

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
April 9, 2024**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, April 9, 2024, at 5:00 p.m.
- 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 CHAMBERS
- Mayor GANTTE
- Commissioner WILLOUGHBY
- Commissioner SCHOLLER
- Commissioner CHURCHWELL
- Commissioner COLLINS
- Commissioner OPEIL
- Alderman NELSON

ABSENT: Commissioner HURDLE

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

III. PUBLIC COMMENTS

***Charles McSpadden** – speaking on aggregate crushing within Dandridge city limits. Owns the property where a company wants to put a portable rock crusher. States that M-1 zone can have stone manufacturing. The proposed plan is not quarrying and there will be no blasting on site. The business will be held to and must meet federal standards. The business will be crushing stone and turning it into reusable materials. Asks to allow portable crusher on the site.*

***Jimmy Singh** – speaking on aggregate crushing within Dandridge city limits. Requesting reconsideration for portable rock crushing. States to board that they will not be quarrying/mining but instead receiving materials and turning it into reusable materials. Rock crusher will have a max 85 decibel noise level and the dust will be controlled by water jets. Business will bring in tax dollars, create jobs, and lower prices.*

***Mike Asbury (1122 W. Dumplin Valley)** – speaking on rock crushing. Lives near quarry operation in Piedmont. Piedmont doesn't have a crusher but the noises are from trucks entering and leaving the highway. Created problem with debris and rocks on the road.*

***Marian Knight (440 W. Main Street)** – speaking on aggregate crushing within Dandridge city limits. Why is an application for aggregate crushing in a M1 zone being submitted when the following is true: mining activities and related services such as quarrying are strictly prohibited in M1. There is already ongoing controversy regarding rock mining in Piedmont. You as planners did not accept a county resolution with regards to rock crushing last month. The site of the rock crushing applicant is near Dandridge Elementary School, why would you bring this controversy to our town? What makes you think this would be a good addition to the town.*

***Alderman Nelson** – questions Marian Knight on if there are any issues with existing quarry. We have no industry in the industrial park, what is wrong with this industry going into the industrial park.*

IV. READING OF THE MINUTES

Due to no changes, the Regular Meeting Minutes of March 12, 2024 were 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

- Charles Messer (Terry Romans) (Valley Home Rd/Fancy Way) Map 068E, Group A, Parcel 027.00, Preliminary 3 lot subdivision

Rolled to next month's meeting

- MMS Land Holdings LLC (Brad Knepp) (Hwy 92 S) Map 057, Parcel 075.08, Concept Plan Review

Brad Knepp – “Feels Good Car Wash”

Town Building Inspector Terry Renau – *There will be a site plan which will take into consideration landscaping and drainage. Fits within the setbacks other than the vacuum area that could fall within the setback line and may need a variance. What we need to know is the amount of water usage daily. Are you going to discharge the water or recycle back into the system? May need modifications to sewer and need numbers for site plan. Don't foresee traffic issues. Drainage ditch already exists in the front of the property. Just need to get slope right. Will have approval from TDOT on entrance/exit off state highway.*

Justin Price – *Sent Tana water usage projections for the maximum amount of cars we could possibly do in a day – 7,000 gallons. Hired a third-party company that has built 30-40 car washes. You can add a reclamation system to carwash, but it is very expensive. If you don't have to add it, you typically don't. Can add reclamation if necessary. H2O solutions will install and manage the construction of the guts of the car wash.*

- Suspend Roberts Rules of Order to Add Discussion of Rock Crushing in M-1 Zone to Agenda

It came on a motion by Commissioner OPEIL, seconded by Commissioner WILLOUGHBY to suspend Robert's Rules of Order to add an agenda item of Discussion of Rock Crushing

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

Commissioner Willoughby – *In the previous the rock crushing topic was on quarrying. Hearing the gentleman speak tonight it sounds like they are talking about recycling. We denied it based on not being able to quarry in M-1 zone.*

East Tennessee Development District Regional Planner Ekem Amonoo-Lartson – *My issue is whatever was said last month is different than what is being said today. Last meeting they said they were going to be mining stone from the property. What they are saying now is not the same and it needs to be put in writing so we know exactly what they are going to be doing. M-1 allows stone manufacturing. We must decide if it's manufacturing.*

Jimmy Singh – *setting up portable concrete plant and a portable crusher. Crusher might be here 3 months, might be here 6 months.*

Town Building Inspector Terry Renau – *portable crusher doesn't necessarily have to go in M-1. It can go to any job site and crush rock as long as the materials is used on that property..you can't haul it off or sell it. Must determine two things: Do you want to give a definition for what they want to do; quarrying or recycling/manufacturing? Can they sell the product once they do it? Look at noise, dust,*

and traffic. Could put in setbacks and tackle issues with traffic. Permits would be probably be required from the state for pollution and storm water.

Town Attorney Jeff Greene – There is a operation like this in Newport that people could see what it looks like.

Workshop scheduled for Monday May 6th at 5:00 p.m. to further discuss rock crushing and breezeway topic before next month’s meeting

VIII. MISCELLANEOUS

- Future site plans and subdivisions/plats that are a certain size and within a ¼ mile of a state highway will now have to go in front of TDOT to determine if a traffic study would have to be done.

IX. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the April 9, 2024, meeting of the Dandridge Regional Planning Commission.

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

Mark Chambers, Chairman

ATTEST: _____
Zach Reese, Town Recorder