

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
12 December 2023**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, December 12, 2023 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner WILLOUGHBY

ABSENT: Commissioner STEPHANIE CHURCHWELL
 Commissioner KAY SCHOLLER

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

III. READING OF THE MINUTES

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes for the September 12, 2023 meeting.

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

IV. PUBLIC COMMENTS

None

V. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte introduces Zach Reese as the new Town Recorder

Mayor Gantte welcomes everyone to the Town of Dandridge employee Christmas luncheon planned for Wednesday, December 20 at the Field of Dreams Activity Center

Mayor Gantte informs the board that Commissioner Franklin will be leaving the board after 30 years of service and the board expresses gratitude and thanks Commissioner Franklin for his service.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

- Zoning Complaint (318 E. Meeting Street)

Michelle Kobran questions the board on how a R-1 zoned property can have more than 1 living quarters. She states that the residence was vacated for over a year while the previous resident was in the nursing home and claims the residence should have been discontinued.

Mr. Reneau expresses that the tax accessor records show that the house and garage were both built in 1936 before zoning. There were two buildings on the parcel and both were being used as living quarters so they were grandfathered in.

Town Attorney Jeff Greene states it was still the owner's residence while in nursing home. He expresses that only if it becomes a non-conforming use during the time period or something under ordinance allows it to be taken out of grandfathered in, only then would it need to brought into compliance.

Mr. Reneau asks the board to determine if the complaint is valid or invalid. If invalid, the current owners can build a breezeway or subdivide the lots

The Complaint was Withdrawn

- Consideration of Gun and Ammunition Sales as a Home Occupation

East Tennessee Development District Regional Planner Ekem Amonoo-Lartson – most jurisdictions allow with letter from zoning authorities to be in compliance of use. Most home occupations allow for a service to be provided and not for sales to be made. Issues arise when:

- *Owner stores the product on the premises*
- *Assembly of the product “for sale” in the home*
- *Nuisances for parking, traffic, storage*

If allowed to sale product out of home, the question is how many?

Commissioner NELSON and Commissioner HURDLE asks for more information from Police Chief/ATF/TBI

VIII. MISCELLANEOUS

None

IX. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to adjourn the December 12, 2023 meeting of the Dandridge Board of Zoning Appeals.

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

Mark Chambers, Chairman

Zach Reese, Town Recorder
MINUTES-BZA-121223