

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
4 December 2014**

I. ROLL CALL

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

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner TERRY RENEAU

- ABSENT: Chairman LINDA SWANN
Commissioner JESSIE ELDER
Commissioner MARI ENTWISTLE
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

B. With no quorum being present, the meeting was rescheduled for Monday, December 15, 2014.

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING (ReScheduled)
15 December 2014**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Monday, December 15, 2014 at 7:00 p.m.

B. Commissioner RENEAU 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 DAVID JONES
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RICHIE RIDLEY

- ABSENT: Chairman LINDA SWANN
Commissioner JESSIE ELDER
Commissioner RUSTY WHILLOCK

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 Commissioner ENTWISTLE, seconded by Mayor GANTTE, that the Regular Meeting Minutes of October 23, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte welcomed new Commissioner, Richie Ridley (Owner of Appalachian Training Center for the Healing Arts).

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- John & Megan Maple, 822 W.Hwy.25/70, Map 67, Parcel 16, Site Plan Review (Urban Growth Boundary)

Background:

An existing storage operation off Highway 25/70 within the planning region currently contains 2 buildings on the site; 1 is approximately 6,000 sq. ft. & the other is approximately 8,000 sq. ft. in area with a 20,000-sq. ft. building proposed (indoor climate controlled). Half of the building will be initially constructed with the other half being constructed at a later date. There is access off the highway and some drainage improvements are evident with proposed drainage improvements depicted on the site plan. The applicant is also proposing to install an additional paved area.

Situations:

- *Off-Street Parking: This type of use should require minimal parking due to the anticipated type and degree of activity; generally there should be a minimal amount of parking afforded between 4-8 spaces or in that general range with adequate internal lanes. If county standards are applied under "Retail" there would need to be at least 100 spaces.*
- *Drainage: There are 2 existing drainage ditches on both sides of the lot with 2 proposed drainage ditches that will connect with these ditches and collect and carry the stormwater run-off toward the highway and into an existing culvert underneath the highway. The county standards require a drainage plan depicting all existing & proposed drainage facilities; there are no drainage calculations that are required.*
- *Fire Protection: There is an existing 2-inch waterline along the highway that is inadequate for the installation of a fire hydrant. A letter from Shady Grove should be included for review. (A letter dated 12/3/14 from Linda Johnson, Shady Grove Utility District: "This letter is to certify that SGUD has only a 2" water line located in front of the property at 822 W.Hwy.25/70. To our knowledge there is not a fire hydrant located in front of the property and SGUD will not install a fire hydrant unless paid for and requested by the customer with there being a water line sufficient for fire flow.")*
- *Review Process: The Dandridge Planning Commission reviews the site plan, but a building permit will be issued from the county. Evidently, there are no inspections that are conducted for commercial uses and no relationship between a building permit with applicable fee and an inspection. Therefore, any action by the planning commission will unfortunately not have an effect on the issuance of a building permit.*

Staff/Planner Recommendations:

- *Applicant should confirm that there is an adequate area that can be devoted to a specific number of parking spaces that are deemed suitable for this use.*
- *Site plan is depicting all drainage facilities on the site plan and meets this requirement.*
- *Adequate fire protection cannot be met by conventional means and every effort should be made to afford some fire protection in accordance with the fire code.*
- *Due to the structure of the building permitting process, it is fairly certain a building permit will be issued regardless of the action taken by the planning commission. Every effort should be made to afford fire protection under the applicable fire code.*

If these issues are addressed to the satisfaction of the planning commission, the planning commission should grant approval for the site plan.

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to approve the site plan as presented as the site plan meets Jefferson County regulations.

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

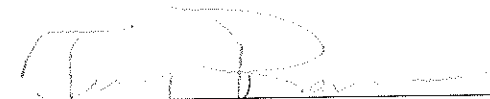
VII. MISCELLANEOUS

- None presented.

VIII. ADJOURNMENT

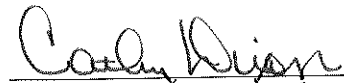
It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adjourn the December 15, 2014 meeting of the Dandridge Regional Planning Commission.

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



Terry Reneau, Commissioner

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-121514

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 October 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 23, 2014 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

- ABSENT: Mayor GEORGE GANTTE
Commissioner MARI ENTWISTLE
Commissioner JACK HASTY

- 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 Commissioner RENEAU, seconded by Commissioner ELDER, that the Regular Meeting Minutes of September 25, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Interpretation of permitted use in the B-3 zone (used auto sales)

The current zoning ordinance states, "B-3 Interstate Business District Uses Permitted "b" Retail trade – automotive..., "q" New automobile retail businesses with repair services in connection therewith."

Town Administrator Melissa Peagler stated there is a conflict between the uses permitted within section "b" and "q" and recommends that item "q" be changed by removing the word "new", or to completely remove item "q".

It is interpreted that automobile sales are allowed within the B-3 zone. Planner Joe Barrett explained that an interpretation is not needed, as the item would need to go before BZA, there is no need for an interpretation within item "b", as the item in question is consistent with the current zoning. A recommendation is needed to amend the zoning ordinance to remove item "q".

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to recommend to BMA to amend the zoning ordinance by removing item "q" within the B-3 permitted uses section.

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

- Discussion of Traffic Impact Analysis

Discussion only, no action taken. This item will be further discussed at the next regular scheduled meeting.

- Discussion of Off-Street Parking

The current zoning ordinance regarding off street parking requires 1 parking space for every 250 sq.ft. of building area. For auto sales, the current ordinance would calculate up to 80 parking spaces, therefore the current code is not suitable for auto sales/retail. A more suitable solution would be to change the ordinance to reflect "one space for every 2,000 sq.ft. of area devoted to the sale, display, lease, rental, or repair of vehicles; plus one space per employee."

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to recommend to BMA to amend the zoning ordinance as discussed above.

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

- Nov/Dec Meeting Date (December 4, 2014)

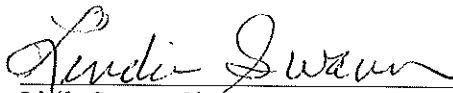
VII. MISCELLANEOUS

- Planning Commissioner Training, Private Property Rights, October 30, 2014, 6:00-8:00 p.m., Appalachian Electric Cooperative, Jefferson City

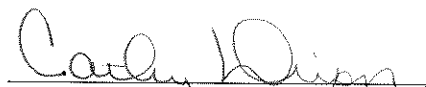
VIII. ADJOURNMENT

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner ELDER, to adjourn the October 23, 2014 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-102314

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
25 September 2014**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 25, 2014 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Commissioner JACK HASTY
 Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner ENTWISTLE, to adopt the Regular Meeting Minutes for the July 24, 2014 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- JJK Development/Gary Hayes (Neon Service Co.), 1020 Hwy.92 South, Map 68, Group A, Parcel 24, Request additional 9.69 sq.ft. on building for a total of 49.69 sq.ft. so a standard sign can be used.

Mayor GANTTE recuses himself.

Signage will be different than what is currently on existing store (200 sq.ft., plastic face, squared off sign, 5'x 40'). New signage will consist of individual internally lite letters, no background.

It came on a motion by Commissioner RENEAU, seconded by Commissioner ELDER, to grant the variance as presented.

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

- Ray R. Riffle, Hwy.92, Map 58, Parcel 34.02, Interpretation of permitted use (used auto sales)

Discussion was held in regards to the B-3 zoning and permitted uses.

B-3 Uses Permitted states... "New automobile retail businesses with repair services in connection therewith."

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to defer action at this time and keep the item for further study and review the existing ordinance for best use until the next regular scheduled meeting.

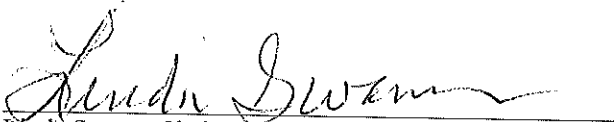
On a voice vote, the motion passed unanimously, and was so ordered.

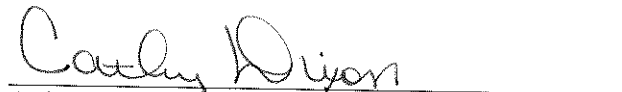
VII. MISCELLANEOUS
None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the September 25, 2014 meeting of the Dandridge Board of Zoning Appeals.

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


Linda Swann, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-092514

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 September 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 25, 2014 immediately following the BZA meeting.
- B. Chairman LINDA SWANN 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 LINDA SWANN
 - Mayor GEORGE GANTTE
 - Alderman DAVID JONES
 - Commissioner JESSIE ELDER
 - Commissioner MARI ENTWISTLE
 - Commissioner CECIL FRANKLIN
 - Commissioner TERRY RENEAU

 - ABSENT: Commissioner JACK HASTY
 Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner ELDER, that the Regular Meeting Minutes of August 28, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Discussion of Traffic Impact Analysis

Discussion only, no action taken at this time. Planner Joe Barrett and Town Administrator Melissa Peagler will work to design a model/template for commissions review.

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to allow the Planner and Town Administrator to start the initiation of traffic impact analysis regulations for the Town of Dandridge.

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

VII. MISCELLANEOUS

- MTAS Training, October 9, 2014, Knoxville
- Waterfront Development Master Plan Committee: October 6th & 7th, Planning Commission members to be on committee (Jessie Elder & David Jones)

VIII. ADJOURNMENT

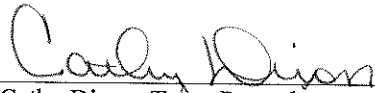
It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the September 25, 2014 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-092514

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 August 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 28, 2014 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

- ABSENT: Commissioner JACK HASTY
 Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner ELDER, that the Regular Meeting Minutes of July 24, 2014 be approved as presented.

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

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, that the Special Called Meeting Minutes of August 5, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Johnny R. Shults, 926 Mill St., Map 68K, Group C, Parcels 19 & 20, 2 lots or less subdivision

This item was removed from the agenda.

- Helen Farrar/Pam Farrar, 1116 Fairview Drive, Map 68F, Group B, Parcels 44-52, 6-15 lot subdivision

Rick Farrar – Lots 16, 17 & 18 (Helen Farrar's home is located), request to combine into one parcel. The cul-de-sac does not exist. Would like to combine lots 23 & 24 into one. Would also like to combine lots 19, 20, 21 & 22 together.

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to approve the above requested subdivision/combinations.

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

VII. MISCELLANEOUS

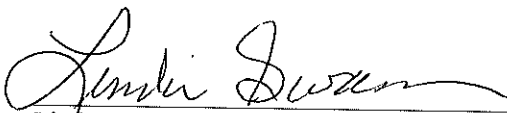
- October 9, 2014 (8:30-12:30) MTAS Training, Knoxville– Planning & Zoning: Annexation & Smart Growth

Those attending will be: Mayor Gantte, Alderman Jones, and Commissioner Franklin

VIII. ADJOURNMENT

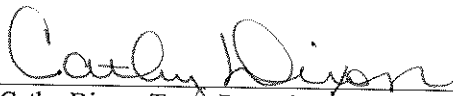
It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to adjourn the August 28, 2014 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-082814

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
5 August 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, August 5, 2014 at 6:00 p.m.
- B. Vice-Chairman JESSIE ELDER 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 DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

- ABSENT: Chairman LINDA SWANN
Commissioner MARI ENTWISTLE
Commissioner JACK HASTY

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

III. NEW BUSINESS

Mayor GANTTE recuses himself.

- JJK Partners LLC/Jay Hayes, Kevin Mulderrig, 1029 S. Hwy.92, Map 68, Parcel 24, Final Site plan review

As per notes provided by Planner Joe Barrett:

1. *There are 35 total parking spaces proposed; no variance is being requested.*
2. *There are 2 proposed fire hydrants depicted on the site plan based on coordination with the Fire Chief.*
3. *Based on the past decision by the planning commission, the remaining improvements are not secured by a financial guarantee, but by the issuance of a Certificate of Occupancy (CO) following completion of all required improvements.*
4. *Recommend 1 to 2 trees on both ends of the landscaping strip with the proposed line of shrubs. This is the only remaining contingency from preliminary review.*

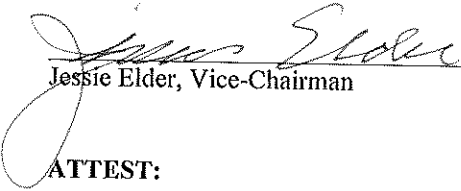
It came on a motion by Commissioner RENEAU, seconded by Alderman JONES, to approve the final site plan subject to 1 to 2 trees on both ends of the landscaping strip with the proposed line of shrubs is included.

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

IV. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the August 5, 2014 special called meeting of the Dandridge Regional Planning Commission.

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



Jessie Elder, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-080514

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 July 2014**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 24, 2014 at 7:00 p.m.
- B. Vice-Chairman JESSIE ELDER 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:

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman LINDA SWANN
Commissioner MARI ENTWISTLE
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY

- 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 Commissioner RENEAU, seconded by Commissioner WHILLOCK, to adopt the Regular Meeting Minutes as corrected for the April 24, 2014 meeting.

Minutes that were presented were incomplete. Minutes were completed for the record.

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

IV. BUSINESS PRESENTED BY THE MAYOR
None

V. OLD BUSINESS
None

VI. NEW BUSINESS

- Xianjie Zhang/Gary Layne, Shady Way, Map 68F, Group B, Parcel 24.02, Variance on front set back

Existing complex is 20' off right-of-way and 30' off the road. Request the variance in order to align this new home with existing complex and to avoid natural drain in the rear of the property.

Planner Joe Barrett: requesting a 8' variance on front set back.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the variance request.

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

- JJK Partners, LLC/Jay Hayes, 1020 Hwy.92 S, Map 68J, Group A, Parcel 24, Variance on side setback and parking

Mayor GANTTE recuses himself.

Planner Joe Barrett: 3 variances requested...

- 1. Side Setback – encroaching about 6'*
- 2. Total Number of Parking Spaces – parking spaces are calculated based on building floor space. Based on building size (8,777 sq.ft. floor space) calculates to 35 spaces. Requesting a 9 space variance with 9x20 spaces.*
- 3. Dimensions of Individual Parking Spaces – from 10x20 to 9x20*

Boyd Bogle, Architect –

- 1. 13 8½' from east property line, request 6' variance, needed for delivery trucks to maneuver around west side of building, building cannot be moved any further to the west.*
- 2&3. Requesting 26 9x20 parking spaces, 10x20 concerned with having a back-into space on the east of the property line where then a retaining wall with railing would be needed on the rip-rap, concerned that backing vehicles will hit the wall, 9x20 spaces will allow distance from side property line. Due to site, no more parking spaces can be included.*

Shopping carts will be stored inside.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner RENEAU, to approve the variance for the 6' 3 ½ side setback.

On a voice vote, the motion passed 3-1, with Alderman JONES voting NO, and was so ordered.

It came on a motion by Alderman JONES to deny the variance request on the number of parking spaces.

Motion failed for lack of a second.

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to approve the parking spaces if the calculations to determine whether parking spaces was reviewed by the commission and changed to a different requirement.

On a voice vote, the motion failed 2-2 with Alderman JONES and Commissioner WHILLOCK voting NO, and was so ordered.

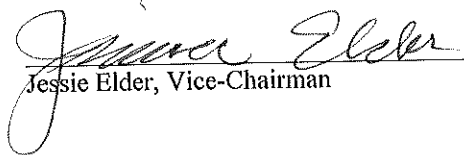
It was suggested that commission review calculations/interpretations of building size to parking spaces required.

VII. MISCELLANEOUS
None

VIII. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner WHILLOCK, to adjourn the July 24, 2014 meeting of the Dandridge Board of Zoning Appeals.

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



Jessie Elder, Vice-Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-072414

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 July 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 24, 2014 at 7:00 p.m.
- B. Vice-Chairman JESSIE ELDER 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 DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

- ABSENT: Chairman LINDA SWANN
Commissioner MARI ENTWISTLE
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY

- 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 RENEAU, that the Regular Meeting Minutes of June 26, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Wayne Kyte, 202 Milldale Road, Map 57, Parcel 59, 2 lots or less subdivision

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to approve the subdivision.

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

- JJK Partners LLC/Jay Hayes, Kevin Mulderrig, 1029 S. Hwy.92, Map 68, Parcel 24, Final Site plan review

This item was withdrawn from the agenda.

VII. MISCELLANEOUS

None presented

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the July 24, 2014 meeting of the Dandridge Regional Planning Commission.

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



Jessie Elder, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-072414

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 June 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 26, 2014 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

- ABSENT: Alderman DAVID JONES
Commissioner JESSIE ELDER
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner ENTWISTLE, that the Regular Meeting Minutes of May 22, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE reported that an announcement should be made the next day regarding a new manufacturing plant to be located in the industrial park.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- John & Debra Fitzgerald/Chad Long, Lot 118 Majestic Circle, Map 76B, Group E, Parcel 30, Site Plan Review for Accessory Building over 900 sq.ft.

Paul Richardson, Quail Ridge Lane: (homeowners were out of town) previously approved, but since approval has decided to locate the garage on a different lot, request re-approval.

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

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

- JJK Partners LLC/Jay Hayes & Kevin Mulderrig, 1029 S.Hwy.92, Map 68, Parcel 24, Site Plan Review

Mayor GANTTE recuses himself from any action.

New Dollar General Store across the highway from existing store. 9,100 sq.ft. building. TDOT has given a permit/approval on a turn/deceleration lane (ingress and egress).

Planner Joe Barrett: Concerns to be addressed...landscaping, fire protection, entrance (ingress/egress), drainage calculations. Variances will need to be requested on the number of parking spaces and side set backs.

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to approve the site plan as a preliminary site plan in order to give further review on concerns and variances.

On a voice vote, the motion passed 4-1 with Commissioner FRANKLIN voting NO, and was so ordered.

- DCT/Farmers Market Concept Approval

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner FRANKLIN, to suspend the rules and add this item to the agenda.

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

Presented concept plan for farmers market to locate beside old Dandridge Ele. School. Concrete slab with 24 parking slots within the pavilion with 10 additional parking slots out of the pavilion, the site will be completed in phases, pavilion, kitchen, etc., to include a fire hydrant.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner ENTWISTLE, to approve the concept plan.

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

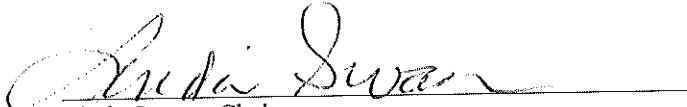
VII. MISCELLANEOUS

- Building Inspector/Codes Enforcement Gary Satterfield asked for clarification regarding fireworks sales. No ordinance can be found in regards to where or what type of building fireworks can be sold within. It was the consensus to recommend that BMA approve an ordinance regulating such.

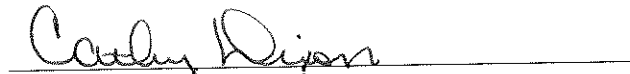
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the June 26, 2014 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-062614

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 May 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 22, 2014 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Mayor GEORGE GANTTE
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner ELDER, that the Regular Meeting Minutes of April 24, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Southern Benchmark Construction Inc/Clark & Clark Properties (Greg Clark), E.Dumplin Valley Rd. (Striplin Estate), Map 46, Parcel 69, Lots 9 & 10, Rezone Request (R-1 to R-3)

Item failed for lack of a motion.

- Alice Romines et al., Billy Knight, Circle Drive, Map 68N, Group F, Parcel 6, 2 lots or less subdivision

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to approve the subdivision.

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

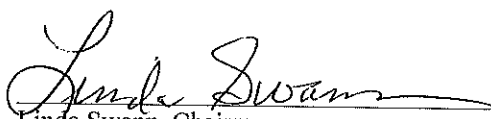
VII. MISCELLANEOUS

- Town Administrator Melissa Peagler:
 - Gateway/Wayfinding Signage – Met with the Lakeway Area Metropolitan Transportation Planning Organization. TDOT will not allow a business sign to be placed in the right-of-way, nor allow a business name on such a sign. TDOT would require a plan of how wayfinding signs would be allowed. In joining with the Lakeway Area Organization would form a region wide wayfinding system. The Town would have to pay for cost of signage. A study would analyze location and content of signage. Asked for review and comments. Commission is interested in having a guest at the next meeting to further discuss this item.
 - Dumplin Creek Enterprises – The Town had made an agreement in regards to paving on Price Road. The developer would pave the top coat of the road after a certain number of units were constructed. The Town would expand the road and other certain work. The agreement states that the Town shall require other entities to share in the expense of the fees needed for the topcoating of the section of Price Road on an equitable basis... The 20 unit requirement has not been met yet. At some point, the Town will need to meet with the developer to discuss/negotiate the paving and costs.
- Planner, Joe Barrett: Land Use Transportation Study of 2005 – The study can be scanned and sent to commissioners for review, if interested.

VIII. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner ENTWISTLE, to adjourn the May 22, 2014 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-052214

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 April 2014**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 24, 2014 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner JACK HASTY

- 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 Alderman JONES, seconded by Commissioner ENTWISTLE, to adopt the Regular Meeting Minutes as written for the December 5, 2013 meeting and the January 14, 2014 Special Called Meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Duane Slone/Linda Segur (Jefferson Family Physicians), Price Road/Hwy.92, Point of Clarification on Signage

This item was removed from the BZA agenda and placed on the Planning Commission agenda.

- Caroline Swann/Linda Swann, 1130 Squirewood Way, Variance to include customary home life occupation Squirewood Hall to be a wedding and conference venue.

Chairman SWANN recuses herself from voting on this item.

Tape recording stops at this point.

Discussion was held in regards to ingress/egress to the location, traffic control, the number of guests at one time, and the number of events during a month.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to allow as a customary home occupation.

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

VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner ELDER, to adjourn the April 24, 2014 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-042414

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 April 2014**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 24, 2014 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner JACK HASTY

- 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 Alderman JONES, seconded by Commissioner ELDER, that the Regular Meeting Minutes of March 27, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to suspend the rules and add the following to the agenda.

Tape recording intermittently stops at times.

- Duane Slone/Linda Segur (Jefferson Family Physicians), Price Road/Hwy.92, Point of Clarification on Signage

Town Administrator Melissa Peagler presented as to allow a common signage plan for the entire development with a monument sign to be located on each parcel of the development. TDOT would have to be contacted in regards to the possibility of gateway/way finding signage within the right-of-way.

Town Attorney Jim Gass explained that the sign ordinance could be amended to reflect gateway signage limited to a certain number within a certain zone for commercial businesses in regards to public/private directional/gateway signage off the arterial corridor.

Mayor Gantte also reiterated that businesses at the 417/Patriot Drive have also asked for directional signage.

Planner Joe Barrett stated such an allowance would be considered as an off-premise sign and currently not allowed within the regulations.

It was suggested that an ordinance be drafted to allow gateway signage within the B-3 district and presented at the next regular Regional Planning Commission meeting for review.

Mr. Slone explained the concept plan showed a major directory sign for each parcel in the development. A directory sign would not exceed 100 sq.ft. in size and each parcel in the development would be allowed a monument sign not to exceed 6' in height.

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner RENEAU, to approve the concept plan allowing one major directory sign and one monument sign not to exceed 6' in height.

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

- Town of Dandridge, Industrial Park/Epcos Road, Rezone Request R1 to M1 (Industrial Park Annexation)

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve the rezone and recommend to BMA for passage.

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

- Lloyd Bible, Mt. View Subdivision (Park Site), Map 69H, Group A, Parcel 23, 2 lots or less Subdivision

A two lot subdivision is requested to allow boat access for the property owners in the subdivision.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve the 2 lot subdivision.

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

- Johnny & James Shults, 926 Mill Street, Map 68K, Group C, Parcels 19 & 21.01, Site Plan Review

This item was rolled to the next regular scheduled meeting agenda.

- Consideration of a Mixed Use District

Town Administrator Melissa Peagler presented information and asked for comments. Developers would ask for such zoning if their development fell within such a category. Discussion was held regarding the different types of uses that could be created in such a district.

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to recommend such a district via ordinance to be passed by BMA

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

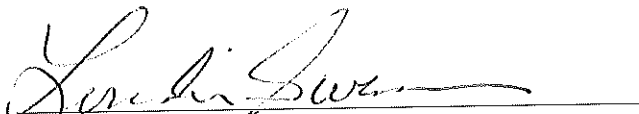
VII. MISCELLANEOUS

- Planner Joe Barrett gave an update on the annexation moratorium.

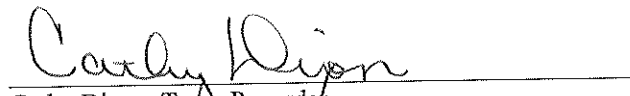
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to adjourn the April 24, 2014 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-042414

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 March 2014**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 27, 2014 at 7:00 p.m.

B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU

ABSENT: Commissioner MARI ENTWISTLE
Commissioner RUSTY WHILLOCK

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 Alderman JONES, seconded by Commissioner ELDER, that the Regular Meeting Minutes of December 5, 2013 and the Special Called Meeting Minutes of January 14, 2014 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Business owner has requested additional/directional signage at Patriot Drive entrance.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Duane Slone/Linda Segur (Jefferson Family Physicians), Price Road & Hwy 92, Clarification on Signage

No action taken at this time. This item was rolled to the next regular scheduled meeting.

- Ratification of Ordinance No.13/14-22, Permitting Residential Uses in the B-1 District as a Special Exception (Conditional Use)

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to ratify the ordinance.

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

VII. MISCELLANEOUS

- Commissioner RENEAU: spoke of concerns with recent Agri Tourism proposal regarding special events.
- Town Administrator Melissa Peagler: distributed handouts for commissioners to review concerning the establishment of a Mixed Use District. Commissioners were asked to review and plan to discuss at the next regular scheduled meeting.
- TA M.Peagler: recently annexed area within the Industrial Park needing to be rezoned. This item will also be placed on the next regular scheduled meeting agenda.

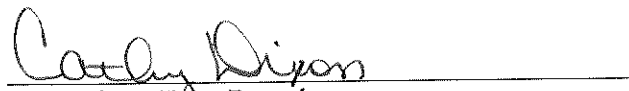
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to adjourn the March 27, 2014 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-032714

PUBLIC NOTICE

There will be no regular meetings of the *Dandridge Historic Planning Commission or the Dandridge Regional Planning Commission held* for the month of February (2/27/14) due to no items being submitted for the agendas. The next regular monthly meetings will be March 27, 2014.

Publish, Thursday, February 20, 2014. Send affidavit of publication to:

Town of Dandridge
PO Box 249
Dandridge TN 37725

PUBLIC NOTICE

There will be no regular meetings of the *Dandridge Historic Planning Commission or the Dandridge Regional Planning Commission held* for the month of January (1/23/14) due to no items being submitted for the agendas. The next regular monthly meetings will be February 27, 2014.

Publish, Thursday, January 16, 2014. Send affidavit of publication to:
Town of Dandridge
PO Box 249
Dandridge TN 37725

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
SPECIAL CALLED MEETING
14 January 2014**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, January 14, 2014 at 6:00 p.m.
- B. Vice-Chairman JESSIE ELDER 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:

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman LINDA SWANN
 Commissioner MARI ENTWISTLE
 Commissioner JACK HASTY

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

III. NEW BUSINESS

- Landmark Asset Services Inc/Rex Todd, 1125 Academy Circle, Map 68N, Parcel 3, Parking Variance

Per Planner Joe Barrett: Landmark Asset Services, Inc. is requesting a variance from the off-street parking requirements pertaining to multiple-family dwellings (apartments) requiring two spaces per dwelling unit. The applicant is requesting an overall reduction from this requirement by applying one space per one-bedroom and two spaces per two and three-bedroom dwelling units. By applying the off-street parking formula of the applicant the overall required parking spaces would be reduced from 88 spaces to 73 spaces. The variance request does not meet the criteria for granting variances primarily due to the request being a self-created situation and no hardship or practical difficulty being established. However, this particular development proposal involves a historic structure that is on the endangered list and may serve to re-vitalize the area and fully utilize an existing vacant building that likely would encourage more activities in the downtown area. Likewise, the zoning ordinance is a planning implementation tool that enacts the long-range plan and as such the source of zoning requirements should be to achieve the objectives and goals of the long-range plan. The proposed adaptive reuse of Maury Academy is consistent with the policies adopted within the 2012-2022 Dandridge Land Use & Transportation Policy Plan. The majority of variance requests that the board has considered in the past have not met the rigid criteria for granting a variance. Therefore, the board has typically taken a more common sense approach to individual requests. If the consensus of the local leadership is this proposal would be beneficial to the town and the reduced parking request is a reasonable parking reduction then the board may consider establishing a basis for a variance that sets this particular request apart from other potential requests in the future. The basis could be topography on the site, the walkability of the area, the encouragement of in-fill developments and the adaptive reuse of vacant buildings.

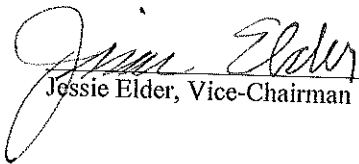
It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to grant the requested variance based on the proposed formula.

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

IV. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the January 14, 2014 special called meeting of the Dandridge Board of Zoning Appeals.

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



Jessie Elder, Vice-Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-011414

TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING

14 January 2014

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, January 14, 2014 immediately following the BZA meeting.

B. Vice-Chairman JESSIE ELDER 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 DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman LINDA SWANN

Commissioner MARI ENTWISTLE

Commissioner JACK HASTY

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

III. NEW BUSINESS

An Ordinance to Amend the Zoning Ordinance of the Town of Dandridge by Revising Section 14-407.2 to Permit Residential Uses in the B-1 District as a Special Exception (Conditional Use)

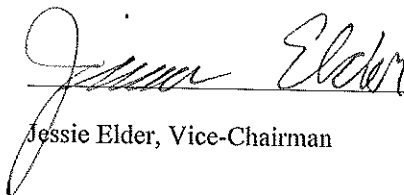
It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to recommend the ordinance to BMA for adoption.

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

IV. ADJOURNMENT

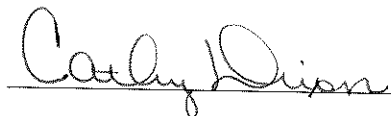
It came on a motion by Alderman JONES, seconded by Commissioner WHILLOCK, to adjourn the January 14, 2014 special called meeting of the Dandridge Regional Planning Commission.

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



Jessie Elder, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-011414

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
5 December 2013**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, December 5, 2013 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner CECIL FRANKLIN

- 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 Alderman JONES, seconded by Commissioner ELDER, to adopt the Regular Meeting Minutes as written for the August 22, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Landmark Asset Services, Inc. (old Dandridge Elementary School), Academy Street, Map 68N, Group A, Parcel 3, Special Exception to the B-1 district to allow housing
 - Special exception to allow multifamily housing in the B-1 district

- Parking easement for city owned property (*not addressed, must be addressed with BMA as owner of property*)
- Parking variance for 1.4 spaces per unit instead of the required 2 spaces per unit (52 units, 75 parking spaces)

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner RENEAU, to deny the special exception until a report from the fire marshal is received regarding access to all of the property.

On a voice vote, the motion passed 7-1, with Alderman JONES voting NO, and was so ordered.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner RENEAU, to rescind the previous motion and reconsider.

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

It came on a motion by Commissioner RENEAU, seconded by Alderman JONES, to allow a special exception for this project in a B-1 zone.

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

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, based on the plan as presented, a variance on parking be granted.

On a voice vote, the motion failed 3-5, and was so ordered.

- Aqueel & Hina Kouser, 920 Water Street, Map 68F, Group A, Parcel 8.07, Special Exception to the R-1 district to allow a duplex

A duplex is already on the property, requesting to build a second duplex.

It came on a motion by Mayor GANTTE, and seconded, to grant the special exception to allow a duplex in the R-1 district.

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

The proposed lot where the duplex is to be constructed does not meet the minimum lot width requirements of the R-1 district. Lot width = 83' wide at building setback.

It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to grant the variance.

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

- Request of Directional Signage at Patriot Drive

Rhonda, Manager of Taste of Dandridge, had requested that a directional sign be placed at the entrance of Patriot Drive for businesses located on Patriot Drive. Current codes do not allow off premise signage.

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to roll this item to the next regular scheduled meeting.

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

VII. MISCELLANEOUS

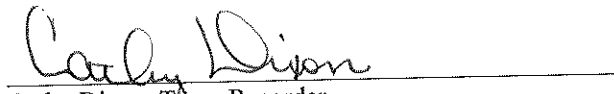
None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the December 5, 2013 meeting of the Dandridge Board of Zoning Appeals.

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


Linda Swann, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-120513

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
5 December 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, December 5, 2013 immediately following the BZA meeting.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner CECIL FRANKLIN

- 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 Commissioner RENEAU, seconded by Commissioner ELDER, that the Regular Meeting Minutes be approved as presented for the October 24, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Aqueel & Hina Kouser, 920 Water Street, Map 68F, Group A, Parcel 8.07, 2 lots or less Subdivision

Per Planner, Joe Barrett: The proposed subdivision does not meet the minimum width requirement of 100' at building setback (zoning) (Variance was approved by BZA on 12/4/13). There is a health department certificate on the plat which can be removed if public sewer is available (public sewer is available). All other requirements for final plan approval are being met under the subdivision regulations.

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to approve the two lot subdivision as presented, pending signatures.

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

- Jack Hill/Chad Long/Mike Copenhaver, 406 E. Meeting Street, Map 68F, Group B, Parcel 20, Rezone Request (R-1 to B-2)

No action taken...Failed for lack of a motion.

- Franklin/Glenn/Suttles (Mitchell Davenport, presenter), Killion Road, Map 58, Parcel 34, Site Plan Review

Requesting recommendation to the BMA for letter of revitalization. Proposed 8 units per building for a total of 64 units, all brick, hardy plank, affordable housing with low income housing tax credits, not section eight.

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner WHILLOCK, to recommend that Killion Point Apartments go before BMA for a recommendation letter of revitalization.

On a voice vote, the motion passed 5-3 with Chairman SWANN, Alderman JONES, and Commissioner HASTY voting NO, and was so ordered.

- Duane Slone (Dumplin Creek Enterprises, Inc.), West Price Road, Map 57, Parcel 56.17, Site Plan Review

Senior Living (62 and over), retirement community, affordable housing.

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to recommend to the BMA that a letter of revitalization be given for the Slone property located off of Price Road.

On a voice vote, the motion passed 6-2 with Chairman SWANN and Alderman JONES voting NO, and was so ordered.

- Review of Ordinance Establishing Regulations and Locations of Distilleries and Breweries and Wineries within the Corporate Limits of the Town

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to recommend the ordinance to BMA for approval.

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

- Notice of Intent to Manufacture Alcohol within the City Limits of Dandridge (Darrell Miller, Bootleggers Distillery)

No action taken – information only

- Dandridge Memorial Library, 2 lot Subdivision

Library plans to purchase additional property from Rebecca Slone to expand the library.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the two lot subdivision.

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

- Main Street Phase 1 Streetscape Design

It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to approve the concept plan.

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

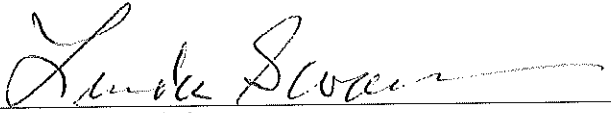
VII. MISCELLANEOUS

- None presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the December 5, 2013 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-120513

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 October 2013**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 24, 2013 at 7:00 p.m.

B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU

ABSENT: Commissioner JESSIE ELDER
Commissioner MARI ENTWISTLE
Commissioner RUSTY WHILLOCK

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 Alderman JONES, seconded by Commissioner RENEAU, that the Regular Meeting Minutes be approved as presented for the September 26, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Proposal/Discussion Minimum Lot Sizes in Low Density Residential District (R-1)

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to change the minimum lot size to 20,000 sq.ft.

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

- Proposal/Discussion for Proposed Zoning Amendment for Parking Lots

It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to approve the proposed draft as amended and recommendation to BMA.

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

- Proposal/Discussion on Regulations/Location of Distilleries & Micro-Breweries

Discussion only. No action taken. Item rolled to next regular scheduled meeting.

- Proposal/Discussion of Amendment to the Official Sign Code

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the amendment to the official sign code.

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

- Training – Planning & Zoning's Impact on Municipal Economic Development (November 6th, Knoxville)
- Nov/Dec Meeting Date (December 5, 2013)

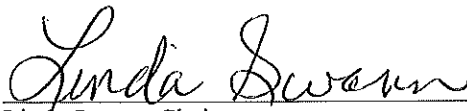
VII. MISCELLANEOUS

- Chad Long inquired about possible rezoning of the former Burchfield property located on 406 E. Meeting St. Mike Coperhaven has expressed interest in obtaining the property subject to rezoning from R-1 to B-2. Commission would require a letter from the current owner requesting the proposed rezone. This item will be placed on the next regular scheduled agenda.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adjourn the October 24, 2013 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-102413

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 September 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 26, 2013 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Alderman DAVID JONES
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY

- 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 Commissioner RENEAU, seconded by Commissioner ELDER, that the Regular Meeting Minutes be approved as presented for the August 22, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Rick & Maggie Owens, 428 Shrader Road, Map 67, Parcel 74.06, Rezone Request (C-2 General Commercial to A-1 Agricultural) – Urban Growth Boundary

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to approve the rezone request.

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

- Proposal/Discussion Minimum Lot Sizes in Low Density Residential District (R-1)

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to table this item until the next regular scheduled meeting.

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

- Proposal/Discussion for Proposed Zoning Amendment for Parking Lots

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to table this item until the next regular scheduled meeting.

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

- Proposal/Discussion on Regulations/Location of Distilleries & Micro-Breweries

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner WHILLOCK, to table this item until the next regular scheduled meeting.

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

- Proposal/Discussion of Amendment to the Official Sign Code

It came on a motion by Commissioner RENEAU, seconded by Commissioner ELDER, to table this item until the next regular scheduled meeting.

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

- Training – Planning & Zoning's Impact on Municipal Economic Development (November 6th, Knoxville)

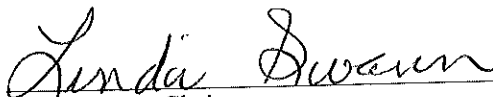
VII. MISCELLANEOUS

- T. Reneau – Letter to the Editor re: Expansion/Recommendation of Urban Growth Boundaries at Exit 424 area.

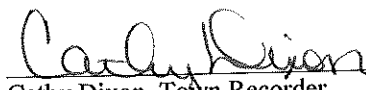
VIII. ADJOURNMENT

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to adjourn the August 22, 2013 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092613

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
22 August 2013**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 22, 2013 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner TERRY RENEAU

ABSENT: Mayor GEORGE GANTTE
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Alderman JONES, to adopt the Regular Meeting Minutes as written for the June 27, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Marianne Reneau Reese, 989 Nichols Rd., Map 68F, Group A, Parcel 14, 12 ft. variance on front yard setback

Add on to house, built around 1910, add a bedroom, dining room, and laundry room on to side of house, following established front line of house, additional 12', existing house is not currently within the setbacks.

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to approve the variance.

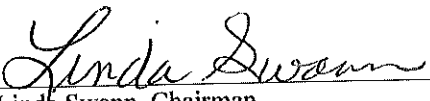
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS
None

VIII. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner ELDER, to adjourn the August 22, 2013 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-082213

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 August 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 22, 2013 immediately following the BZA meeting
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner TERRY RENEAU

ABSENT: Mayor GEORGE GANTTE
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner ELDER, that the Regular Meeting Minutes be approved as presented for the June 27, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- The Point Resort (D.Hayes/D.Rivers/R.Talley), 1376 Peninsula Lane, Site Plan Review

DWMF Superintendent, Mike Norton – Plans are back with official stamp, all is good with the state. System is compatible with DWMF. Two E1 pump stations will be utilized for 30 lots.

The Point will maintain the road until all construction is completed then a top run will be completed at the completion of phase 2. Once the 31 sites are completed, will come before the board for phase 2 with the addition of 20 more sites.

Fire hydrant requirements should be coordinated with the fire chief.

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to approve subject to compliance with the fire chief's recommendations in regards to fire hydrants.

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

Requested approval for gable roofed wheeled mobile homes/trailers, no deck, only concrete slab with steps. No action was taken. Item should be presented to BMA for approval.

- Discuss Parking Lot Design Standards

Discussion only, no action taken. Further discussion will be held at next regular scheduled meeting.

- Discuss Requirements on R-1 Lot Sizes

Discussion only, no action taken. Further discussion will be held at next regular scheduled meeting.

- Training – Planning & Zoning's Impact on Municipal Economic Development (November 6th, Knoxville)

Information purposes only.

- Election of Officers

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to nominate Linda Swann as Chairman.

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

It came on a motion by Commissioner RENEAU to nominate Cecil Franklin as Vice Chair. It also came on a motion by Commissioner ENTWISTLE to nominate Jessie Elder as Vice Chair. The nominations were seconded by Alderman JONES.

On a voice vote, the motion passed 3-2 in favor of Jessie Elder as Vice Chair, and was so ordered.

It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to nominate Cecil Franklin as Secretary.

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

VII. MISCELLANEOUS

David Hayes – requesting a policy change regarding the requirement of bonds on paving of commercial parking lots. Request that bonds be eliminated for paving of parking lots. Planner Joe Barrett explained that is currently in zoning regulations; before the Building Inspector issues a CO, it is determined that everything has been completed as per the approved site plan. Bonds are not mandated by regulation, therefore no official change in policy is needed.

- It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to suspend the rules and add this item to the agenda for reconsideration of action previously taken on May 23, 2013.

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

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to add to the agenda the reconsideration of the motion to require Mr. Hayes to have a bond for his parking lot be reconsidered.

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

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to reconsider the motion to require Mr. Hayes to have a bond for his parking lot at his office building on Hwy.92.

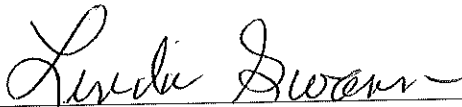
On a voice vote, the motion passed unanimously, and was so ordered.

- Planner Joe Barrett – add to next month's agenda, Distilleries/Micro Breweries and district allowed.

VIII. ADJOURNMENT

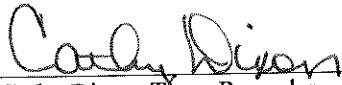
It came on a motion by Commissioner RENEAU, seconded by Commissioner ENTWISTLE, to adjourn the August 22, 2013 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-082213

PUBLIC NOTICE

There will be no meetings of the *Dandridge Historic Planning Commission or the Dandridge Regional Planning Commission held* for the month of July due to no items being submitted for the agendas. The next regular monthly meetings will be August 22, 2013.

Publish, Thursday, July 18, 2013. Send affidavit of publication to:

Town of Dandridge
PO Box 249
Dandridge TN 37725

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 June 2013**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 27, 2013 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Alderman DAVID JONES
Commissioner MARI ENTWISTLE
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Commissioner FRANKLIN, seconded by Commissioner ELDER, to adopt the Regular Meeting Minutes as written for the January 24, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Mack Mull, Jr./Eddie Garrett, High/Kerr St., Map 68E, Group A, Parcel 4, Request Variance on Footage Required for R-1 District

Current tract will be cut into 3 lots. Required 22,000 sq.ft. minimum lot size. Proposed lots would be 17,000/16,000/13,000. Many lots in the area are already below 22,000 sq.ft.

As previous executor of the estate, Mayor GANTTE recuses himself and abstains from voting.

It came on a motion by Commissioner RENEAU, seconded by Commissioner FRANKLIN, to grant the variance on the lot sizes based upon the relative lot sizes of the adjoining properties.

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

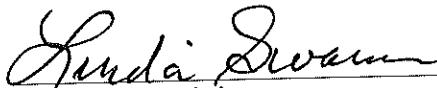
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the June 27, 2013 meeting of the Dandridge Board of Zoning Appeals.

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


Linda Swann, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-062713

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 June 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 27, 2013 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Alderman DAVID JONES
Commissioner MARI ENTWISTLE
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 RENEAU, that the Regular Meeting Minutes be approved as presented for the May 23, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- David Hayes/David Rivers/Richard Talley (The Point Resort), 1376 Peninsula Lane, Site Plan Review

No action taken. This item will roll to the next regular scheduled meeting.

- Crown Castle/Excell Communications(Verizon Wireless), 564 Hart Road, Map 57, Parcel 81, Site Plan Review (Urban Growth Boundary)

Richard Williams: proposing to extend the existing Crown compound to add Verizon equipment to install antennas on the existing tower. Additional property has been acquired for the extension.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the site plan.

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

- Edward & Lorraine Terlecki, 127 Golf View Blvd (Country Club Estates), Map 58J, Group A, Parcel 45.01, Variance Request for Regional Planning Subdivision Regulations (Urban Growth Boundary)

Parcel has already been subdivided, both are lots of record. Subdivision regulations require the lot to be at least 100' wide at the building setback, with a 30' offset at the edge of the right-of-way. The proposal is right at 95'. There are topo and street slope issues. A 5' variance is requested.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to grant the variance on the basis of topography.

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

- Fernando Herrera/Bob Gann & Ed Franklin, 1033 Hwy.92 S, Map 68, Group A, Parcel 5.02, Site Plan Review

An older proposal has been previously approved. Small shop (quick cash), checks/title, automotive car lot. Will have 4 paved parking spaces, the rest gravel, guardrail. Previous drainage plan is included with this current site plan. Setbacks need to be listed on the site plan, north point, and existing/proposed utilities for water/sewer.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the site plan with the attachment of the old site plan with drainage. Plan needs to include setbacks, north point, and utilities.

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

- Mack Mull, Jr./Eddie Garrett, High/Kerr St., Map 68E, Group A, Parcel 4, 3-5 Lots Subdivision

One plot into three.

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to approve the subdivision.

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

- Paul D. Moody/Robert Jackson III, Cline Road, Map 67, Parcel 12, Site Plan Review (Urban Growth Boundary)

Previously approved by the Jefferson County Planning Commission (oversight in bringing forth to the Dandridge Regional Planning Commission). Driving range.

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

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

- Discussion regarding locations of Distilleries

Discussion only, no action taken. Additional zoning regulations/standards will need to be taken into consideration. A draft will be written and presented at the next regular meeting.

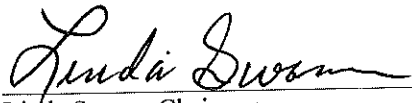
VII. MISCELLANEOUS

- Training opportunity (Industrial Site Selection Process) in Jefferson City on July 29th from 6:00-8:00pm. MTAS Planning/Zoning training will be held November 6th.
- Proposed Senate Bill 19, vested rights, once a site plan/preliminary plat is submitted, a five year period where it is plugged in/applicable to regulations when first submitted.
- One hour of training on private property rights each year.
- Moratorium on Annexation til May of next year.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to adjourn the June 27, 2013 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-062713

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 May 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 23, 2013 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN

ABSENT: Commissioner JACK HASTY
Commissioner TERRY RENEAU
Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Mayor GANTTE, that the Regular Meeting Minutes be approved as presented for the April 25, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Crown Castle/Excell Communications(Verizon Wireless), 564 Hart Road, Map 57, Parcel 81, Site Plan Review (Urban Growth Boundary)

No representative present at this time.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to move this item to the bottom of the agenda.

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

- David Hayes/David Rivers/Richard Talley (The Point Resort), 1376 Peninsula Lane, Site Plan Review

At the request of David Hayes, item will be rolled to the next regular scheduled meeting.

- David Hayes, Hwy.92/Price Road, Map 57, Parcel 52, Site Plan Review

Request approval subject to an agreement between the Town and property owner for water/sewer, as current water supply would be from Shady Grove Utility. The Town would need to bore underneath the road to supply water/sewer to this area.

Plans are for a 3,500 sq.ft. office building, 110' x 250' lot, and 32 parking spaces, full service lease that will provide private trash pickup, fire hydrant will be installed, detention basin will be on back south west corner of tract, signage specifications will be presented at a later date,

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, that the site plan be approved with the contingencies of a fire hydrant being installed at the cost of the developer with the discretion of the Fire Chief, the water/sewer line agreement in place with the developer and Town, landscaping meeting all current requirements and code, bond for paving, and signage to be presented at appropriate time.

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

- Crown Castle/Excell Communications(Verizon Wireless), 564 Hart Road, Map 57, Parcel 81, Site Plan Review (Urban Growth Boundary)

It came on a motion by Mayor GANTTE, seconded by Commissioner ELDER, to deny the site plan review due to no representation.

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

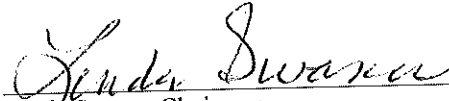
VII. MISCELLANEOUS

- Re: Proposed Ordinance Creating Regulations for the Preservation of Certain Properties on the National Register of Historic Places and/or Structures within the H-1 District of the Town to be Afforded Protection from Neglect – Town Attorney Jim Gass reported that from an enforceability standpoint, there is the possibility of special legislation that would give the Town a shortened time frame and the force and effect of a tax or statutory lien that could be acted upon is needed by a special act of the legislature, otherwise the Town is placed in the mode of being equivalent to a tax lien and the process of going through and collecting like a tax. In order to give the Ordinance the teeth that it needs, it is suggested to seek special legislation for such enforcement. Enabling legislation would then give the Town the power it would need to enforce such an ordinance.
- Planner, Joe Barrett: Senate Bill 129 has been passed allowing the manufacture of hard/high alcohol content - distilleries. This bill would go into effect on July 1st. Cities will have a 45 day grace period to decide whether to prohibit distilleries within corporate limits or allow with provisions to incorporate within the town. MTAS has designed a model resolution for cities use.

VIII. ADJOURNMENT

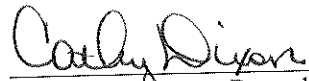
It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to adjourn the May 23, 2013 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-052313

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 April 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 25, 2013 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner RENEAU, that the Regular Meeting Minutes be approved as presented for the March 28, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Mayor Gantte welcomed two participants (Ben and Brady) of the youth leadership program to the meeting.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- David Hayes/David Rivers/Richard Talley (The Point Resort), 1376 Peninsula Lane, Site Plan Review

Richard Talley representative – previous sewer concerns have been worked out with the DWMF. The engineer is currently working on the project and will have plans shortly.

DWMF Superintendent Mike Norton – has met with Mr. Talley, Joe Barrett (planner), and Jim Gass (Town Attorney); per Mr. Gass, a preliminary site plan approval can be allowed which will allow for the issue of a grading permit and construction work to occur. Since the sewer system design changes

are still in the design phase, those can be included in the final site plan for approval. Per Mr. Norton, TDEC regulations require a new design plan, even though the previous site plan was designed for an E1 system, as the current proposed system is for a centralized E1 system with one pump station and the possibility of adding two and utilizing the same lines. Once the new designs are stamped with approval from the engineer and TDEC, the Town will be protected. Currently, there are no issues with the proposed sewer.

Town Administrator, Bryan McCarter: received a phone call from TVA (Jonathan McNutt) stating that TVA would also need to approve the plans and all proper permits prior to construction.

Planner, Joe Barrett: questions/issues/concerns with streets and fire hydrants will be addressed during final site plan approval.

It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to approve the preliminary site plan subject to TVA approval in writing.

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

- BG of WNC, LLC/Sharon Thurner, Hwy.92/Killion Road, Map 58P, Group A, Lot 4, Site Plan Review

Bojangles prototype building.

Planner, Joe Barrett: a bond will need to be posted for the landscaping and parking.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to accept the site plan subject to a bond being posted for landscaping and parking.

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

- William Roland, 855 Lake Shore Drive (Mountain View Subdivision), Map 69H, Parcel 29, 27 & Part of 46.02, 2 Lots or Less Subdivision

Simple subdivision of three different parcels; two neighbors shifting lot lines. Planner, Joe Barrett suggested that the lot revision numbers be designated as Lot 3R, Lot 2R, etc. so that it is specific that the lot lines have been revised.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the subdivision.

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

- Jefferson County Resolution No.2013-03, Amending the "Zoning Resolution of Jefferson County, Tennessee" by Establishing Regulations Governing Cadaver Research Uses and Facilities within the Unincorporated Portions of Jefferson County, Tennessee

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to recommend the resolution to the Jefferson County Commission for approval.

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

- Proposed Ordinance Creating Regulations for the Preservation of Certain Properties on the National Register of Historic Places and/or Structures within the H-1 District of the Town to be Afforded Protection from Neglect

No action taken. A Joint Work Session will be held with Historic Planning Commission, Regional Planning Commission and BMA on May 7th at 6:00 p.m. for further discussion.

It came on a motion by Alderman JONES, seconded by Commissioner ELDER, to schedule the joint work session.

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

- Planning Commissioner Training Event

*Land Use Planning: The Impact of Soils and Geology on Development
TN Dept of Environment and Conservation / ETDD
April 29th, 6:30-8:30 p.m., Jefferson City Training Center/City Hall Complex*

Those planning to attend: L.Swann, D.Jones, C.Franklin, M.Entwistle, J.Elder, J.Hasty

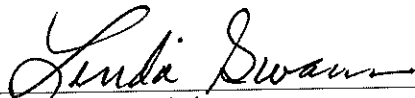
VII. MISCELLANEOUS

- Planner, Joe Barrett reported that Senate Bill 279 has recently passed that has placed a moratorium on any annexations done by ordinance effective until May of 2014.

VIII. ADJOURNMENT

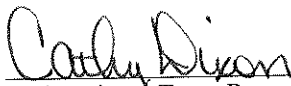
It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the April 25, 2013 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-042513

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 March 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 28, 2013 at 7:00 p.m.:
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner JACK HASTY

- 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 Alderman JONES, seconded by Commissioner RENEAU, that the Regular Meeting Minutes be approved as presented for the February 28, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE reminded everyone of the ongoing BASS tournament and weigh in.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Stuart Anderson of George Ewart Architects, West Price Road, Map 57, Parcels 56.17/56.11, Medical Facility

George Ewart - Proposing a 17,445 sq.ft. medical office building, 4 acres, 150 parking spaces,

12 doctors.

Planner, Joe Barrett – all requested revisions have been made to the site plan

It came on a motion by Commissioner WHILLOCK, seconded by Mayor GANTTE, to approve the site plan.

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

- The Point Resort, 1376 Peninsula Lane, Map 76, Parcel 66, Site Plan Review

Mike Turner – planning a RV site in the Crescent Bend area, 30 sites this year (phase I = 12 sites within the next 30-40 days, phase II = remaining sites), 30 more sites next year. All infrastructure is already in place (water, electric, fire hydrants). Porches nor permanent residence will not be allowed.

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to approve subject to TVA approval and review of fire hydrants by the Fire Chief.

DWMF Superintendent Mike Norton stated he had issues with the sewer. Currently, each lot is set to have its own individual E1 pump as taps for sewer and water are already set. It is now being proposed to take multiple lots to run sewer. The issue is who will be responsible for payment of the electric and who will maintain the pumps? Mr. Turner stated an E4 had been purchased to run the big pumps to the lower section to handle the one stations. Mr. Norton stated that the DWMF was not looking at having another pump station to maintain. The current 2" line will not be big enough as there is no gravity. Mr. Turner stated that the current sewer will be done away with, an E4 pump station will be installed between sites of phase I and phase II, the pipes will go back up to the sewer lines at the top.

Alderman JONES withdraws his previous motion and asks that sewer plans be submitted prior to approval of such plan.

Town Administrator Bryan McCarter also states that the current streets do not have a top coat on the roads. A bond would need to be submitted to cover the completion of the streets.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to deny the site plan as presented.

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

- Proposed Ordinance Creating Regulations for the Preservation of Certain Properties on the National Register of Historic Places and/or Structures within the H-1 District of the Town to be Afforded Protection from Neglect

Discussion was held, no action taken at this time.

It came on a motion by Alderman JONES, seconded by Commissioner ENTWISTLE, to roll this item to the next agenda.

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

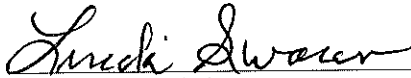
VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

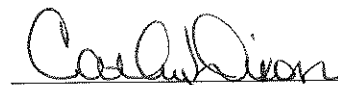
It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the March 28, 2013 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-032813

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 February 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 28, 2013 at 7:00 p.m.:
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner MARI ENTWISTLE
Commissioner CECIL FRANKLIN

- 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 Commissioner WHILLOCK, seconded by Commissioner HASTY, that the Regular Meeting Minutes be approved as presented for the January 24, 2013 meeting.

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

It came on a motion by Alderman JONES, seconded by Commissioner ELDER, that the Special Called Meeting Minutes be approved as presented for the February 20, 2013 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None presented.

V. NEW BUSINESS

- Charlene Clabo Estate/Marjorie Stoffle & Rocky Sutton, 438 W.Hwy 25/70, Map 67, Parcel 74.06, Rezone Request (A-1 to C-2) (Urban Growth Boundary)

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to approve the rezone request and submit to the Jefferson County Commission for passage.

On a voice vote, the motion passed 6-1, with Alderman JONES voting NO, and was so ordered.

- Proposed Ordinance Creating Regulations for the Preservation of Certain Properties on the National Register of Historic Places and/or Structures within the H-1 District of the Town to be Afforded Protection from Neglect

Discussion was held, no action taken.

It came on a motion by Alderman JONES, seconded by Commissioner HASTY, to table this item for one month for further review and discussion.

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

VI. OLD BUSINESS

- Further Discussion: Revitalization Plan of WODA Development, Shrader Road, Map 67, Parcel 87

David Clinestopper, attorney from Nashville representing WODA: gave a brief explanation of public housing and tax credits for housing. Also explained that a negative action based on the nature of people seeming low income can have some fair housing implications. In the past four years he has not seen a single tax credit property that is run down. If the owner of the property becomes out of compliance the tax credits can be recaptured. THDA and investors will be looking out for the properties.

Mark Jackson: Stated that he never intentionally lead the board down the wrong path, everything that was said was what was believed to be true. Asked that the board make a decision in the best interest of the town, the right use for the property, and what's good for the community.

Dennis Blackburn, Senior Vice-President for WODA: Additional information was provided such as actual property taxes paid in different parts of the nation (ranges from \$450 - \$2,000 per unit); in the past 90 days in TN they have denied 22 applications out of 54 due to non-payment of rent, utility bills, bankruptcy, and criminal record; Fayetteville site contact information was given.

Alderman Jones asked Town Attorney Jim Gass if the Town could be in trouble over fair housing issues if the project was turned down because it is said that those kinds of people are not wanted here.

Town Attorney Jim Gass responded that he believed it would be discrimination and advised the Commission not to do so.

Alderman Jones also asked if he was unable to wrap his head around that piece of property needing revitalization, would that be discrimination in his vote if he voted no?

J. Gass responded, no, otherwise there would be no need for you to make a decision.

David Jones: also assuming that there is no way it can be construed that because the Commission supported the action tonight, ex: we would not put the Mayor in the position of falsely doing something?

J. Gass: no, because the Mayor acted upon a vote that was taken by this body.

The project can be a revitalization if the Commission so chooses. The Commission decides where revitalization is needed, but then there are no guidelines or criteria for a piece of property to be subject to revitalization. The State of TN also does not give guidance on the meaning of revitalization as each locality treats revitalization differently.

Alderman Jones suggests that the Town of Dandridge identify lands within the city limits that are blighted and then develop a plan to deal with such.

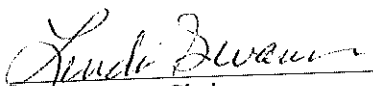
J. Gass: Current options for the Commission are: leave action previously voted in place or vote to reaffirm/ratify/readopt the area as appropriate for the revitalization plan.

No further action was taken.

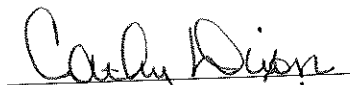
VII. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner HASTY, to adjourn the February 28, 2013 meeting of the Dandridge Regional Planning Commission.

On a voice vote, the motion passed 5-2 with Commissioner's RENEAU and WHILLOCK voting NO, and was so ordered.


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-022813

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
20 February 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Wednesday, February 20, 2013 at 5:30 p.m.:
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU

ABSENT: Mayor GEORGE GANTTE
Commissioner MARI ENTWISTLE
Commissioner RUSTY WHILLOCK

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

III. NEW BUSINESS

- Consideration to Act Upon or Rescind the Revitalization Plan of WODA Development, Shrader Road, Map 67, Parcel 87, Concept Plan for Apartments

It came on a motion by Alderman JONES, seconded by Commissioner HASTY, to rescind the previous action taken on January 24, 2013 by denying the use of the plan as developed.

Alderman JONES: Commission members were told at the January 24th meeting that the project was not low income public housing, nor Section 8. Since the meeting, Commission has thus found that the project is low income subsidized housing that requires an amount to be met in order to live there. The proper information was not given at the January meeting.

Commissioner Terry Reneau: Regardless of faulty information, if the land is zoned to acceptable standards, how can you deny what a group would want to put in?

Further discussion was had.

Town Attorney, Jim Gass: The issue was not uses of the property such as a site plan; it was a concept plan for purposes of a revitalization area for purposes to gain tax credits, not use of the property. You could not say "you can't do it," but you can rescind approval of the concept plan for purposes of tax credits. If the revitalization concept plan was presented accurately, let the approval stand; if the plan was not accurately presented, you can approve it, ratify it, take no action, or vote to rescind the previous approval. But this does not prohibit someone from building on this property as it is zoned.

Your purpose was to approve a plan for revitalization which would enable obtaining tax credits. If you feel you did not receive the right information that was erroneously given, you rescind the decision, although you recognize the project can be built, but without the Commission's approval. The WODA group could talk about the purpose of a revitalization plan.

Mark Jackson: *I still stand by the fact that this development is not low income housing. The people that will rent this property is not low income subsidized.*

Dennis Washburn, Senior Vice-President WODA: *This is more designated as affordable housing. Tax credits were created so private developers could be funded through big banks, big insurance companies, and other types of investors. The structure of the tax credits is that if the credits are received, the rent is restricted/affordable with a maximum rent amount. Renters cannot earn more than a specific amount (single person cannot earn more than \$24,900; two people with two children cannot earn more than \$31,000). Renters have to work and demonstrate income. Credit control is conducted along with criminal background checks on a yearly basis. This is not public housing and there is no project based rental assistance. There is no minimum income for renters; there is a maximum income for renters based on the median income for Jefferson County. Renters will pay rent plus electric.*

A roll call was asked for and the Commission responded as follows:

Chairman LINDA SWANN	AYE	Commissioner CECIL FRANKLIN	NO
Alderman DAVID JONES	AYE	Commissioner JACK HASTY	AYE
Commissioner JESSIE ELDER	AYE	Commissioner TERRY RENEAU	NO

On a roll call vote, the motion passed 4-2, and was so ordered

It came on a motion by Alderman JONES, seconded by Commissioner ELDER, to not contact the state on the rescinding until after the next regular scheduled meeting on February 28th and further discussion.

A roll call was asked for and the Commission responded as follows:

Chairman LINDA SWANN	NO	Commissioner CECIL FRANKLIN	AYE
Alderman DAVID JONES	AYE	Commissioner JACK HASTY	AYE
Commissioner JESSIE ELDER	AYE	Commissioner TERRY RENEAU	AYE

On a roll call vote, the motion passed 5-1, and was so ordered

This item will be placed on the regular scheduled meeting agenda for February 28, 2013 for further discussion of the need for community revitalization and criteria.

IV. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to adjourn the February 20, 2013 special called meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-022013

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 January 2013**

I. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 24, 2013 at 7:00 p.m.

B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner JACK HASTY

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 Alderman JONES, seconded by Commissioner RENEAU, to adopt the Regular Meeting Minutes as written for the September 27, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- K-VA-T Food Stores, Inc/Sycamore Sign Service, 123 W.Hwy.25/70, Variance on Signage

US Bank will be locating a branch within the Food City store and asks to place a sign on the outside of the Food City building. The approximate size of the sign will be 2'8"x10'5 5/8"

Planner Joe Barrett: The signage regulations does not really account for this particular type of situation. Multi use buildings are allowed one free standing ground sign, in addition to one wall sign or roof sign to not exceed 40% of area of the face of the wall. The proposed sign is within the 40% range and a variance is not really necessary.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner ELDER, to agree with the Planner that a variance is not needed.

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

- Robert & Katie Goff, 920 Mill St., Variance on Front Setback

Plans to add a couple of bedrooms to the existing home which currently sets 14.5' from the road. The new addition will be from the front of the house to the rear and will not extend any further to the front of the house than what the house already is.

Planner Joe Barrett: The house was built in 1932 and would be grandfathered in. The existing house already encroaches into the required setback. A variance is needed due to the nonconforming use.

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to grant the variance request.

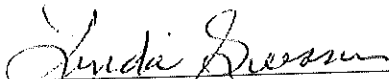
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

Meeting was adjourned by Chairman SWANN.


Linda Swann, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-012413

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 January 2013**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 24, 2013 immediately following the BZA meeting:
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner JACK HASTY

- 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 Alderman JONES, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the October 25, 2012 meeting.

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

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, that the Special Called Meeting Minutes be approved as presented for the December 20, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE: informed the Commission that EDOC will be going before the Jefferson County Budget Committee this upcoming Monday evening at 6:30 to ask for funding for a Megasite in the I40/I81 area.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- WODA/Mark Jackson, Shrader Road, Map 67, Parcel 87, Concept Plan for Apartments

Proposed revitalization plan with THDA tax credits for an \$8 million community. The community is not low income, public housing, section 8. Approximately 12 units per acre, 2-3 story garden walk ups with 2/3 brick.

Planner Joe Barrett: The concept plan is well within the density requirements of a R-3 district.

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to approve the concept plan for the revitalization community program.

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

- Duane & Gretchen Slone (Dumplin Creek Enterprises, Inc.), Price Road, Map 57, Parcels 56.17 & 56.11, Point of Clarification/Interpretation of Zoning Map

Planner Joe Barrett: The properties were rezoned in 2006 and a small strip of property was inadvertently zoned R-3 instead of B-2. The B-2 district should extend from Hwy.92, down Price Road to the common parcel line at the PUD. The rezone request is to clean the map and make the zoning districts consistent with the lot lines.

- Duane & Gretchen Slone (Dumplin Creek Enterprises, Inc.), Price Road, Map 57, Parcels 56.17 & 56.11, Rezone Request (R-3 to B-2)

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the rezone request and to forward the request to the BMA for consideration and passage.

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

- Request for Approval to be Added to the Agenda:

Duane Slone (Dumplin Creek Enterprises, Inc), Price Road (adjacent to Villas at Creekside), 2 lots or less Subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to suspend the rules and add this item to the agenda.

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

Planner Joe Barrett: This is a simple subdivision. Would like to review the plan just to insure everything is in place and the plan meets all regulations.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the 2 lot subdivision with the contingency that the planner has the opportunity to complete an onsite visit and the plat has proper signatures.

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

VII. MISCELLANEOUS

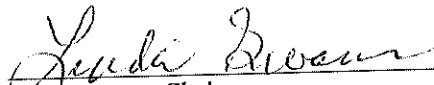
Town Administrator, Bryan McCarter: reported that Town Attorney Jim Gass is working on a Condemnation by Neglect Ordinance.

Planner Joe Barrett: reminded commissioners that their financial disclosures are due by January 31st.

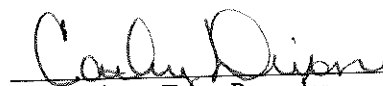
VIII. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to adjourn the January 24, 2013 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-012413

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
20 December 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in a special called session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, December 20, 2012 at 7:00 p.m.
- B. Vice-Chairman JESSIE (CHAMBERS) ELDER 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 DAVID JONES
- Commissioner JESSIE (CHAMBERS) ELDER
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU

ABSENT: Chairman LINDA SWANN
Commissioner RUSTY WHILLOCK

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

III. NEW BUSINESS

- Larry Anglea, Map 76B, Group B, Parcels 6, 7 & 8, 3-5 lot subdivision

Have purchased, and wish to combine, 2 lots within Majestic Bay (lot 6 = 107', lot 7 = 99'), 35' of lot 8 will be sold to adjoining land owners.

Joe Barrett, Planner: simple subdivision, plat notations need to be made regarding adjoining property owners of lots 5 & 9 (ownership is still shown as original developer), plus signatures needed.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to accept the plat, subject to plat notations being made regarding property ownership of lots 5 & 9, and proper signatures.

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

- Mike & Liza Rutherford, 420 E.Meeting St., Site Plan Review

East TN Dance Academy will move dance studio to property.

Joe Barrett, Planner: confirmed that amount of parking requirements can be met, this property is also a change in use (from residential to dance studio/commercial). Required to have at least 6 parking spaces. Owner requests that parking not be paved. Mr. Barrett suggests that gravel parking be allowed at the present until it is determined how drainage will be managed. A CO would then be issued when drainage issues are addressed, improved, or whatever would be required.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve the gravel parking lot, subject to monitoring water runoff.

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

- Sean Glenn, W.Main St., Lots 5-10, 6-15 lot subdivision

Joe Barrett, Planner: recommends approval, subject to setbacks being corrected and reference being made to Dandridge Municipal Planning Commission.

It came on a motion by Mayor GANTTE, seconded by Commissioner ENTWISTLE, to approve the plat, subject to setbacks being corrected and note via Dandridge Municipal Planning Commission.

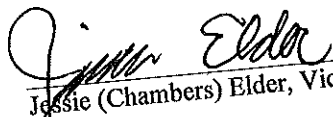
On a voice vote, the motion passed unanimously, and was so ordered.

IV.

ADJOURNMENT

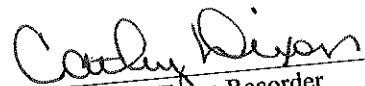
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the December 20, 2012 special called meeting of the Dandridge Regional Planning Commission.

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



Jessie (Chambers) Elder, Vice-Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-122012

PUBLIC NOTICE

There will be no meeting of the *Dandridge Historic Planning Commission or the Dandridge Regional Planning Commission* for the combined months of November and December due to no items being submitted for the agenda.

Publish, Tuesday, November 27, 2012. Send affidavit of publication to:

Town of Dandridge
PO Box 249
Dandridge TN 37725

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 October 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 25, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner RENEAU, that the Regular Meeting Minutes be approved as presented for the September 27, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Michael Horne, 902 Oak Village Court, Milldale Square (Lots 54 & 55), 2 Lots or less Subdivision

Is purchasing an adjoining lot. Plans are for a small playground, raised gardening, fruit trees, a small garden building, and an extra tap for water.

Per Joe Barrett, Planner, meets all regulations, recommends approval.

It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to approve the subdivision request.

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

- Set Nov/Dec Meeting Date

It was the consensus of the Commission that the meeting date for November/December be set for November 29, 2012 at 7:00 p.m.

VII. MISCELLANEOUS

- Planning Commissioner Training – Tuesday, October 30, 2012, 6:00-8:00 p.m., City of Jefferson City Fire Hall Training Center, Sponsored by ETDD.

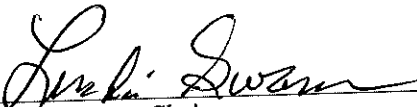
Those planning to attend: Entwistle, Chambers, Swann

- Town Administrator Bryan McCarter reported that dates will soon be scheduled for Public Hearings on the new proposed urban growth boundary changes.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the October 25, 2012 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102512

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 September 2012**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 27, 2012 at 7:00 p.m.
- B. Commissioner TERRY RENEAU 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:

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman LINDA SWANN
Commissioner JESSIE CHAMBERS
Commissioner MARI ENTWISTLE
Commissioner JACK HASTY

- 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 Commissioner FRANKLIN, seconded by Alderman JONES, to adopt the Regular Meeting Minutes as written for the July 26, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Gary Mack, 434 S.Hwy.92, Map 57, Parcel 74.03, variance for accessory building.

Building will be used to store and maintain equipment. Electricity is already available. Variance is requested due to more than one accessory building per business.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to grant the variance.

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

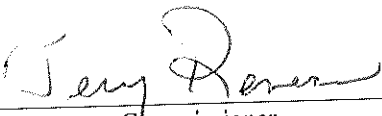
VII. MISCELLANEOUS

None

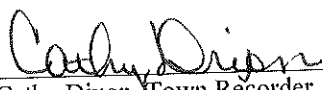
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the September 27, 2012 meeting of the Dandridge Board of Zoning Appeals.

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



Terry Reneau, Commissioner



Cathy Dixon, Town Recorder
MINUTES-BZA-092712

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 September 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, September 27, 2012 immediately following the BZA meeting.
- B. Commissioner TERRY RENEAU 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 DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman LINDA SWANN
Commissioner JESSIE CHAMBERS
Commissioner MARI ENTWISTLE
Commissioner JACK HASTY

- 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 Alderman JONES, seconded by Commissioner WHILLOCK, that the Regular Meeting Minutes be approved as presented for the August 23, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Mayor Gantte reported citizen concern regarding open burning and barking dogs within the city limits. This item will be taken before BMA.
- Mayor Gantte also gave an update on the re-convene of the Urban Growth Committee.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Public Hearing – Adoption of the 2012-2022 Dandridge Land Use and Transportation Policy Plan

No Comments

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adopt the 2012-2022 Dandridge Land Use and Transportation Policy Plan.

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

- Review Proposed Zoning Amendments

- *Site Plan Checklist*

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve and recommend the ordinance to BMA for action.

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

- *Methodology to determine building height*

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to approve and recommend the ordinance to BMA for action.

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

VII. MISCELLANEOUS

- It was the consensus of the Commissioners to review/readdress the guidelines on accessory buildings at the next regular meeting.
- Alderman JONES also reminded commission of the need to review an ordinance regarding condemnation by neglect.

VIII. ADJOURNMENT

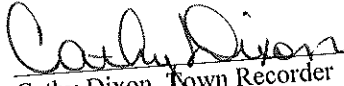
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the September 27, 2012 meeting of the Dandridge Regional Planning Commission.

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



Terry Reneau, Commissioner

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092712

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 August 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 23, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN

ABSENT: Commissioner JACK HASTY
Commissioner TERRY RENEAU
Commissioner RUSTY WHILLOCK

- 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 ENTWISTLE, that the Regular Meeting Minutes be approved as presented for the July 26, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Review Land Use Plan

A preliminary copy of the Land Use Plan was reviewed. A Public Hearing and adoption of the plan is scheduled for September 27th. No action taken at this time.

- Review Proposed Zoning Amendments
 - Building Height Measurement
 - Parking Lots/Off-Street Automobile Storage (Requirements for design of parking lots)
 - Checklist for Site Plan Review & Approval

Review only, no action taken.

- Election of Officers

It came on a motion by Alderman JONES, seconded by Commissioner ENTWISTLE, to nominate Linda Swann as Chairman.

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

It came on a motion by Commissioner ENTWISTLE, seconded by Commissioner FRANKLIN, to nominate Jessie Chambers as Vice-Chair.

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

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to nominate Cecil Franklin as Secretary.

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

It came on a motion by Mayor GANTTE, seconded by Commissioner CHAMBERS, to nominate Mari Entwistle to serve on the Historic Planning Commission representing the Regional Planning Commission.

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

- Meeting Date for September

The meeting date for September is usually changed due to Music on the Town events, but since Public Notice for the Land Use Plan Public Hearing for September 27th has already been sent and printed, the September meeting date will be held as normal.

VII. MISCELLANEOUS

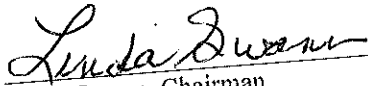
- Mayor GANNTE asked that those Commissioners who may choose to no longer serve after the first of the year, to please let him know ahead of time in order to give ample time to recommend replacements.
- Codes Enforcement/Building Inspector Gary Satterfield – re: accessory buildings at Dandridge Hardware that are placed as displays to be sold, but are also being used for storage. Current regulations state one accessory building is allowed. There are currently three accessory buildings on the property, with a request to add three more. Each building design is different as a display. It was the consensus of the commission that the accessory buildings/portable carports are seen as merchandise as a model being sold, but other merchandise/equipment should not be stored in the models.
- Codes Enforcement/Building Inspector Gary Satterfield – re: tobacco store at the entrance of Maury Middle School and temporary signage. Current regulations state that temporary signage is not allowed. It was the consensus of the commission that the regulations be enforced and letters be sent to all businesses along with the signage regulations.

VIII.

ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the August 23, 2012 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-082312

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 July 2012**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 26, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU

ABSENT: Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the May 24, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte introduced the new Town Administrator, Bryan McCarter.

V. OLD BUSINESS
None

VI. NEW BUSINESS

Michael Horne, 902 Oak Village Court (Milldale Estates), Lot 55, Variance on aluminum carport over driveway on front of house.

Variances were considered by the board for property at 902 Oak Village Court (Milldale Estates) within an R-2 District. Mr. Horne was requesting variances from the requirements for customary accessory buildings Section 14-405(4a) and Section 14-405(3e) pertaining to the R-2 District front setback requirements. The applicant was proposing to place a pre-fabricated detached carport in the front yard of his property. The specific distance that the carport would encroach within the front setback was undetermined at the time due to a lack of information by the applicant. A sketch plan was submitted to the board for review, but the plan was hand drawn and the applicant did not state the dimensions of the carport. The board and staff discussed the setback requirements with the applicant in order to determine the specific variance from the front setback requirements. After further discussion, staff stated that regardless of the setbacks, Section 14-405(4a) only permits customary accessory buildings in rear yards that are at least 5 feet from lot lines. All

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accessory detached buildings are prohibited in front yards. Therefore, any variance that would be granted, would permit a type of structure in a location it is clearly prohibited. Any valid variance request is typically related to the yard requirements of a particular district and not permitting a use in a location where it is prohibited. This would have the effect of a zoning amendment, which is a legislative function. Following discussion, the following motion was made:

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to deny the variance request on the basis that the variance requests do not meet the criteria of Section 14-807, the variance request would have the effect of a zoning amendment, granting such a variance exceeds the authority of the board, it is self-created and there is no hardship involved.

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

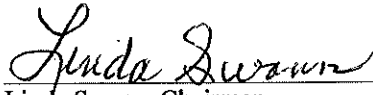
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the July 26, 2012 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-072612

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 July 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 26, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU

ABSENT: Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner ENTWISTLE, that the Regular Meeting Minutes be approved as presented for the June 28, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR
No business presented.

V. OLD BUSINESS
No business presented.

VI. NEW BUSINESS

- Review Land Use Plan

It came on a motion by Mayor GANTTE, seconded by Commissioner CHAMBERS, to schedule a Public Hearing at the September meeting for the Land Use Plan.

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

- Billy Knight/Byron & Rita Trammell, 1539 Smoky View Drive, Map 76, Parcel 48.02, 3-5 lot subdivision (Urban Growth Boundary)

Splitting 5 acres into 3 lots.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the 3 lot subdivision subject to proper signatures from the Health Department and any other needed signatures being obtained.

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

- Review Proposed Zoning Amendments
 - Building Height Measurement
 - Parking Lots
 - Checklist for Site Plan Review & Approval

Review only, no action taken.

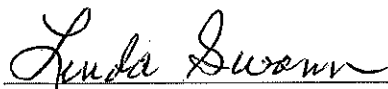
VII. MISCELLANEOUS

- Alderman JONES asked the Town to consider adopting an ordinance against those who practice condemnation by neglect. For instance, those owners who allow the building to deteriorate to the point of nonuse.
- Planner Joe Barrett – TCA 8-50-501(a) amendment that includes ethics disclosure requirements for members of any local or regional planning commissions. Current office holders must file a disclosure statement by January 31st of each year.
- Training Opportunity for BZA on Monday and Tuesday (July 30th & 31st).

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the July 26, 2012 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-072612

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 June 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 28, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner CECIL FRANKLIN

ABSENT: Commissioner MARI ENTWISTLE
Commissioner JACK HASTY
Commissioner TERRY RENEAU
Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Mayor GANTTE, that the Regular Meeting Minutes be approved as presented for the May 24, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to suspend the rules of order and add an item to the agenda.

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

It came on a motion by Alderman JONES, seconded by Commissioner CHAMBERS, to add the following item to the agenda.

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

- Todd & Kim Kesterson, 839 Summitt Ridge Road, Map 76, Parcels 4.00 & 4.02, 2 lots or less Subdivision

(Recording of meeting begins at this point)

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the 2 lot subdivision.

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

- Review Land Use Plan

A draft of the 2012-2022 plan will be presented at the next meeting for review and approval.

VII. MISCELLANEOUS
No business presented.

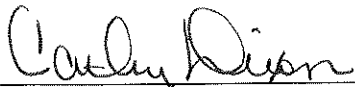
VIII. ADJOURNMENT
It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the June 28, 2012 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-062812

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 May 2012**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 24, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner MARI ENTWISTLE
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman DAVID JONES
Commissioner JESSIE CHAMBERS
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY

- 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 Commissioner RENEAU, seconded by Mayor GANTTE, to adopt the Regular Meeting Minutes as written for the March 20, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Charles McSpadden/Ed Franklin, Evans Lane and Summit Ridge, Map 69-P, A, Parcel 28.03, Variance on parcel size.

Joe Barrett, Planner – Lot of record currently meets the minimum lot size requirements of 22,000 sq.ft. If lots are divided into two lots, they will then be under the minimum lot size requirement at approx. 20,000 sq.ft.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to grant the variance.

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

- Eddie Collins (Smoky Mountain Windows & Doors), 1011 North Gay St., Variance on the height of an accessory building.

Request a 2' variance. Plans to build a garage to store trucks and equipment that will require a 14' garage door with 16' walls, with an upstairs attic with 8/12-9/12 pitch that will be used for storage. The garage will be located behind the current building with minimum public view.

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to grant the variance.

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

VII. MISCELLANEOUS
None

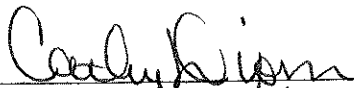
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the May 24, 2012 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-052412

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 May 2012**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 24, 2012 immediately following the BZA meeting.

B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner MARI ENTWISTLE
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman DAVID JONES
Commissioner JESSIE CHAMBERS
Commissioner CECIL FRANKLIN
Commissioner JACK HASTY

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 RENEAU, that the Regular Meeting Minutes be approved as presented for the April 26, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Charles McSpadden/Ed Franklin, Evans Lane and Summit Ridge, Map 69-P, A, Parcel 28.03, 2 lots or less Subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the 2 lot subdivision, subject to the square footage being corrected in the plat notes and to note the existing house is grandfathered in, but any future structure built on the lot will conform to zoning requirements, plus all signatures.

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

- Charles McSpadden/Ed Franklin, Evans Lane and Hwy.139, Map 75, Parcels 20 and 20.01, Lots 1 & 2, 2 lots or less Subdivision

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to approve the 2 lot subdivision, subject to the plat notes being corrected to correspond with correct square footage.

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

- Review Land Use Plan

A completed draft will be presented at the June meeting. Discussion was held, no action taken.

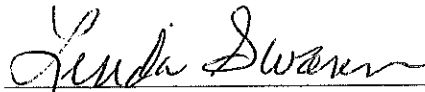
VII. MISCELLANEOUS

- It was suggested that a discussion/review of lot sizes be had in a couple of months.

VIII. ADJOURNMENT

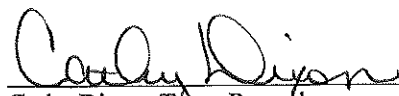
It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the May 24, 2012 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-052412

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 April 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 26, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner MARI ENTWISTLE
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU

ABSENT: Commissioner CECIL FRANKLIN
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner ENTWISTLE, that the Regular Meeting Minutes be approved as presented for the February 23, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Review of Land Use Plan

Planner Joe Barrett – reviewed land use analysis, population and economy sections. A draft copy of the new revised plan will be presented at the June meeting. It was recommended that Brad Maul, Economic Developer with the Jefferson County Chamber of Commerce, attend the next meeting to share information regarding industrial development.

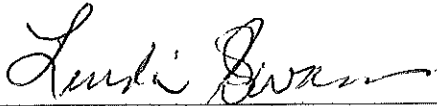
VII. MISCELLANEOUS

- Building Inspector/Codes Enforcement Gary Satterfield – asked for clarification regarding development standards for accessory buildings, under the business district it states that “does not exceed 20’ in height.” Clarification was asked for what the 20’ line is, roof, ceiling, etc? Commission responded as assuming the meaning as mid point/ridge of the roof.
- Alderman JONES requested that the three story rule be reviewed in the near future to include the maximum height of main buildings and accessory buildings.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adjourn the April 26, 2012 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-042612

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 February 2012**

Town Administrator, Jim Hutchins, gave a legislative update

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 23, 2012 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Commissioner JESSIE CHAMBERS
- Commissioner MARI ENTWISTLE
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Alderman DAVID JONES

- 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 Commissioner FRANKLIN, seconded by Commissioner WHILLOCK, that the Regular Meeting Minutes be approved as presented for the January 26, 2012 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jefferson County Zoning Resolution Amendment requesting the Addition of Pain Management Clinics to the Industrial District

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HASTY, to recommend that the Jefferson County Commission approve the amendment.

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

- Acceptance of Town of Dandridge Streets

The following streets were accepted and approved as Town Streets:

<i>Franklin Ridge Subdivision:</i>	<i>Delores Drive</i>
<i>Milldale Square Subdivision:</i>	<i>Milldale Square Road</i>
	<i>Case View Road</i>
	<i>Oak Village Court</i>
	<i>Elm Village Court</i>

Quail Ridge
267 West Main Street
Patriot's Landing
Sunrise Boulevard

*The following streets **were not** approved at this time:*

<i>Franklin Ridge Subdivision:</i>	<i>Joshua Drive (no sidewalks)</i>
	<i>Tristan Lane (no sidewalks)</i>
<i>Justice Center Drive (no inspections on record)</i>	

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to accept Delores Drive, Milldale Square Road, Case View Road, Oak Village Court, Elm Village Court, Quail Ridge, 267 West Main Street, Patriot's Landing, and Sunrise Boulevard.

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

- Appointment to Historic Planning Commission

Mari Entwistle accepted to serve on the Historic Planning Commission to complete the term of Mark Jackson, who recently resigned the position.

- Review of Land Use Plan

Joe Barrett, East TN Development District Planner: Reviewed Table of Contents for the first four chapters, updated census information within the Land Use Plan Projections, U.T. Center for Business and Economic Research, Age Distribution, Labor Force Trends, and Jefferson County Quarterly Labor Force. Results currently show that Dandridge is growing faster than originally projected.

The Land Use Plan should be updated and completed by June 2012.

No action taken. This item will be on the agenda for March for further review.

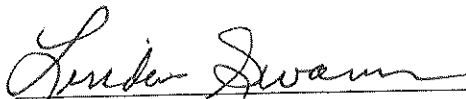
VII. MISCELLANEOUS

- Training will be offered in Jefferson City by TDEC on March 19th
- MTAS training will be held in Knoxville on March 21st, 8:30am-12:30pm.

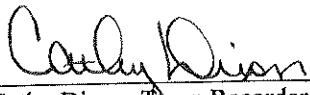
VIII. ADJOURNMENT

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner FRANKLIN, to adjourn the February 23, 2012 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-022312

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 January 2012**

I. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 26, 2012 at 7:00 p.m.

B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

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 Commissioner FRANKLIN, seconded by Alderman JONES, to adopt the Regular Meeting Minutes as written for the November 29, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Cecil & Sue Page, 902 Water St., 8 ft. Variance on Front Set Back

On 10/24/11, the Pages' applied for and obtained a permit to construct an open deck on the front of their residence. During the course of the construction a roof was constructed over the deck which created a violation of the Town's ordinance regarding setback lines (front setback of 30 ft, which could not be met) and a violation for failing to construct in accordance with the building permit. Prior to applying for such permit, they had requested a roof for the deck and was advised an appearance before the BZA would be needed in order to request a variance, but they then applied for a deck without a roof.

Planner, Joe Barrett (via letter): The variance request is self-created and does not meet the criteria for granting a variance.

Owners were advised a fine would be imposed in violation of the ordinance, and accepted that responsibility, but was not aware that they could also be required to remove the roof.

Owners also willing to designate the front of their house to Nichols Road and change address from Water Street to Nichols Road, thereby no variance would be needed as newly constructed porch would then be on a side yard.

Town Attorney, Jim Gass: Whether the Commission grants a variance or not, from the time the porch was completed until now, is in violation of code, subject to a fine per day as is allowed under Town's ordinance as a penalty for being in violation. Was there a factual basis sufficient to grant a variance had they come in prior to construction? If that existed under code, it would still exist today. They are not in compliance today if they haven't been in compliance even if a variance was granted today, the compliance would only become effective from the time of the variance. Much like moving the mailbox, if it is moved tomorrow, that is the day the tract would then become compliant, but still subject to being fined under Town ordinance by citation of the building inspector for any or all of the period of time that it didn't exist in compliance.

It came on a motion by Alderman JONES, seconded by Commissioner WHILLOCK, to deny the variance; if the property owners report to the Town with a new address or remove the roof to the porch, they will no longer be in violation of Town ordinance.

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

VII. MISCELLANEOUS

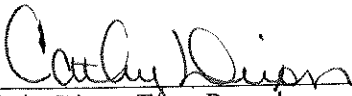
None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to adjourn the January 26, 2012 meeting of the Dandridge Board of Zoning Appeals.

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

Mark Jackson, Commissioner


Cathy Dixon, Town Recorder
MINUTES-BZA-012612

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 January 2012**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 26, 2012 immediately following the BZA meeting.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner JESSIE CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Mayor GANTTE, that the Regular Meeting Minutes be approved as presented for the November 29, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Acceptance of Streets within Town of Dandridge

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, table this item until the February meeting.

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

- Zoning Amendment for Site Plan Requirements

Planner Joe Barrett (via letter): This particular zoning amendment will add "All new construction must comply with the adopted fire code of the town" to the site plan requirements. The intent of this

requirement is to minimize or eliminate discussion involving fire protection for every individual situation involving new construction or expansions of existing buildings. This type of construction would be required to comply with the adopted town fire codes. Recommend adoption of the proposed zoning amendment.

It came on a motion by Commissioner RENEAU, seconded by Commissioner HASTY, to adopt the amendment to the zoning ordinance by recommending to BMA for passage.

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

- UT MTAS MAP Training Course – Planning and Zoning (Knoxville, March 21st, 8:30-12:30)

Information only

VII. MISCELLANEOUS

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to suspend the rules and add this item to the agenda.

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

- William L. Black, Hwy.25/70 at I40 Exit 415 (growth area), Map 67, Parcel 42.05, Site Plan Review

This item was previously on the agenda on February 24, 2011 and the site plan was denied until the plan could be taken to the Jefferson County Board of Zoning Appeals for a variance approval on parking; at which time the plan could be re-presented to the Dandridge Regional Planning Commission at no charge.

Mr. Black has since made application with Jefferson County as a wholesale (not retail) tractor business with an agreement of 8 required parking spaces. New plans have been drawn showing 12 parking spaces.

Mr. Black was under the impression that all that was needed from him initially was a site plan and an environmental from the health department showing the septic tank. Mr. Black also stated he had appeared at the Town 2 to 3 times asking for exactly what was required. Mr. Black appeared at Town Hall on March 11, 2011 with a 4 page letter requesting certain information. All requested information was available to Mr. Black as of the afternoon of March 11, 2011 with the exception of a letter from the Town Administrator. Mr. Black appeared on March 31st to pick up and receive the requested materials. Mr. Black stated he never received the requested information.

It came on a motion by Commissioner JACKSON, seconded by Mayor GANTTE, to approve the site plan as dated by Eddie Garrett on 2/7/11 based on the premise that the property is used for a wholesale facility and a limited number of employees.

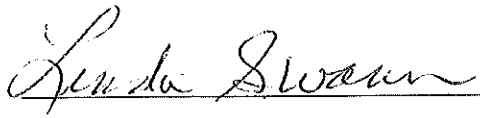
On a voice vote, the motion passed unanimously, and was so ordered.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the January

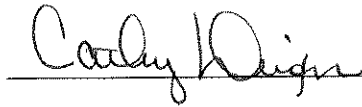
26, 2012 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-012612

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
29 November 2011**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, November 29, 2011 at 7:00 p.m.
- B. Commissioner MARK JACKSON 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:
- Mayor GEORGE GANTTE
 - Commissioner JESSIE CHAMBERS
 - Commissioner CECIL FRANKLIN
 - Commissioner MARK JACKSON
 - Commissioner TERRY RENEAU

ABSENT: Chairman LINDA SWANN
Alderman DAVID JONES
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 RENEAU, to adopt the Regular Meeting Minutes as written for the October 27, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte thanked Commissioner's for their time in serving for the Town of Dandridge.

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Grace Baptist Church/Martin Carmichael, Grace Church Road, Map 69A, Parcel B1&2, 8' variance on side set back & landscaping.

Plans are to enlarge the church on the sides (12' on one side and 22' on the other side) to include a covered handicap area on the left side. Requesting an 8' variance in order to include the handicap area.

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to grant an 8' variance as requested.

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

A second variance is requested on landscaping due to the lack of space for landscaping around the building.

Mayor Gantte suggested that Mr. Carmichael re-look at the landscaping situation to determine if feasible landscaping options might be considered.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to table the landscaping variance request until the next scheduled meeting.

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

VII. MISCELLANEOUS

None

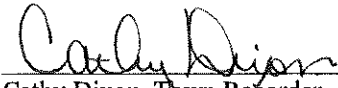
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the November 29, 2011 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Jackson, Commissioner



Cathy Dixon, Town Recorder
MINUTES-BZA-112911

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
29 November 2011**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, November 29, 2011 immediately following the BZA meeting.
- B. Commissioner MARK JACKSON 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
- Commissioner JESSIE CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner TERRY RENEAU

ABSENT: Chairman LINDA SWANN
Alderman DAVID JONES
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Commissioner FRANKLIN, seconded by Commissioner RENEAU, that the Regular Meeting Minutes be approved as presented for the October 27, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Grace Baptist Church/Martin Carmichael, Grace Church Road, Map 69A, Parcel B1&2, Site Plan Review

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to accept the site plan as presented. (Issue regarding the fire hydrant will be dealt with via the church and the fire inspector).

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

- Jefferson County Zoning Amendment Process

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend acceptance of the amended zoning for Jefferson County to the Jefferson County Commission.

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

- Acceptance of Majestic Bay Streets

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend to BMA to officially dedicate the streets within Majestic Bay to the Town of Dandridge's street system.

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

- Review Landscape Requirements

Revise item # 3 of Version 1.4 – Revisions to Landscaping Requirements to include "all approved site plans."

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adopt the revised landscape requirements and recommend to BMA for passage.

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

- Pain/Medical Clinics

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend to BMA passage of an ordinance regarding such as a zoning amendment.

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

VII. MISCELLANEOUS

- Jessie Chambers was welcomed to the planning commission. Jessie will fulfill the term vacated by Pam Dockery.

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adjourn the November 29, 2011 meeting of the Dandridge Regional Planning Commission.

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


Mark Jackson, Commissioner

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-112911

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 October 2011**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 27, 2011 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner TERRY RENEAU

ABSENT: Alderman DAVID JONES
Commissioner PAM DOCKERY - resigned
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 as written for the May 26, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- James C. & Susan P. Pickering/Michael Ogle, 888 Lakeshore Drive, May 69H, A, Parcel 52, Variance request on front and rear setbacks.

Plans are to extend/add on (2 car garage with a master bedroom above, rear deck will be extended an additional 4' and be converted to a family room) to an existing structure. The front setback is approximately 8'-10' from the property line, thereby asking for the variance for encroachment. Rear setback will also be encroached upon. Front porch will be removed.

Planner, Joe Barrett – side setback requirements are met. The existing structure is already so close to the road that it already encroaches within the front setback. The proposed addition will not extend any further to the right-of-way. It is also understood that anything below the 1007 needs a TVA permit, with a flowage easement from the 1002-1007.

1. The first part of the paper is devoted to a general discussion of the problem of the existence of a solution of the system of equations (1) and (2) under the assumption that the functions f_i and g_i are continuous and satisfy certain conditions.

2. In the second part, we consider the case when the functions f_i and g_i are piecewise continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

3. In the third part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

4. In the fourth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

5. In the fifth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

6. In the sixth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

7. In the seventh part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

8. In the eighth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

9. In the ninth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

10. In the tenth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

11. In the eleventh part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

12. In the twelfth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

13. In the thirteenth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

14. In the fourteenth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

15. In the fifteenth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

16. In the sixteenth part, we consider the case when the functions f_i and g_i are continuous and satisfy certain conditions. We show that the system of equations (1) and (2) has a solution in this case.

TVA regulations will be paramount to any action taken by this commission.

It came on a motion by Mayor GANTTE, seconded by Commissioner JACKSON, to grant the variance with the approval of TVA and their permitting process.

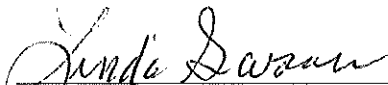
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

The October 27, 2011 meeting of the Dandridge Board of Zoning Appeals was adjourned.



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-102711

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 October 2011**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 27, 2011 immediately following the BZA meeting.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner TERRY RENEAU

ABSENT: Alderman DAVID JONES
Commissioner PAM DOCKERY - resigned
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the September 20, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- John & Debbie Fitzgerald, Majestic Bay/Lot 65R, Map 76B, Group C, Parcels 27 & 28, Site Plan Review

Request approval for a detached garage that will be over 900 sq.ft. Garage will be used for car collection.

Planner, Joe Barrett: Parcel is located within a R1 district. Proposed garage will be approximately 2,000 sq.ft.

It came on a motion by Mayor GANTTE, seconded by Commissioner JACKSON, to approve the site plan.

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

- Southview Development/Eddy Garrett, Majestic Bay II, Map 76, Parcel 61, Final 42 lot Subdivision approval

Request final approval subject to completion of top cap on road of which 50%-65% is completed.

Commissioner JACKSON abstains from any action on this item.

Planner, Joe Barrett: Issue to address in regards to fire hydrant...the fire department has taken the stance that the subdivision regulations require that every lot be within 500' of a fire hydrant. There is a gap within coverage with 7 lots (lots 100-104, 122-124) within the subdivision.

Alderman JONES arrives at the meeting and abstains from any action on this item.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to accept the site plan with the bonding of street lights and two fire hydrants that need risers, in addition to holding the bond until completion of the top coat.

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

- Martin & Melody Chafin/Ed Franklin, 1108 Lake Drive, Map 68K-F, Parcel 6, 2 lots or less Subdivision

Simple separation of the old First Baptist Church property; the church is being donated to a church. The wooden church structure will be on one lot and the brick education/office building will be on a separate lot.

Planner, Joe Barrett: Correct zoning district and setbacks need to be noted on the plat. Recommend approval subject to changes in the zoning district and setbacks and all signatures acquired.

It came on a motion by Commissioner RENEAU, seconded by Commissioner JACKSON, to approve based upon the zoning being changed to B1 and the setbacks for the appropriate B1 zone.

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

- Review Landscape Requirements

Planner Joe Barrett – summary of previous review comments was given.

Discussion was held. It was also recommended that the recent Streetscapes plan via Main Street be reviewed as to insure that there will be no conflict with proposed requirements.

No action taken, item will be discussed at the next regular scheduled meeting.

- Pain/Medical Clinics

Town Attorney, Jim Gass – seems to be a growing concern with municipalities within Tennessee. Does this commission want to have regulations dealing with where a pain management clinic can be located within the corporate limits of the town?

Discussion was held.

No action taken, Attorney Gass will research and present more information at the next regular scheduled meeting.

- November/December Meeting Date

Tuesday, November 29, 2011.

- MTAS Training (Ethics, December 13th, Knoxville, 8:30-12:30)

David Jones, Mark Jackson, Cecil Franklin, Terry Reneau

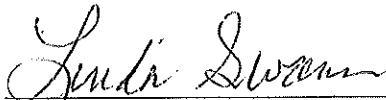
VII. MISCELLANEOUS

- Joe Barrett - Jefferson County is going through a zoning amendment process that is required to go before all regional planning commissions. This item will be included on next month's agenda for comments/approval.
- Mayor Gantte – Suggested that packets be sent via email.

VIII. ADJOURNMENT

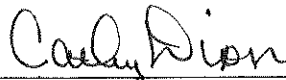
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the October 27, 2011 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-102711

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
20 September 2011**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Tuesday, September 20, 2011 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU

ABSENT: Commissioner PAM DOCKERY
Commissioner JACK HASTY
Commissioner MARK JACKSON
Commissioner RUSTY WHILLOCK

- 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 Commissioner RENEAU, seconded by Alderman JONES, that the Regular Meeting Minutes be approved as presented for the August 4, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- John & Debbie Fitzgerald, Majestic Bay/Lot 65R, Map 76B, Group C, Parcels 27 & 28, Site Plan Review

This item was rolled to the next regular scheduled meeting.

- Permitting for Mobile Concession Stands

Discussion was held and it was also decided to add a section that includes hand carts to read as follows... "That nothing contained herein shall permit any hand cart or mobile concession stand to operate on or be situated on any sidewalk of the Town and the same shall be specifically prohibited."

It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to recommend the ordinance with discussed changes to BMA for approval.

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

- Review Landscape Requirements

This item was rolled to the next regular scheduled meeting.

- Procedures for Burnt Buildings

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend the ordinance to BMA for approval.

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

- Annual Report (Dandridge Planning Program Design 2011-2012)

It came on a motion by Mayor GANTTE, seconded by Commissioner RENEAU, to adopt the Planning Program Design for 2011-2012.

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

VII. MISCELLANEOUS

- Alderman JONES asked for as much advanced notice as possible when meetings are cancelled.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the September 20, 2011 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-092011

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
4 August 2011**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 4, 2011 at 7:00 p.m.

B. Commissioner MARK JACKSON 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 DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman LINDA SWANN
Commissioner PAM DOCKERY

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 HASTY, that the Regular Meeting Minutes be approved as presented for the June 23, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jinbo Wang/Marcus Whaley, 965 Epcu Dr., Map 58, Parcel 75.01, Site Plan Review

(Urban Growth Area) – Proposed use will possibly be bringing storage containers in, unloading, and then shipped in smaller quantities.

Planner, Joe Barrett: Other than drainage and landscaping, the plan meets all county requirements.

The Town Attorney was asked to write a letter to Mr. Wang asking how he would like to proceed in regards to possibly being annexed and the desired course to be taken.

It came on a motion by Alderman JONES, seconded by Mayor GANTTE, to approve the plat for site plan review with the appropriate letter from the city attorney to Mr. Wang discussing the issues around sewer and ask for Mr. Wang's guidance as to what he wants to do; also to include drainage.

On a voice vote, the motion passed 6-1, with Commissioner WHILLOCK voting NO, and was so ordered.

- TDOT Bridge Replacement

Discussion only, no action taken.

Commissioner WHILLOCK leaves at 8:00pm

- Agriculture District

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to make a recommendation to the BMA for passage of such ordinance.

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

- Accessory Buildings within the B-2 District

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to make a recommendation to the BMA for passage of such ordinance.

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

- Permitting for Mobile Concession Stands

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to table this item to the next monthly meeting.

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

- Review Landscape Requirements

Discussion only - This item will be rolled to the next monthly meeting.

- Procedures for Burnt Buildings

Discussion only - This item will be rolled to the next monthly meeting.

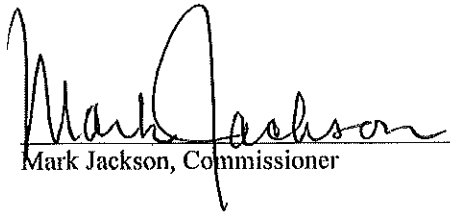
VII. MISCELLANEOUS

No business presented.

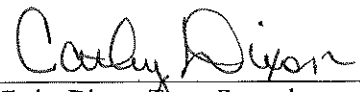
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the August 4, 2011 meeting of the Dandridge Regional Planning Commission.

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


Mark Jackson, Commissioner

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-080411

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
23 June 2011**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 23, 2011 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON

ABSENT: Commissioner PAM DOCKERY
 Commissioner JACK HASTY
 Commissioner TERRY RENEAU
 Commissioner RUSTY WHILLOCK

- 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 Alderman JONES, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the May 26, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE informed the commission of a recent request for a beer permit for a Tiki barge on the lake.

Commissioner DOCKERY arrives at meeting (7:05).

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

Commissioner HASTY arrives at meeting (7:15).

- Recommendation on Jefferson County Digital Zoning Map

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to recommend to the Jefferson County Commission that the Jefferson County Digital Zoning Map be approved.

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

- Expansion Revision of the Growth Plan Map

The Town of Dandridge has been asked by the Jefferson County School Board to provide sewer to the new schools on East and West Dumplin Valley Roads. The Jefferson County Mayor has called the County Urban Growth Coordinating Committee to reconvene. The Town of Dandridge has revised/expanded its proposed urban growth boundaries to take in the new schools areas and the I40 Exit 424 area. Estimated cost to provide sewer to the Freshman Academy on West Dumplin Valley Road would be approximately \$138,651. Estimated cost to provide sewer to the new Elementary School on East Dumplin Valley Road would be approximately \$185,817; in addition to electricity to 2 pump stations.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to recommend to the Jefferson County Urban Growth Boundary Coordinating Committee that the map constitute a request for increased urban growth boundaries for the Town of Dandridge.

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

- Agriculture District

Suggested changes to presented draft were...

- *Further research into allowing/disallowing/defining commercial swine and poultry operations.*
- *Section 1.c. Remove mobile homes as a permitted use.*
- *Section 1.e. Remove correctional facilities as a permitted use.*
- *Section 2.c. should state "Minimum lot area without public water"*
- *Section 2.h. Add barns and silos to section 14-504.*

No action taken, further discussion will be had at the next regular scheduled meeting.

- Accessory Buildings within the B-2 District

Suggested changes to presented draft were...

- *Section 14-607.2.a - should state one(1) accessory building per building is permitted in business districts.*

No action taken, further discussion will be had at the next regular scheduled meeting.

- Permitting for Mobile Concession Stands

Town Attorney, Jim Gass is in process of obtaining more information.

No action taken, further discussion will be had at the next regular scheduled meeting.

- Review Landscape Requirements

No action taken, further discussion will be had at the next regular scheduled meeting.

- Discuss Procedures for Burnt Buildings

Town Attorney, Jim Gass, will further research legal issues and draft a proposed recommendation.

No action taken, further discussion will be had at the next regular scheduled meeting.

VII. MISCELLANEOUS

- July 20, 2011 will be the last official day of the state local planning services.
- TDOT will hold a public hearing regarding the Hwy 92 Bridge on July 19th from 4:00-6:00pm at the Public Works/Police Dept. building.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman JONES, to adjourn the June 23, 2011 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-062311

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 May 2011**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 26, 2011 at 7:00 p.m.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Commissioner PAM DOCKERY
Commissioner JACK HASTY
Commissioner MARK JACKSON

- 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 Alderman JONES, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the February 24, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Eddie Collins, 1011 N. Gay St., Map 68J, Group D, Parcel 14, Variance on Accessory Building

No action taken. This item was deferred to the next scheduled meeting.

VII. MISCELLANEOUS

None

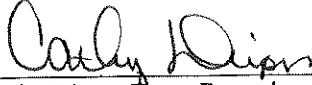
VIII. ADJOURNMENT

It came on a motion by Alderman JONES, seconded by Commissioner WHILLOCK, to adjourn the May 26, 2011 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-052611

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 May 2011**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 26, 2011 immediately following the BZA meeting.
- B. Chairman LINDA SWANN 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 LINDA SWANN
- Alderman DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner TERRY RENEAU
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Commissioner PAM DOCKERY
Commissioner JACK HASTY
Commissioner MARK JACKSON

- 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 Commissioner FRANKLIN, seconded by Commissioner RENEAU, that the Regular Meeting Minutes be approved as presented for the April 28, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Eddie Collins, 1011 N.Gay St., Map 68J, Group D, Parcel 14, Site Plan Review

Would like to extend the building one section further with another addition. This addition is in hopes of also helping to control water runoff issues by channeling to a drainage ditch.

State Planner, Joe Barrett: The proposal is to extend the building on one side which is already over a paved area which should not significantly increase water run off. The request does not encroach on any set backs or are there any other issues.

It came on a motion by Alderman JONES, seconded by Commissioner RENEAU, to approve the site plan.

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

- First Baptist Church of Dandridge (Dan Marcus), 951 S.Hwy.92, 3-5 lot Subdivision

The property is currently divided into two areas (5 lots) and request to combine into one.

Joe Barrett: The plat is missing a certificate of existing water. Recommends approval pending having proper certificates on plat.

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to approve the subdivision subject to the plat including a DWMF certificate that verifies existing water lines.

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

- First Baptist Church of Dandridge (Dan Marcus), 951 S.Hwy.92, Final Site Plan Review

The church is planning to expand and proposes to widen a second entrance that is not currently being utilized and adding new parking to a new sanctuary that will be added in between the two existing buildings. TDOT had previously approved a single lane curb cut, but the church will request to widen the previous approval. Drainage calculations have been completed and sent to TDEC for approval. The existing sanctuary will be renovated after completion of the new addition into new fellowship hall space and additional space for youth. The new facility will seat 960.

Joe Barrett: The parking spaces are currently designed as 10x18. Requirements are 200 sq.ft. per parking space. Recommended site plan revisions: add 2' to each parking space (10x20), submit drainage plan and landscaping plan, TDOT approval for widening of the existing curb cut, bond in place for paving/parking and landscaping, and that construction meets all fire codes. Recommends approval subject to the previously mentioned items.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to approve the site plan subject to the revisions as stated by the State Planner.

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

- Zoning Amendment for Signage

Revisions to Section 14-604.7.3 to clarify signs allowed in the B-3 district. Maximum height of signage was set at 30'. Sections 14-604.7.3a1 & 14-604.7.3b1 will be added to the zoning ordinance.

It came on a motion by Commissioner RENEAU, seconded by Alderman JONES, to recommend to BMA that the following amendment be made to the zoning ordinance.

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

- Agriculture District

Consideration to be taken to agriculture land along the way to the newly proposed schools and the potential to expand the urban growth boundary.

No action taken – discussion only, to be placed on the June agenda.

- Accessory Buildings within the B Districts

Discussion whether accessory buildings would be allowed per business or per principle building, construction materials/standards of the building and definition of accessory building.

No action taken – discussion only, to be placed on the June agenda.

- Permitting for Mobile Concession Stands

No action taken – discussion only, to be placed on the June agenda.

- Review Landscape Requirements

A draft was presented for review.

No action taken – discussion only, to be placed on the June agenda.

- Review Land Use Plan

This topic was not covered/discussed at this time.

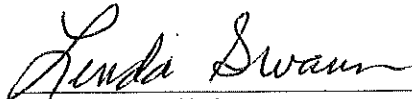
VII. MISCELLANEOUS

- Alderman Jones inquired if there is anything on the books about how long burnt out shell buildings are allowed to remain. An ordinance will be drafted for consideration.

VIII. ADJOURNMENT

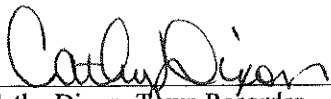
It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WHILLOCK, to adjourn the May 26, 2011 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-052611

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 April 2011**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 28, 2011 at 7:00 p.m.
- B. Commissioner LINDA SWANN 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 DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner TERRY RENEAU
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman BARBARA McANDREW (passed away on April 5, 2011)
Commissioner PAM DOCKERY

- 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 Commissioner FRANKLIN, seconded by Commissioner HASTY, that the Regular Meeting Minutes be approved as presented for the March 24, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Due to the recent passing of Chairman BARBARA McANDREW, TERRY RENEAU was appointed as Commissioner. Also a new Chairman was appointed.

It came on a motion by Commissioner HASTY, seconded by Commissioner WHILLOCK, to appoint LINDA SWANN as Chairman and MARK JACKSON as Vice-Chair.

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

*****Recording of meeting begins at this point.*****

It was recently reported that the Governor was eliminating the Office of Local Planning.

It was the consensus of the Commission that the services provided of Joe Barrett of the State Planning Office would be extremely missed; as this provision is an asset to the Town.

It came on a motion by Commissioner JACKSON, seconded by Commissioner FRANKLIN, to recommend the BMA consider contracting continued planning services with the current planner, Joe Barrett.

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

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Public Hearing – Adoption of the 2010-2020 Jefferson County Land Use and Policy Plan

No comments were made.

- Zoning Amendment for Signage

This would revise the sign regs within the B3 district to establish regulations for those businesses that are not within 2,000 feet of the interstate but still within the B3 district.

Commission was concerned that the 25' maximum signage height might not be reasonable. It was suggested that a feel for the height of existing signs be considered before a decision is made.

Action to be deferred til the May meeting.

- Review Landscape Requirements

A draft copy was presented. Suggested changes were:

- *Include a 30 day time limit to replace trees/plants that have died out, Take into consideration time of year for planting, Or as directed by the zoning official*
- *Definitions – Trees/deciduous, should be removed or include evergreens (broaden definition for shrubs), detail with two distinctions to include shade and ornamental trees.*

It was suggested that the state planner take the commission's comments and form a new draft of the requirements for presentation/consideration at the May meeting.

- Review Land Use Plan

Still under revision. Depending on what happens with the Local Planning agency, the plan will not be complete within 90 days. The state planner encouraged the Commission to continue the revision of the plan.

Commission voiced concern of no longer having access to digital mapping without the assistance of a local planning office and the importance in receiving shape files before the dissolution of the local planning office.

No action taken.

VII. MISCELLANEOUS

- Mayor GANTTE suggested the commission make a recommendation to the BMA to honor Barbara McAndrew via Resolution.

It came on a motion by Alderman JONES, seconded by Commissioner FRANKLIN, to recommend that BMA honor Barbara McAndrew through Resolution.

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

- Gary Satterfield (Building Inspector/Codes Enforcement) requested guidance regarding mobile concession stands. State Planner, Joe Barrett suggested this be handled through the permitting process via a special permit as the item is not currently covered under the zoning regulations.

Commissioner WHILLOCK leaves the meeting.

Commission suggested that the state planner check into what the permitting process should be and report back at the May meeting.

Mayor GANTTE leaves the meeting.

- Accessory Buildings within the B2 District – Situation has risen where a building owner has 4 tenants and has inquired whether 4 individual accessory buildings would be allowed. Accessory buildings are allowed within the B2 district; assuming one per business, conditions/guidelines are not specified, also not specified if the guideline is based on the number of businesses on the parcel or the parcel itself. State Planner also suggested that a maximum ratio of the yard be taken into consideration with the size of an accessory building vs the percentage of yard the building would take up, not to impede upon required parking spaces. Definition of an accessory building should be specified to include materials.

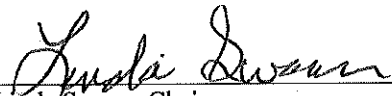
It was the consensus of the commission that this topic be reviewed for revision/clarification and placed on the May agenda for consideration.

The Building Inspector/Codes Enforcement officer was advised by the planning commission to inform the building owner that the planning commission is taking the situation under advice with the possibility of changing/clarifying the current regulations and that no decision can be made at this time (one accessory building per building not per business).

VIII. ADJOURNMENT

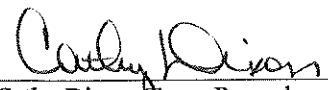
It came on a motion by Commissioner FRANKLIN, seconded by Alderman JONES, to adjourn the April 28, 2011 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-042811

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 March 2011**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 24, 2011 at 7:00 p.m.
- B. Commissioner LINDA SWANN 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 DAVID JONES
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Chairman BARBARA McANDREW
Commissioner PAM DOCKERY
Commissioner JACK HASTY
Commissioner RUSTY WHILLOCK

- 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 Commissioner FRANKLIN, seconded by Alderman JONES, that the Regular Meeting Minutes be approved as presented for the February 24, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

The 2010 Census results show that Dandridge had a 26% growth rate since the 2000 census. The mayor suggests that this information be taken into consideration during the Land Use Plan update.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

It came on a motion by Commissioner JACKSON, seconded by Mayor GANTTE, to move the Amendment to the Zoning Ordinance (Customary Home Occupations Signage) to the beginning of the agenda.

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

- Amendment to the Zoning Ordinance (Customary Home Occupations Signage)

It came on a motion by Commissioner JACKSON, seconded by Mayor GANTTE, to recommend to the BMA that the suggested amendment to the zoning ordinance be considered and approved.

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

- Review Land Use Plan

*Commercial Services and Industrial policy sections were reviewed. Review only / no action taken.
Will be placed on the April agenda.*

- Review Landscape Requirements

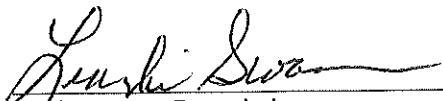
Review only / no action taken. Will be placed on the April agenda.

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

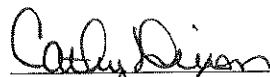
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the March 24, 2011 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Commissioner

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-32411

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 February 2011**

I. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 24, 2011 at 7:00 p.m.

B. Commissioner LINDA SWANN 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:

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Chairman BARBARA McANDREW
Commissioner RUSTY WHILLOCK

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 Alderman JONES, to adopt the Regular Meeting Minutes as written for the January 27, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Jeff & Catherine Richardson (Someone Else's Treasure Flea Market), 428 Hwy.92 S, Map 57, Parcel 75.11, Variance on landscaping requirements (trees)

Landscaping – Requirements call for 39 trees around the perimeter of the lot; request to be allowed to place 14 - 2' green shrubbery up front and 6 hollies to match what neighbor has, 20 trees would be placed in the middle of the parking in the back to allow shade for cars instead of around the perimeter.

State Planner, Joe Barrett – variance is requested on the required vegetation for interior parking. There are some trees already on the lot line. Per landscaping requirements = 12 trees or 24 shrubs, 90 shrubs & 5 trees, 2 landscaped side yard strips.

Variance request =

- *Parking lot adjacent to perimeter strip (number of shrubs)*
- *Minimum interior landscaping percentage*
- *Perimeter side and rear landscaped strip (no landscaped strip in side and rear yards).*

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to require 7 trees or 14 shrubs on the Milldale perimeter strip and grant variances on Parking lot adjacent to perimeter strip (number of shrubs), Minimum interior landscaping percentage, and Perimeter side and rear landscaped strip (no landscaped strip in side and rear yards) due to topographical issues and lay of the land.

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

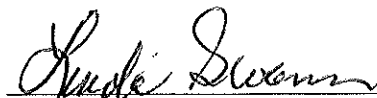
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the February 24, 2011 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Commissioner



Cathy Dixon, Town Recorder
MINUTES-BZA-022411

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 February 2011**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 24, 2011 immediately following the BZA meeting.

B. Commissioner LINDA SWANN 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 DAVID JONES
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Chairman BARBARA McANDREW
Commissioner RUSTY WHILLOCK

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 Commissioner DOCKERY, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the January 27, 2011 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte requested that Commission members keep Chairman McAndrew in their prayers. A card will be sent.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- William L. Black, Hwy.25/70 at I40 Exit 415, Map 67, Parcel 42.05, Site Plan Review

State Planner, Joe Barrett: This property is in the Town's planning growth area; therefore Jefferson County zoning regulations will be followed. The existing barn will be demolished and a new/bigger building will be constructed and used for tractor sales. A new curb cut is proposed from the highway that will be closer to the new proposed building. Four parking spaces are shown on the site plan, but under County Zoning, parking would be considered under retail (closest use to proposed property) where a considerable amount of parking spaces would be required (over 40). Threshold also states that with 5 parking spaces or more, the parking lot must be paved (under 5 spaces can remain gravel). There is no basis for only showing 4 parking spaces; therefore this would need to go before the

Jefferson County Board of Zoning Appeals to request a variance for parking as the current site plan does not meet requirements under County zoning. Requirements are one space for every 200 square feet of area for the building. Should consider at least one parking space for every employee and at least ten other spaces. The property is zoned C2. The parking requirements are based on the use of the property. A site plan cannot be approved until a variance is granted for the parking. Other than parking, the site plan meets all other requirements with the exception that a fire hydrant may be required. The attending representative should relay these discussed requirements to the responsible parties.

Andy Riley, Dandridge Volunteer Fire Department Fire Inspector -- The closest fire hydrant to the area is at the entrance of Historic Hills. Codes and commercial zoning requires a hydrant every 600 feet. There is no hydrant within 600 feet of this proposed property. Water in the area is provided through Shady Grove Utility District. The size of the water line in the area should be verified to ensure that it is adequate to allow enough pressure for gallons per minute to provide for a hydrant in the area.

Representative: Tractors will be built/re-built and sold.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to deny the site plan until the plan has been taken to the Jefferson County Board of Zoning Appeals for variance approval; at which time the plan can be re-presented to the Dandridge Regional Planning Commission at no charge.

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

- John E. Fitzgerald/Eddy Garrett, Majestic Circle (lots 64 & 65), Map 76B, Group C, Parcels 27 & 28, Site Plan Review

State Planner, Joe Barrett: Taking 2 lots and combining into one (simple subdivision). Suggested minor plat revisions: plat references lot 64 & 64 and should be changed to lot 64 & 65, certification for the secretary should state Municipal Planning Commission instead of Regional Planning Commission. Recommends approval subject to minor plat revisions and signatures being obtained.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the site plan subject to minor plat changes per the state planner being made and signatures being obtained.

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

- Official Recommendation on Jefferson County Land Use Plan

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend the adoption of the Jefferson County Land Use Plan.

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

- Review Land Use Plan

No action taken. Census information and residential policy was presented for review at the next scheduled meeting.

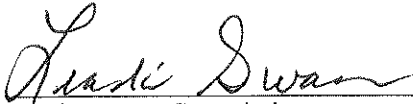
VII. MISCELLANEOUS

No business presented.

VIII. ADJOURNMENT

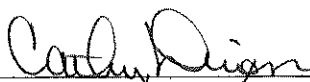
It came on a motion by Mayor GANTTE, seconded by Commissioner JACKSON, to adjourn the February 24, 2011 meeting of the Dandridge Regional Planning Commission.

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



Linda Swann, Commissioner

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-22411

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
27 January 2011**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 27, 2011 at 7:00 p.m.
- B. Commissioner LINDA SWANN 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:

- Mayor GEORGE GANTTE
- Alderman DAVID JONES
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman BARBARA McANDREW
Commissioner MARK JACKSON

- 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 Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adopt the Regular Meeting Minutes as written for the August 26, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Jeff & Catherine Richardson (Someone Else's Treasure Flea Market), 428 Hwy.92 S, Map 57, Parcel 75.11, Variance on 7 parking spaces & landscaping requirements (trees)

Request variance on 7 parking spaces (down from 54 to 47), there are an additional 80 parking spaces in the back gravel lot.

State Planner, Joe Barrett: The back portion is used for over-parking and individual spaces are not to scale. There is ample space in the rear to meet the parking requirements.

It came on a motion by Commissioner HASTY, seconded by Commissioner FRANKLIN, to accept the 7 parking space variance.

A roll call was asked for and the Commission responded as follows:

Mayor GANTTE	NO	Commissioner HASTY	AYE
Alderman JONES	NO	Commissioner WHILLOCK	NO
Commissioner DOCKERY	NO		
Commissioner FRANKLIN	AYE		

On a roll call vote, the motion failed 2-4 with Mayor GANTTE, Alderman JONES, Commissioner's DOCKERY & WHILLOCK voting NO , and was so ordered.

Landscaping -- Requirements call for 39 trees around the perimeter of the lot; request to be allowed to place 14 - 2' green shrubbery up front and 6 hollies to match what neighbor has, 20 trees would be placed in the middle of the parking in the back to allow shade for cars instead of around the perimeter.

State Planner, Joe Barrett -- variance is requested on the required vegetation for interior parking. There are some trees already on the lot line.

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to postpone action on this item until the February meeting in order to allow the state planner proper time to calculate the variance.

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

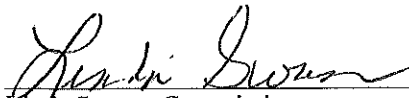
VII. MISCELLANEOUS

None

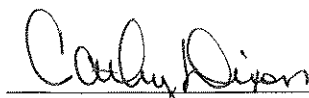
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Alderman JONES, to adjourn the January 27, 2011 meeting of the Dandridge Board of Zoning Appeals.

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



Linda Swann, Commissioner



Cathy Dixon, Town Recorder
MINUTES-BZA-012711

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 January 2011**

I. CALL TO ORDER

- A.** The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 27, 2011 immediately following the BZA meeting.
- B.** Commissioner LINDA SWANN 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 DAVID JONES
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Chairman BARBARA McANDREW
Commissioner MARK JACKSON

- 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, that the Regular Meeting Minutes be approved as presented for the October 28, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Jeff & Catherine Richardson (Someone Else's Treasure Flea Market), 428 Hwy.92 S, Map 57, Parcel 75.11, Site Plan Review

Proposing to place 50 –temporary collapsible tables outside for vendors in the spring, outside/self-contained food units on the week-ends.

State Planner, Joe Barrett: Outside tables and vendors are not regulated by zoning. Meets regulations with water/sewer.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the site plan, with no more than 50 outside tables allowed for vendors.

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

- Duane Slone (Dumplin Creek Enterprises, Inc), Villas at Creekside Drive, Map 57, Parcels 56.15.14 & 56.17, Site Plan Review

Propose to re-phase the development. Originally had 3 phases.

State Planner, Joe Barrett – Reducing the total number of units, everything after phase 2 is more conceptual. Phase 2 is being reduced from 16 units to 9.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to accept the site plan

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

- Appointment to Historic Planning Commission (Mark Jackson term up 12/31/10)

It came on a motion by Commissioner HASTY, seconded by Commissioner DOCKERY, to approve the appointment of the Mayor for Mark Jackson to serve another term on the Historic Planning Commission.

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

VII. MISCELLANEOUS

- Tattoo Parlors/Adult Businesses – Town Attorney Jim Gass will review.
- County Land Use Plan – vote next month.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the January 27, 2011 meeting of the Dandridge Regional Planning Commission.

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


Linda Swann, Commissioner

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-012711

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 October 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, October 28, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman MIKE CHAMBERS
Commissioner PAM DOCKERY
Commissioner MARK JACKSON

- 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 Commissioner FRANKLIN, seconded by Commissioner WHILLOCK, that the Regular Meeting Minutes be approved as presented for the August 26, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Smoky Mountain Window & Doors/Eddie Collins, 1011 N.Gay St., Map 68 J, Group D, Parcel 14, Site Plan Review

Asking for re-approval for new roof that was originally approved last December. Have not been able to replace roof to this date.

It came on a motion by Commissioner HASTY, seconded by Commissioner SWANN, to re-approve the roof replacement.

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

- Digital signage section modification

State Planner, Joe Barrett: changes to section 14-604.10.2

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to recommend the proposed change to the BMA for approval.

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

- Land use policy review

State Planner, Joe Barrett: Distributed sections that were put into place in 2003. The planning period is a 10 year plan which expires in 2013. Sections need to be changed/updated/revised in order to re-adopt into another 10 year planning period. Commission particularly needs to pay attention to population trends and projections. Jefferson County just recently adopted a Land Use and Transportation Policy plan up through 2020. Sections within this plan also cover the cities within the county, therefore the Planning Commission will need to make a recommendation on the plan (Joe will provide copies to Commission members). Joe will draft policies that are applicable for Dandridge that are common with most plans and present at the next meeting. Revised copies of a new land use policy will be presented to the Commission in the future for adoption.

- Fringe area study

State Planner, Joe Barrett: A proposed format was distributed to commission members. Joe suggested that commission members establish boundaries for focused study areas. Mayor Gantte stated that he didn't feel that the BMA were looking at annexations at the present, unless specifically requested. It was suggested that the I40 Exit 415 and Exit 424 be potential areas for focus and review.

- Nov/Dec meeting date

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to not schedule another meeting of the planning commission until January 2011, unless a major item comes up, at which time a special called meeting can be scheduled.

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

VII. MISCELLANEOUS

- MTAS Map Class – Planning & Zoning: A Closer Look – November 10th, 8:30-12:30, Knoxville (Joe will research training hours that commission members currently have for the year)

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Mayor Gantte, to adjourn the October 28, 2010 meeting of the Dandridge Regional Planning Commission.

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

Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-102810

Barbara passed
away on 4/5/11
& did not attend
any other Mtgs.
after 10/28/10

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
26 August 2010**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 26, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner LINDA SWANN

- 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 Alderman CHAMBERS, seconded by Mayor GANTTE, to adopt the Regular Meeting Minutes as written for the June 24, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Green Valley LCC/John Solarz, 620 Green Valley Dr., Map 58, Parcel 33.01, variance on signage

John Solarz – asking for a 5' variance on a digital sign that will be placed underneath the current Quality Inn sign. The existing sign will be moved down the hill and closer to the road for better visibility. The reader board will be installed with the monument sign in stages so the old signage posts, etc can be re-used. The current sign is 7'2" x 6'6". Current existing signage includes a 9' x 11' ground sign that sits on the back of the property facing I40, 3' x 3' entrance sign, and a 7'2" x 6'5" monument sign with a height of 21'. The digital sign is 35.3" x 80.6".

State Planner, Joe Barrett – proposes to take existing sign directly on Hwy.92 and move to fenced area in front of the inn on the hill. The digital portion will be incorporated into this sign and will exceed the 30% requirement by approximately 5 square feet. The results would be to move the sign to another location towards Hwy.92, in front of the hotel, to include the digital portion. There would be one sign, partially

standard sign and partially digital. The standard adopted states that a digital sign shall not constitute the principal on-premise sign, but shall be permitted not to exceed 30% of the total sign area not to exceed 25 square feet in area devoted to the dynamic portion of the sign. There are 2 existing ground signs, 2 in addition to the one being discussed, of which are grandfathered. There are actually 3 ground signs and a temporary digital sign currently in place. The owner is within the 400 square footage of all combined signage.

The current signage is under the maximum required, but over the percentage (30%). The intent of the signage regulation was to apply the regulation to the sign to be attached to, not the aggregate total square footage.

Town Attorney, Jim Gass: a judge would determine the total sign area as all signage being added together for a total sign area.

It was determined that no variance would be needed, as the request complies with the regulations and within the percentage as stated in total signage square footage.

No action needed nor taken; the request was withdrawn from the agenda.

It was also determined that the particular section in question be clarified within the signage regulations.

- Downtown Directional Signage

This item was rolled to the next monthly meeting.

VII. MISCELLANEOUS

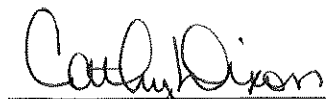
None

VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner DOCKERY, to adjourn the August 26, 2010 meeting of the Dandridge Board of Zoning Appeals.

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


Barbara McAndrew, Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-082610

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
26 August 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, August 26, 2010 immediately following the BZA meeting.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner LINDA SWANN

- 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 Commissioner DOCKERY, seconded by Alderman CHAMBERS, that the Regular Meeting Minutes be approved as presented for the July 22, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Phil & Karen Ownby, Majestic Circle, Map 76B, Parcels 9 & 10, 2 lots or less subdivision

Removing the lot line to combine lots 9 & 10 into one lot.

It came on a motion by Commissioner JACKSON, seconded by Commissioner HASTY, to approve the subdivision.

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

- Land Use Policy Review

Different elements of the plan will be updated to include land use analysis, transportation analysis, and population figures, as the current plan was last updated in 2003.

*Re: Fringe area study: suggest to prioritize areas and break down the urban growth boundary area in more detail.
Areas will be prioritized at the next monthly meeting.*

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

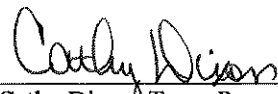
It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to adjourn the August 26, 2010 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-082610

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 July 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, July 22, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON

ABSENT: Mayor GEORGE GANTTE
Commissioner CECIL FRANKLIN
Commissioner LINDA SWANN
Commissioner RUSTY WHILLOCK

- 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 Alderman CHAMBERS, seconded by Commissioner DOCKERY, that the Regular Meeting Minutes be approved as presented for the June 24, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Klote International/McSpadden Inc, 992 Industrial Park Road, Map 68, Parcel 8, Site Plan Review

Re-submitted a corrected site plan that correctly shows the access road off of Pine Drive, fire hydrants, and revised flood certification, water & sewer lines. The expansion will be completed in phases, with priority being given to building 4 south end addition and east side. Water & sewer lines between buildings 3 & 4 will be addressed once the decision is made to proceed on those areas.

It came on a motion by Commissioner JACKSON, seconded by Commissioner HASTY, to approve the site plan as a whole subject to any construction specific to the water/sewer connector between buildings 3 & 4 be worked out with the Town for re-location of the water/sewer lines.

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

- Approval of Annual Report & Planning Program Design for FY10/11

It came on a motion by Alderman CHAMBERS, seconded by Commissioner JACKSON, to adopt the Annual Report & Planning Program Design for FY10/11.

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

- Land Use Policy Review

No action taken. The plan will be re-examined and revised/updated section by section as needed. Commission also expressed interest in having a fringe area study completed.

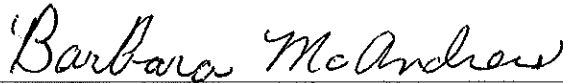
VII. MISCELLANEOUS

No business presented.

VIII. ADJOURNMENT

It came on a motion by Alderman CHAMBERS, seconded by Commissioner DOCKERY, to adjourn the July 22, 2010 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-072210

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
24 June 2010**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 24, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner JACK HASTY
 Commissioner LINDA SWANN

- 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 Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes as written for the March 25, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

Commissioner SWANN arrives at meeting.

- Sean Glenn, 1232 Gay St., Directional Signage

Town Administrator Jim Hutchins: Mr. Glenn had requested to place a business directory sign on the side of his building. The concern then would be that the additional signage would be as an off-premise sign for those businesses that would be listed. It also might be considered for the Town to place directional signage for businesses.

Town Attorney Jim Gass advised that the BZA would have to interpret and carve out an exception in certain districts for government sponsored directional signage which enumerates business names thus will then not be considered an off-premise sign. Suggests that it might be beneficial to view a computer overlay of the proposed signage on a given space and how it would look.

State Planner Joe Barrett: The BZA would make an interpretation whether this type of signage would be permitted at all before going forward. Then the HPC would regulate appearance, design, etc. Before approving such a request, the BZA should consider what conditions will be accepted in allowing business off-premise signs in downtown, what extent will they be regulated to certain locations, or will they be allowed at all. Feedback from the HPC is needed before proceeding.

It came on a motion by Commissioner JACKSON, seconded by Commissioner DOCKERY, to reschedule this item for consideration at the next scheduled BZA meeting where an artist rendition will be presented and to also place on the HPC agenda for review and feedback.

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

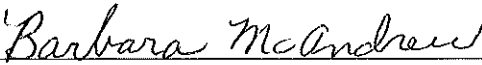
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to adjourn the June 24, 2010 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-062410

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
24 June 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, June 24, 2010 immediately following the BZA meeting.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Commissioner JACK HASTY

- 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 Commissioner DOCKERY, seconded by Commissioner FRANKLIN, that the Regular Meeting Minutes be approved as presented for the May 27, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte reported that Commissioner's FRANKLIN & WHILLOCK recently accepted and was reappointed to their positions for another term.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Holrob-Dandridge LLC/Ned Vickers, Hwy.92S Lake View Subdivision Lots 4 & 5, Map 68, Parcel 5.01 & 5.02, Rezone Request (B-2 to B-3)

It came on a motion by Commissioner SWANN, seconded by Commissioner DOCKERY, to approve the rezone request by making a recommendation to the BMA for passage.

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

Commissioner JACKSON abstains from the next agenda item.

- Mark Jackson, Preston Hills-Shrader Rd., Map 67L, Block A, Parcel 10.03, 3-5 lot Subdivision (Growth Area)

Reducing a subdivision from 5 lots down to 3 lots. 2 of the lot sizes have been increased (10R & 11R have doubled in size). There will not be any more housing on the road.

State Planner Joe Barrett: The preliminary plat was approved last month. The only thing lacking is certificates and signatures.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the subdivision request subject to proper signatures being in place.

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

- Klote International/McSpadden Inc, 992 Industrial Park Road, Map 68, Parcel 8, Site Plan Review

Charles McSpadden: Proposed expansion of 56,000 sq.ft. Sanitary waste output should not be increased.

State Planner Joe Barrett: The expansion involves "4" different buildings. A revised site plan needs to show the access road from Pine Drive. The fire hydrants are required to be on the site plan and part of the permitting process with Mr. Satterfield. Other issues, not required as part of the site plan, will also be dealt with during the permitting process. At present, the water lines are reflected under the proposed addition on the site plan, which is not correct.

It came on a motion by Commissioner WHILLOCK, seconded by Commissioner FRANKLIN, to deny the site plan until another site plan is presented that accurately reflects the water lines and other issues as discussed (access road, fire hydrants, revised flood certification)

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

- Annual Report & Planning Program Design for FY10/11

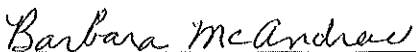
This item will be placed on the next month's agenda for approval.

VII. MISCELLANEOUS
No business presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the June 24, 2010 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-062410

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
27 May 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, May 27, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman MIKE CHAMBERS
Commissioner JACK HASTY

- 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 Commissioner FRANKLIN, seconded by Commissioner DOCKERY, that the Regular Meeting Minutes be approved as presented for the April 22, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Holrob-Dandridge LLC/Ned Vickers, Hwy.92S Lake View Subdivision Lots 4 & 5, Map 68, Parcel 5.01 & 5.02, Rezone Request (B-2 to B-3)

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, that this item be rolled to the next month as no representative was present.

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

- David L. Jones, 1235 & 1239 Treadway Drive, Map 75, Parcels 65.01 & 65.02, Rezone Request (A-1 to R-1) (Urban Growth Area)

David Jones: No plans for the site at present. (joins R1, 26 1/2 acres, located at the end of Treadway Drive)

State Planner, Joe Barrett: The property is currently zoned A-1 which allows a broader range of uses compared to the R1 zone. Concerns are one way in and out road access (traffic along the Field of Dreams) and only a 2" existing water line (substandard). The location of the property is not suitable for permitted uses in either the A1 or R1 zones. The main concern would be minimum lot sizes. Since there is no current proposal, Commission would need to consider all permitted uses and scenarios. Residential uses are allowed in each district, but mobile home parks are prohibited in both districts. There is no access to sewer. Consideration should also be given to the infrastructure to support permitted uses.

A1 – 40,000 sq.ft. lots, single wide mobile homes are allowed, allows single family housing, duplexes, agricultural uses, barns, commercial/convenient uses, barber, beauty shops, gas stations, dry cleaners, doctors, veterinarians, grocery stores, repair shops, laundry mats, car washes, day care centers, drug stores, airports, schools, and government uses, etc.

R1 – exclusive residential use (single family housing), 20,000 sq.ft. lots, excludes mobile homes, duplexes, customary home occupation, and schools.

Jane Lane (lives at the end of Treadway Drive, house at the top of the hill) –voiced concerns of additional traffic along the Field of Dreams, narrow road.

Monica Whitley (Treadway Drive resident, 1st house) – voiced concerns with safety of children and the potential increase in traffic volume.

Ronnie Bayless (Previous employee of the Field of Dreams) – safety should be taken into consideration along with the potential destruction/damage of the park.

It came on a motion by Commissioner SWANN to deny the rezone request. The motion failed for lack of a second.

It then came on a motion by Commissioner JACKSON, seconded by Commissioner DOCKERY, to recommend to the Jefferson County Commission that the requested area be rezoned R1 as the R1 zone would be a more protected zone than the current A1 status.

On a voice vote, the motion passed 6-1, with Commissioner SWANN voting NO, and was so ordered.

A letter will be sent to the Jefferson County Commission to clarify the basis for the recommendation.

- Charles Atchley/Darrin Wilson (Sugar Shack Bakery), 876 Hwy.92 S, Point of Clarification on Signage

Requests the use of a portable sandwich type board to be placed along the highway during business hours and then to be removed nightly.

It came on a motion by Mayor GANTTE, seconded by Commissioner JACKSON, to allow the sign.

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

- Squirewood Station, LLC/Appalachia Design Service, Food City – 125 West Hwy.25/70, Map 68, Group A, Parcel 5, Site Plan Review

Jeremy Field – Proposing an 11,300 sq.ft. addition to Food City. The right side access to the back of the building will be closed. Water lines will be tied into existing water lines. Willing to work with fire department recommendations.

State Planner, Joe Barrett – parking standards are met (230 required), has met all requirements except for addressing the fire protection issues. Recommends approval subject to the satisfaction of the Town's fire protection and verification of adequate parking spaces (site plan to show buggy storage areas).

Fire Chief Steve Shults – Concerned with proposed one way in/one way out and the potential of a fire truck not being able to get out in a possible emergency situation. Also, additional rear parking spaces are in front of the FDC connection. Inquired if additional sprinkler system would be installed?

Andy Riley (VFD) – suggests that the rear fire hydrant could be moved closer to the FDC or an additional one be installed. Also suggests that a fire lane remain along the rock bluff.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner FRANKLIN, to approve the site plan subject to the satisfaction of the Town's fire protection and verification of adequate parking spaces (site plan to show buggy storage areas).

On a voice vote, the motion passed 6-1, with Commissioner WHILLOCK voting NO, and was so ordered.

- Mark Jackson, Preston Hills, Shrader Rd., Map 67L Block A, Parcel 10.03, Preliminary 3 lot Subdivision (Urban Growth Area)

Commissioner JACKSON abstains from any action on this item.

Old apple orchard, previously approved 5 lot subdivision, plans are for the 2 existing houses (lot 10 & 11) to be added to the remaining land, thus eliminating 2 lots and having a 3 lot subdivision instead of a 5 lot subdivision, with a gravel road instead of blacktop. At the time of purchase there was already an existing fee simple 50' access off of Shrader Road.

State Planner, Joe Barrett: County regulations do not allow easements to serve more than 2 lots. A variance regarding the street would need to be granted as it is not financially feasible to build a standard road to serve 3 lots, there are no invasive issues with affecting other adjoining properties. Recommends approval with the Commission approving a variance based on the particular situation.

It came on a motion by Mayor GANTTE, seconded by Commissioner WHILLOCK, to approve the preliminary plat with a variance being approved from constructing the easement to the same standards as a city street.

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

Commissioner JACKSON rejoins the meeting.

- Proposed Official Sign Code of The Town of Dandridge

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend to the Board of Mayor and Aldermen to accept the sign regulations to include the discussed amendment to Section 14-604.10 and the removal of sections 14-606.1 and 14-606.2.

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

- Presentation of Annual Report

No action taken, Commission will review the report and place on the next agenda for approval.

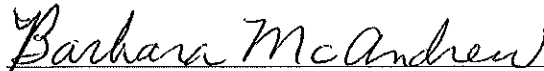
VII. MISCELLANEOUS

No business presented.

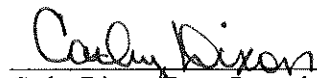
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the May 27, 2010 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-052710

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
22 April 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, April 22, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Commissioner PAM DOCKERY
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner RUSTY WHILLOCK

ABSENT: Mayor GEORGE GANTTE
Alderman MIKE CHAMBERS
Commissioner CECIL FRANKLIN
Commissioner LINDA SWANN

- 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 Commissioner DOCKERY, seconded by Commissioner WHILLOCK, that the Regular Meeting Minutes be approved as presented for the March 25, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Holrob-Dandridge LLC/Ned Vickers, Hwy.92S Lake View Subdivision Lots 4 & 5, Map 68, Parcel 5.01 & 5.02, Rezone Request (B-2 to B-3)

No action taken. Per the Town Administrator, Jim Hutchins, this item will roll to next month's meeting.

- Jefferson County Nursing Home, Parking Lot Addition

It was the consensus of the commission to add the above item to the agenda.

The nursing home is requesting to add an additional parking lot on the backside of the existing building to increase/expand parking from 81 spaces to approx. 148 spaces.

State Planner, Joe Barrett: Drainage calculations have been submitted for the additional parking. Requirements have been met, recommends approval.

It came on a motion by Commissioner JACKSON, seconded by Commissioner HASTY, to approve the site plan for additional parking.

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

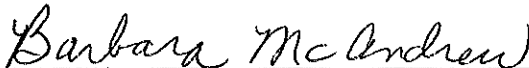
VII. MISCELLANEOUS

- Commissioner JACKSON: Question re: Shrader Road 5 lot subdivision at the apple orchard (urban growth area). A 310' road was built in the subdivision. Jefferson County allows a 3 lot subdivision off of a 50' sideroad. Question is: Can Dandridge Regional Planning Commission allow or consider the same as the County, by doing a 3 lot subdivision off a 50' unpaved road?
State Planner, Joe Barrett: The Regional Planning Commission would have to revise the subdivision regulations to allow such, or variances could be considered on a case by case basis.

VIII. ADJOURNMENT

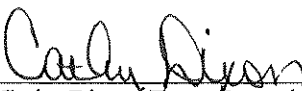
It came on a motion by Commissioner DOCKERY, seconded by Commissioner HASTY, to adjourn the April 22, 2010 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-042210

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
25 March 2010**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 25, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman MIKE CHAMBERS
Commissioner JACK HASTY

- 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 Commissioner FRANKLIN, seconded by Commissioner SWANN, to adopt the Regular Meeting Minutes as written for the January 28, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- United Hospitality Corp (Hampton Inn)/Milan Chohan, 126 Sharon Drive, Map 58, Parcel 32, Variance on Exterior Signage

Requesting a variance on exterior signage. Requesting signage on north side of building facing 140 (channel letters), the southeastern side of building, and a monument sign on south side of building at main entrance. Reasoning is that the back of the building is what faces the interstate.

State Planner, Joe Barrett: One wall sign and one ground sign is allowed. The monument sign and 2 wall sign requests would exceed the maximum allowed signage, as they are requesting that wall signs be allowed on the front, side (southeastern), and back of building. There will also be a 65' tall tower/ground sign. The request does not meet variance criteria, and therefore, will be a judgment call for the Commission.

It came on a motion by Commissioner DOCKERY, seconded by Commissioner SWANN, to grant the variance for 2 wall signs and 1 monument sign.

On a voice vote, the motion passed 6-1, with Commissioner FRANKLIN voting NO, and was so ordered.

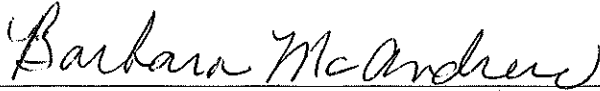
VII. MISCELLANEOUS

None

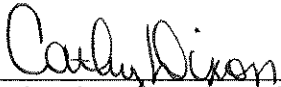
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner DOCKERY, to adjourn the March 25, 2010 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-032510

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 March 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, March 25, 2010 immediately following the BZA meeting.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN
- Commissioner RUSTY WHILLOCK

ABSENT: Alderman MIKE CHAMBERS
Commissioner JACK HASTY

- 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 DOCKERY, that the Regular Meeting Minutes be approved as presented for the February 25, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Floyd Case, Jr./Garland McCoig, Elmer Lane, Map 57, Parcel 7201, 2 lots or less subdivision

Garland McCoig: Is interested in purchasing 2 lots that currently join his existing property (backside of farm). Reason is due to recent development along portions of his existing property.
State Planner, Joe Barrett: The plat has been revised to show zoning district and applicable setbacks. Plat note needs to state that lot in question is being added to adjoining tract, not a stand alone lot.

It came on a motion by Mayor GANTTE, seconded by Commissioner SWANN, to approve the subdivision.

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

- Ronald Hill, Nichols/Valley Home Rd., Map 68F, Group B, Parcel 6, 3-5 lots Subdivision

Plan to subdivide 4 lots out of 3.5 acres on Nichols Road. The easement will serve lot 2. Lot 4 will be accessed from Valley Home Road.

State Planner, Joe Barrett: Plat needs to show existing water/sewer line. Correct rear setback note from 25' to 20'. Easements should be removed from plat. Recommend approval subject to existing water line being shown, utility easement being shown along sewer lines, removing easements, and correcting rear setbacks on plat note #5, in addition to removing line that shows encroachment on adjoining lot line.

It came on a motion by Commissioner SWANN, seconded by Commissioner JACKSON, to approve the subdivision subject to recommendations as stated by the state planner.

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

- Holrob-Dandridge LLC/Ned Vickers, Hwy.92S Lake View Subdivision Lots 4 & 5, Map 68, Parcel 5.01 & 5.02, Rezone Request (B-2 to B-3)

No action taken, this item was withdrawn from the agenda.

VII. MISCELLANEOUS

- Discuss Proposed Signage Regulations

State Planner, Joe Barrett: Request to summarize proposed regulations at a joint work session between Planning Commission & BMA on May 4th at 6:00p.m. Requested changes then could be made and discussed at the regular planning commission meeting in May in anticipation of a final recommendation shortly thereafter.

VIII. ADJOURNMENT

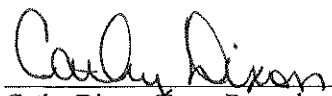
It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the March 25, 2010 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-032510

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
25 February 2010**

I. CALL TO ORDER

- A.** The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, February 25, 2010 at 7:00 p.m.
- B.** Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Commissioner PAM DOCKERY
- Commissioner CECIL FRANKLIN
- Commissioner JACK HASTY
- Commissioner LINDA SWANN

ABSENT: Commissioner MARK JACKSON
 Commissioner RUSTY WHILLOCK

- 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 Commissioner FRANKLIN, seconded by Alderman CHAMBERS, that the Regular Meeting Minutes be approved as presented for the January 28, 2010 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte announced that Commissioner Anna Gray has resigned her position on the Planning Commission. Rusty Whillock (a resident of Majestic Bay) has agreed to fill the vacant position.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- Kristi Rustin (Kerr Surveying), Lot 16 (The Oaks at Goose Creek), Map 67N, Group A, Parcel 16 & 17, 2 lots of less subdivision (Urban Growth Area)

Johnny Kerr, Surveyor: A new home was built, and after the home was built found that it encroached onto another property. The additional lot has been purchased by the owner. The developer has given his approval of the replat. A replat of the previous site plan is being submitted for approval.

State Planner Joe Barrett: Recommends approval.

It came on a motion by Mayor GANTTE, seconded by Commissioner HASTY, to approve the replat.

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

- Floyd Case, Jr./Garland McCoig, Elmer Lane, Map 57, Parcel 7201, 2 lots or less subdivision

Garland McCoig: Is interested in purchasing 2 lots that currently join his existing property (backside of farm). Reason is due to recent development along portions of his existing property. Is seeking the advice of commission at this point before any surveying is completed.

State Planner, Joe Barrett: A preliminary sketch plan has been presented.

Mr. McCoig was advised to follow through with a survey.

No action was taken as Mr. McCoig was only seeking preliminary advice.

VII. MISCELLANEOUS

- Building Inspector Gary Satterfield – Requested guidance from commission regarding political signs. Current guidelines state that the signs should be off any right-of-way 5' from the front of the sign. It was the consensus that all candidates be treated the same and suggested that Mr. Satterfield notify candidates via letter about the sign regulations. Candidates will then be given 30 days to remove all signs from right-of-ways before being confiscated by the Town. It was also suggested that the regulations be included in packets at the election commission as candidate's complete initial paperwork upon running for office.

VIII. ADJOURNMENT

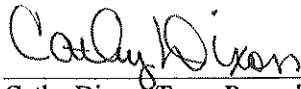
It came on a motion by Mayor GANTTE, seconded by Alderman CHAMBERS, to adjourn the February 25, 2010 meeting of the Dandridge Regional Planning Commission.

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



Barbara McAndrew, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-022510

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
28 January 2010**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 28, 2010 at 7:00 p.m.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Alderman MIKE CHAMBERS
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Commissioner PAM DOCKERY
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY

- 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 Commissioner SWANN, seconded by Commissioner JACKSON, to adopt the Regular Meeting Minutes as written for the December 1, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Jefferson County High School/John Cagle, 115 W.Dumplin Valley Rd., Special Exception Request for Signage

The current 2010 Senior Class of JCHS, in hopes of establishing a legacy where future senior classes will do something to give back to the school, is in the process of raising funds to purchase/install an identification/message sign/board at the high school. Specifications of the sign would be 7'4" high x 9'5" wide, backlit identification panel (above message display) 4'0" x 9'5" wide to read "Jefferson County High School Home of the Patriots," daktronics message display 3'4" high 9'5" wide, support poles 8'0" high, spaced 5' apart. The sign will not be a flashing marquee type sign. The message display area will scroll/display messages (20-30 seconds). The sign will be 2 sided. The intent of the sign is to provide school & community information/events. The sign would be located along Hwy.92 in the proximity of the building 8 area.

State Planner, Joe Barrett: The current sign regulations do not address signage for the R1 district. The agenda item is being handled as a special exception since a variance would not be applicable since there are no established regulations.

Assistant Fire Chief, J.Ray Walker informed that the area near the high school is used for helicopter landings during emergencies and would hate to see a sign put up and then damaged/destroyed by the wind force of a helicopter.

It came on a motion by Commissioner SWANN, seconded by Alderman CHAMBERS, to grant the special exception so long as there will be a 20 second delay on the digital display and no flashing display.

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

VII. MISCELLANEOUS

None

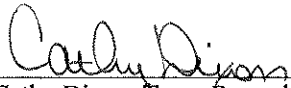
VIII. ADJOURNMENT

It came on a motion by Alderman CHAMBERS, seconded by Commissioner SWANN, to adjourn the January 28, 2010 meeting of the Dandridge Board of Zoning Appeals.

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



Barbara McAndrew, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-012810

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
28 January 2010**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session at the Dandridge Public Works Facility/Police Department Building in Dandridge, Tennessee on Thursday, January 28, 2010 immediately following the BZA meeting.
- B. Chairman BARBARA McANDREW 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 BARBARA McANDREW
- Alderman MIKE CHAMBERS
- Commissioner JACK HASTY
- Commissioner MARK JACKSON
- Commissioner LINDA SWANN

ABSENT: Mayor GEORGE GANTTE
Commissioner PAM DOCKERY
Commissioner CECIL FRANKLIN
Commissioner ANNA GRAY

- 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 Commissioner SWANN, seconded by Commissioner JACKSON, that the Regular Meeting Minutes be approved as presented for the December 1, 2009 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

No business presented.

V. OLD BUSINESS

No business presented.

VI. NEW BUSINESS

- The Point/Richard Talley, 122 Marina Drive, Site Plan Review

Glenda Rhodes: Restroom/shower access will be had through the existing ship store marina building, therefore, no additional bath house is planned at this time.

State Planner, Joe Barrett: Site plan has been redesigned since preliminary approval in May of 2009. The number of camp sites have been reduced and tied in with the existing restaurant property and presented as a Planned Unit Development (PUD). Lot sizes are to be approx. 30'x50' and graveled. Water line designation is lacking from the site plan. It is suggested that all camp sites be within 500' of a fire hydrant.

Discussion was held regarding restroom/shower access and the current location of a fire hydrant and the possible need to install another. The need for a road profile, drainage, and materials was also discussed.

It came on a motion by Commissioner SWANN, seconded by Alderman CHAMBERS, to approve the site plan subject to: existing fire hydrant being within 500' of all camp sites (if not, another hydrant will be installed), water lines being designated on the site plan, road profile to be included on the site plan to show depth of rock, drainage management plan/drainage calculations certified by an engineer, meeting any and all applicable TVA regulations, bond for gravel roads/landscaping/fire hydrant, and provided that the camp ground use is restricted to self contained units.

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

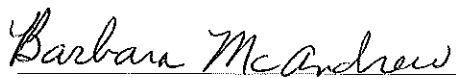
VII. MISCELLANEOUS

No business presented.

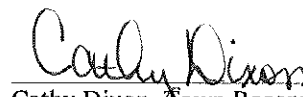
VIII. ADJOURNMENT

It came on a motion by Commissioner JACKSON, seconded by Alderman CHAMBERS, to adjourn the January 28, 2010 meeting of the Dandridge Regional Planning Commission.

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


Barbara McAndrew, Chairman

ATTEST:


Cathy Dixon, Town Recorder
MINUTES-PLANNING COMMISSION-012810

