65, Parcel 5.01, Site Plan Review

Fire House Subs, stand alone drive-thru restaurant, two tracts will share a common drive/entryway, meets all requirements.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to approve the site plan.

On a voice vote, the motion passed unanimously, and was so ordered.

- Mike Cardona (Chuck McSpadden), 606 E. Meeting St., Map 68D, Group A, Parcel 16, Rezone Request (R-1 to B-2)

For a salon

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve the rezone and recommend to BMA for consideration/approval.

On a voice vote, the motion passed unanimously, and was so ordered.

- Ordinance Amending the Zoning Ordinance of the Town of Dandridge, TN, Adding Aesthetic Standards for Pier Foundations in the R-1, R-2, R-3 and B-3 Districts

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner CHURCHWELL, to approve the ordinance and recommend to BMA for consideration/approval.

On a voice vote, the motion passed unanimously, and was so ordered.

- Review of Zoning Ordinance 14-609 Location and Development Standards for Travel Trailer Parks

A joint work session with BMA will be held. Commissioners were asked to respond to an email with available dates (Wednesday, July 12th, Wednesday, July 19th, or Thursday, July 20th).

VIII. MISCELLANEOUS

None presented.

IX. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Alderman NELSON, to adjourn the June 13, 2023 meeting of the Dandridge Regional Planning Commission.

Mark Chambers, Chairman

ATTEST: _____
Cathy Dixon, Town Recorder