

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
8 August 2023**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, August 8, 2023, at 5:00 p.m.
- B. Secretary CECIL FRANKLIN 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:

- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman MARK CHAMBERS
Commissioner LAUREN HURDLE

- 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 Mayor GANTTE, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of July 11, 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

- Randy Beckner, Mattern & Craig/Phillip Carlyle, Carlyle Construction, Villas at Creekside, 50+ Lot Preliminary Subdivision

Phase 2, 55 lots – single family homes

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve preliminary subject to upgraded sewer plans including new pump stations and new line along highway 92 being approved.

A roll call was asked for and Commissioners responded as follows:

Mayor GANTTE	AYE	Commissioner OPEIL	AYE
Alderman NELSON	AYE	Commissioner SCHOLLER	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE
Commissioner FRANKLIN	AYE		

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

- Tim & Tracey Curtis (Terry Roman), Hwy.25/70 W, Map 67, Parcel 74, 31-50 Lot Preliminary Subdivision

1-bedroom owned coachman homes (RVers), clubhouse, pickleball courts, dog walk areas, garden, future commercial area, gated, landscaped, one-way streets, one-sided sidewalk. A lift station (wet well capacity) will need to be installed.

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, to approve the preliminary subject to lift station/wet well upgrades at the expense of the developer.

A roll call was asked for and Commissioners responded as follows:

Mayor GANTTE	AYE	Commissioner OPEIL	AYE
Alderman NELSON	AYE	Commissioner SCHOLLER	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE
Commissioner FRANKLIN	AYE		

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

- Striplin & Associates (Tim Howell/Matt Hatfield), Striplin Drive, Map 46N, Group B, Parcel 1, 6-15 lot Subdivision.

Existing subdivision. Previous common areas to be developed (8 lots). Submitted plat does not have proper signatures. Drainage improvements are needed. Concerns with proposed layout of homes and existing sewer as previous sewer plans cannot be found. Two corrugated metal pipes will need to be changed to a bigger size along with a drainage swell to divert water.

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to approve as a preliminary subject to sewer lines being located, drainage swell, and water diversion.

A roll call was asked for and Commissioners responded as follows:

Mayor GANTTE	AYE	Commissioner OPEIL	AYE
Alderman NELSON	AYE	Commissioner SCHOLLER	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE
Commissioner FRANKLIN	AYE		

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

VIII. MISCELLANEOUS

None presented.

IX. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the August 8, 2023, meeting of the Dandridge Regional Planning Commission.

Cecil Franklin, Secretary

ATTEST: _____
Cathy Dixon, Town Recorder