

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
13 December 2022**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, December 13, 2022 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

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

ABSENT: Commissioner STEPHANIE CHURCHWELL

- 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 WILLOUGHBY, to adopt the Regular Meeting Minutes for the October 11, 2022 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

- Total Properties Management (John Ballinger), 3008 Villas at Creekside Drive, Map 57K, Group A, Parcel 18, Variance Request for Rear Setback for New Home

Lots were purchased from original plat, lot 18 was previously approved by the Dandridge Regional Planning Commission, which now shows as practically on the property line, to include an enclosed porch will put the rear of the home over the rear setback line about 12.5', which will keep this home in line with the existing homes, this is the last lot to be developed. New setback is being exceeded by 4.5'.

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

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

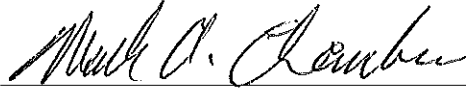
VII. MISCELLANEOUS

None

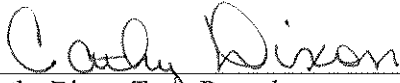
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the December 13, 2022 meeting of the Dandridge Board of Zoning Appeals.

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

A handwritten signature in cursive script, reading "Mark A. Chambers", written over a horizontal line.

Mark Chambers, Chairman

A handwritten signature in cursive script, reading "Cathy Dixon", written over a horizontal line.

Cathy Dixon, Town Recorder
MINUTES-BZA-121322

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
13 December 2022**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, December 13, 2022 at 5:00 p.m. (immediately following BZA).
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

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

ABSENT: Commissioner STEPHANIE CHURCHWELL

- 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 WILLOUGHBY, seconded by Mayor GANTTE, that the Regular Meeting Minutes of October 11, 2022 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

- Public Hearing - A Resolution Removing Regulations Requiring Subdivisions that Adjoin Existing Streets to Provide Right-of-Way in Excess of the Existing Right-of-Way, Based on Newly Codified T.C.A. 13-3-403(d)(1)

There were no public comments

It came on a motion by Commissioner FRANKLIN, seconded by Alderman NELSON, to accept Resolution No.22/23-13

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

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

This item was rolled to the next regular scheduled meeting.

VII. MISCELLANEOUS

- Chairman Chambers – Public Input Policy Adoption

Planning Commission meetings are scheduled for one hour and due to time frame should consider limiting public comments for items not on the agenda to a specific time frame to allow more time for agenda items discussion/consideration. The Chairman will set the guidelines and rules of conducting the meeting.

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to add “Public Presentations” after the Roll Call on future Dandridge Regional Planning Commission agendas, allowing 2 minutes for individuals to speak as managed for time by the Chairman, with a sign-up sheet for public presentations for non-agenda and agenda items prior to the meeting.

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

- Planner Jordan Rockwell – announced that the Town was awarded the sidewalk grant (Majestic Bay to Downtown)
- Old Dandridge Elementary School – per state inspector, asbestos removal is complete, waiting on state fire marshal plans

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the December 13, 2022 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-121322

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
11 October 2022**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, October 11, 2022 at 4:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner STEPHANIE CHURCHWELL
Commissioner BRYANT OPEIL
Commissioner KAY SCHOLLER

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

III. READING OF THE MINUTES

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adopt the Regular Meeting Minutes for the July 12, 2022 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

- Kesley Tucker & Jason Martin, Lakeshore Drive, Map 69H, Group A, Parcel 13.01, 5' Variance Request on Rear Setback

A new garage will be built behind an existing garage (the existing garage will be torn down once the new garage is built). Rear setback is currently 20'. A barndominium will also eventually be built in place of the old garage that includes 1,200 sq.ft., 3 bedroom, 2 bath living quarters. Original setbacks in this area were more than likely 15' before regulations changed. The variance can be granted due to hardship of an existing building and not being able to tear down the existing building until the new one is built with a 15' setback (realizing the need for a 5' variance).

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to grant the 5' variance.

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

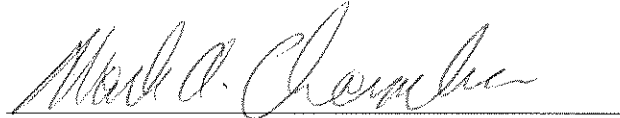
VII. MISCELLANEOUS

None

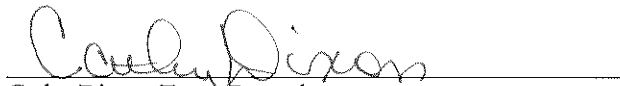
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the October 11, 2022 meeting of the Dandridge Board of Zoning Appeals.

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

A handwritten signature in cursive script, reading "Mark A. Chambers", written over a horizontal line.

Mark Chambers, Chairman

A handwritten signature in cursive script, reading "Cathy Dixon", written over a horizontal line.

Cathy Dixon, Town Recorder

MINUTES-BZA-101122

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
11 October 2022**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, October 11, 2022 at 4:00 p.m. (immediately following BZA).

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner STEPHANIE CHURCHWELL
Commissioner BRYANT OPEIL
Commissioner KAY SCHOLLER

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

III. READING OF THE MINUTES

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of September 13, 2022 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

- Resolution No. 22/23-07 Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Dandridge by Owner Consent and Approving a Plan of Services (Plainview Drive, Map 69H, Group C, Parcel 11)

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to approve and recommend back to BMA to schedule a public hearing.

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

- Ordinance No. 22/23-08 Amending the "Zoning Map of the Town of Dandridge, TN" a Component of the "Zoning Ordinance of the Town of Dandridge, TN" from an A-1 (Agriculture District) to a R-1 (Low Density Residential District) (Plainview Drive, Map 69H, Group C, Parcel 11)

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to approve and recommend to BMA for passage.

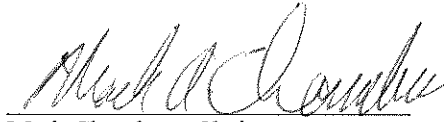
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS

None presented.

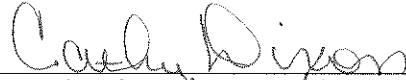
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the October 11, 2022 meeting of the Dandridge Regional Planning Commission.



Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-101122

RESOLUTION 22/23-13

A RESOLUTION REMOVING REGULATIONS REQUIRING SUBDIVISIONS THAT ADJOIN EXISTING STREETS TO PROVIDE RIGHT-OF-WAY IN EXCESS OF THE EXISTING RIGHT-OF-WAY, BASED ON NEWLY CODIFIED T.C.A 13-3-403(d)(1)

WHEREAS, the Dandridge Municipal/Regional Planning Commission, in accordance with Section 13-4-303 of the *Tennessee Code Annotated*, may adopt and amend regulations governing the subdivision of land within its jurisdiction; and

WHEREAS, the Dandridge Municipal/Regional Planning Commission has determined that the “Dandridge Municipal/Regional Subdivision Regulations” must be amended to meet current state law regarding requirement of additional Right-of-Way for subdivisions that adjoin existing streets;

WHEREAS, the Dandridge Municipal/Regional Planning Commission has held a public hearing on December 13, 2022 for the proposed amendment, as required by section 13-4-303 of the *Tennessee Code Annotated*;

NOW, THEREFORE, be it resolved that; the Dandridge Municipal/Regional Planning Commission hereby amends the “Dandridge Municipal/Regional Subdivision Regulations” as follows:

Section 1. Regional Subdivision Regulations, Article III, Section A, 6. Additional Width on Existing Streets is hereby deleted in its entirety:

~~6. Additional Width on Existing Streets~~

~~Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.~~

~~a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.~~

~~b. When a subdivision is located on only one side of an existing street, one half (1/2) of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.~~

Section 2. Regional Subdivision Regulations, Article III, Section C, 4(a). Building Setback Lines is hereby amended by adding the following:

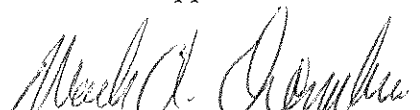
The minimum depth of the front building setback lines shall be fifty-five (55) feet from the front property line of properties along existing city roads. The planning commission may require a smaller building setback line in conformity with the required setback line for the zoning district in which the property is located if the road has an existing or proposed right-of-way of fifty (50) feet or more.

Section 3. This resolution shall take effect immediately after its adoption, the public welfare requiring it.

Public Hearing Held: 12/13/22

Resolved and Approved: 12/13/22


Secretary


Chairman

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
13 September 2022**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, September 13, 2022 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON

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 WILLOUGHBY, that the Regular Meeting Minutes of August 9, 2022 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

- Resolution Review – Removing Regulations Requiring Subdivisions that Adjoin Existing Streets to Provide Right-of-Way in Excess of the Existing Right-of-Way, Based on Newly Codified T.C.A. 13-3-403(d)(1)

11/7/22 Public Hearing will be held & presented for approval.

- Jeffery & Angie Williams, 2157 Majestic Circle, Map 76G, Group B, Parcel 40, Accessory Building (Detached Garage) over 900 sq.ft.

Garage will be 2,080 sq.ft., conforms to setbacks and location on approximately 3 acres.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner CHURCHWELL, to approve the detached garage.

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

- Billy Proffitt (Nick Lakins/Derek Wolfe), Old Hwy 92, Map 68, Parcel 15, Annexation & Rezone A-1 to R-3 and Review of Plan of Services

Mayor GANTTE recuses himself from this item.

Plans to combine this property (80 acres) to a recently adjoined annexed property for a subdivision (260 homes [\$300,000 price range, stone and brick] over a 5-year span [52 homes every 5 years]) with a concept plan to include a dog park & community playground (12,500 sq.ft. lot sizes). Primary access would be from Old Hwy. 92 with a secondary access off of Isabell Drive.

Planner Jordan Rockwell: an ideal spot for development, no nuisance nor downgrade in quality of life for the area. Suggest amenities to include a sidewalk to connect with the Field of Dreams, greenway system, park. Supports the annexation.

Commissioners CHURCHWELL & OPEIL suggests that a traffic study would be beneficial to the area along with impact to EMT/Police/Schools. Building/Codes Terry Reneau responded that he had followed up with EMT/Sheriff/Schools over 10 years growth within the county and a need would be an additional emergency satellite station, sheriff would need a certain amount of patrol cars and deputies (space at the detention center would be adequate). The county 10-year growth plan projects a population growth of 10,000 people.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to accept the Plan of Services and forward to BMA to schedule a public hearing for annexation and rezoning (A-1 to R-3).

On a voice vote, the motion passed unanimously, (with Mayor Gantte recusing himself) and was so ordered.

VII. MISCELLANEOUS

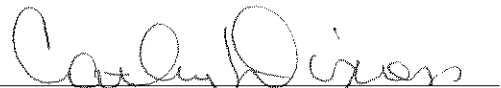
None presented.

VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adjourn the September 13, 2022 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-091322

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
9 August 2022**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, August 9, 2022 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner BRYANT OPEIL
- Commissioner LOU WILLOUGHBY

ABSENT: Mayor GEORGE GANTTE
Commissioner LAUREN HURDLE
Commissioner KAY SCHOLLER

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

III. READING OF THE MINUTES

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of July 12, 2022 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

- Next Gen 4 LLC (Arbys), 682 Hwy 92 S, Map 58, Parcel 34.01, Site Plan Review

Renovating to include an extra drive-thru.

It came on a motion by Alderman NELSON, seconded by Commissioner OPEIL, to approve the site plan.

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

- Town of Dandridge (Terry Reneau/Jordan Rockwell), Change of Subdivision Language Addressing State of TN Public Chapter No. 1128 Relative to Regulation of Property Development

It came on a motion by Commissioner WILLOUGHBY, seconded by Alderman NELSON, that planner Jordan Rockwell devise a resolution to revise subdivision regulations to include above topic.

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

- Proposed Ordinance Amending the Zoning Ordinance of the Town of Dandridge TN Establishing the Cryptocurrency Mining District and Associated Regulations and Requirements

It came on a motion by Alderman NELSON, seconded by Commissioner FRANKLIN, to approve the ordinance and forward to BMA for consideration and approval.

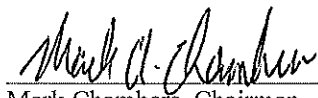
On a voice vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS

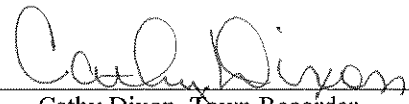
- The Main St. sidewalk grant has been submitted.

VIII. ADJOURNMENT

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to adjourn the August 9, 2022 meeting of the Dandridge Regional Planning Commission.



Mark Chambers, Chairman

ATTEST: 

Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-080922

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
12 July 2022**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, July 12, 2022 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

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

ABSENT: Commissioner STEPHANIE CHURCHWELL
 Commissioner LAUREN HURDLE

- 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 Mayor GANTTE, to adopt the Regular Meeting Minutes for the April 12, 2022 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

- Martin Chafin (David Sands), 1105 Lake Drive, Map 68N, Group G, Parcel 12, Variance for swimming pool in front of house

Sands rents property from Chafin (Twins Properties). Chafin has written a letter to the BZA stating "he has no issue with the pool being in the location (side yard) and grants the Sands permission to keep the pool there." Pool was installed a couple of months ago. Mr. Sands reports that the current location of the above ground pool is the only level location to place it other than his garden area. Pools are not allowed in front of a home as the existing violation.

It came on a motion by Commissioner WILLOUGHBY, seconded by Alderman NELSON, to grant a temporary variance until December 31, 2022 at which time this item will be placed on the January 2023 agenda to discuss other resources/costs/relocation for the pool.

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

- Jim Perry, 888 Lakeshore Drive, Map 691, Group A, Parcel 52, Variance on front setback due to topography

Current house is approximately 10' off the road as most houses in the same area. In the process of receiving a TVA deed modification in order to expand current home. Propose to expand a new addition to current home in line with current front of home.

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to grant the variance due to topographical issues, subject to TVA approval.

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

VII. MISCELLANEOUS

None

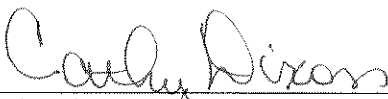
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner NELSON, to adjourn the July 12, 2022 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Chambers, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-071222

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
12 July 2022**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, July 12, 2022 at 5:00 p.m. (Immediately following BZA).

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

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

ABSENT: Commissioner STEPHANIE CHURCHWELL
Commissioner LAUREN HURDLE

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 of June 14, 2022 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

- Carlyle Construction LLC (Randy Beckner/T.Phillip Carlyle), W. Price Road/Hwy 92, Map 57, Parcels 56.11 & a portion of 56.17, Rezone B2 to B4

Revision: Strip along Hwy. 92 will remain B2, remaining property will rezone to R-3.

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, to approve the revised rezone request and send to BMA for consideration and approval.

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

- Carlyle Construction LLC (Randy Beckner), Creekside Ridge - W. Price Road/Hwy 92, Map 57, Parcels 56.11, 56.15, 56.16, & 56.17, Preliminary Site Plan

Propose a mixture of commercial along Hwy. 92 and residential on remaining property.

Concerns to be addressed:

- *Road system – Roads within the Villas Creekside have never been adopted by the Town, including Wesoga Drive (which needs a topcoat), which will be utilized by the new Carlyle*

development. Wesoga Drive would need to be brought up to Town standards with a topcoat in order for the new roads in the new development to be accepted.

- *Drainage pond – The new Carlyle development will utilize part of the existing retention pond, but no design/calculations/drainage on the retention pond at time of construction can be found. Design, calculations and drainage will be re-done and brought up to standard with improvements to existing drainage pond to increase in order to meet requirements of TDEC for runoff.*

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner OPEIL, to approve the preliminary site plan contingent upon the BMA approving the rezone from B-2 to R-3.

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

VII. MISCELLANEOUS

- Alderman Kesterson has requested a joint meeting with Planning Commission to discuss different zones, densities, green space, playgrounds, dog parks, etc. in larger subdivisions. A special called meeting can be scheduled.
- Planner, Jordan Rockwell has met with Canon & Canon engineer regarding the proposed multi use path/sidewalk on West Main Street between Cherokee Drive and Majestic Bay. A budget estimate (\$1.2 million) has been submitted for the application which will be submitted later in the week.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the July 12, 2022 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST: 
Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-071222

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
14 June 2022**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, June 14, 2022 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE

ABSENT: Alderman MIKE NELSON
Commissioner BRYANT OPEIL
Commissioner KAY SCHOLLER
Commissioner LOU WILLOUGHBY

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 of May 10, 2022 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

- Resolution No.21/22-13 Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Dandridge by Owner Consent and Approving a Plan of Services (Hwy 25/70 W, Map 67, Parcel 74)

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HURDLE, to recommend the annexation and approve the plan of services to BMA for consideration.

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

- Ordinance No.21/22-13 Amending the Zoning Map of the Town of Dandridge, TN a Component of the Zoning Ordinance of the Town of Dandridge, TN from an A-1 Agricultural to a MUD Mixed Use District (Hwy 25/70 W, Map 67, Parcel 74)

It came on a motion by Commissioner HURDLE, seconded by Commissioner CHURCHWELL, to recommend the rezone to BMA for consideration.

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

- Josh Cate/Dennis Eslinger, 294 Milldale, Map 57, Parcels 65 & 65.01, Rezone R-1 to R-3

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to recommend the rezone to BMA for consideration.

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

- Randy & Tamara Tweed (Daniel Tweed), 131 E. Meeting Street, Map 68K, Group G, Parcel 5, Rezone M-1 to B-2

This item was rolled to the next regular scheduled meeting.

VII. MISCELLANEOUS

Planner, Jordan Rockwell, reported that application for a TDOT multi modal access grant will be submitted for a section of a (bike path plan) multi use path (10' wide) on the south side of West Main St between Cherokee Drive and Majestic Bay. The letter of intent has been submitted with an okay to proceed with the application. Should receive notice within 3-4 months.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the June 14, 2022 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-061422

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
10 May 2022**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, May 10, 2022 at 4:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner BRYANT OPEIL
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner CECIL FRANKLIN
Commissioner LAUREN HURDLE
Commissioner KAY SCHOLLER

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

III. READING OF THE MINUTES

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of April 12, 2022 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

- Richard Talley the Point etal, Crescent Bend Drive, Map 76, Parcel 68, Site Plan Review (Crescent Bend Campground Expansion)

Sewer issues have been resolved since presentation/approval of concept plan. In regards to the existing system, capacity of one of the wet wells (quad plex station) will need to be upgraded, add two pumps, and add an additional pump to the second/small pump station. The pump that was installed for the expansion (Liberty) will need to be replaced with one (E1) that will work with the current DWMF system. A bond is not needed as a pump will be in place before the expansion sites are used.

It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor GANTTE, to approve the site plan based on engineering plans received, subject to the above recommendations being made.

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

- Carlyle Construction LLC (Randy Beckner), W. Price Road/Hwy 92, Map 57, Parcels 56.16, 56.17, 56.15, & 56.11, Conceptual Plan Review

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner OPEIL, to roll this item to the next regular scheduled meeting.

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

- Rita Foster Cobb, 1331 High St., Map 68D, Group A, Parcel 21, Rezone Request (R-1 to B-2)

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

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

- Mark V. Jackson, Killion Rd., Map 58, Parcel 36.01, Rezone Request (R-3 to B-3)

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

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

- Resolution 2022-23 Amending the Zoning Resolution of Jefferson County TN by Establishing the A-2 Agriculture-Forestry-Food Processing Zoning District, Establishing Development Standards for Food Processing Activities, and Allowing Meat Processing in the I-1 Industrial Zoning District

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to accept Resolution 2022-23 as written.

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

- Discuss Zoning and Growth Trends in the Town of Dandridge

Suggest updates to the Zoning/Subdivision Regulations:

- *Require all new developments to install underground power*
- *Allow sidewalks on only one side of the street*
- *Already addressed – Increase lot sizes in the R-2, R-3 & B-4 zones*
- *Expand right-of-way by 5 feet for utilities*
- *In lieu of sidewalks, an extra 5 feet of paving for walking lane*

Other issues to consider:

- *Cleanliness*
- *Trashcans left on the side of the road after trash pickup*
- *Vehicles parked on side of the roads facing the wrong way*

TDOT (multi modal access/transportation alternative) grants for sidewalks. Considerations on Isabell Drive & Hwy 139 from Majestic Bay to Downtown.

VII. MISCELLANEOUS

Terry Reneau, Building/Codes Enforcement:

- Have received requests for two rezonings and may have more next month
- Sewer capacity issues on properties south of I40 to Dumplin Valley Road need to be addressed

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to adjourn the May 10, 2022 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
12 April 2022**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, April 12, 2022 at 4:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

- A. A roll call of the Commission was conducted with the following members responding:
- Chairman MARK CHAMBERS
 - Mayor GEORGE GANTTE
 - Alderman MIKE NELSON
 - Commissioner STEPHANIE CHURCHWELL
 - Commissioner CECIL FRANKLIN
 - Commissioner LAUREN HURDLE
 - Commissioner BRYANT OPEIL
 - Commissioner KAY SCHOLLER
 - Commissioner LOU WILLOUGHBY

- 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 HURDLE, to adopt the Regular Meeting Minutes for the March 8, 2022 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

- Anthony & Mary Jo LaBriola (Kenneth Lodwick), 1118 Church St., Variance Request on Front Setback (for carport)

Center of road (Church St.) to end of property = 12'. There is a 17' right-of-way on the street (edge of pavement). 30' from end of property line will run up to house. 16' x 10' Carport was previously granted a variance to install in front of the house due to topographical conditions/utility infrastructure (3/8/22). Current variance request is for 12' setback. Carport will be located 8'-10' from the street, and 2' from house.

It came on a motion by Commissioner WILLOUGHBY, seconded by Alderman NELSON, to accept the variance request of 12'.

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

VII. MISCELLANEOUS

None

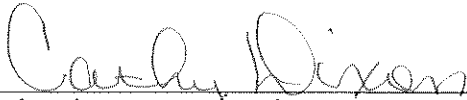
VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adjourn the April 12, 2022 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Chambers, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-041222

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
12 April 2022**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, April 12, 2022 at 4:00 p.m. (immediately following BZA).

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

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

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 OPEIL, that the Regular Meeting Minutes of March 8, 2022 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

Mayor GANTTE recuses himself from the next two agenda items due to family involvement.

- Resolution No.21/22-08 Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Dandridge by Owner Consent and Approving a Plan of Services (827 Old Hwy.92 – Map 68 – Parcel 14)

Mayor Gantte presented information on area development via the 2010 & 2020 census reports. Proposed development consists of approximately 70 homes. Estimated value of homes within the proposed annexed area would be \$450,000. There will be two entrances to development; main entrance off of old highway 92, second entrance on Isabell Drive. Restrictions would be placed on the property.

Bruce Kent (928 Bob O Drive) – against any further growth in Dandridge due to increase in traffic and accidents, lack of veterinarian care, area code changes, increase of students in schools, and lack of infrastructure.

Citizen for 8 years – the town is heading for trouble, too much growth, too fast, increase in crime, infrastructure, schools. Shared and commented on the town's mission statement. Natural beauty will be diminished with hillsides of houses, atmosphere will go downhill. Need to look at vision of community's future.

Comparisons were made if property remained in the county versus being annexed into the town.

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to recommend to BMA for consideration.

On a voice vote, the motion passed unanimously, and was so ordered. (Mayor Gantte recused himself)

- Ordinance No.21/22-08 Amending the Zoning Map of the Town of Dandridge, TN a Component of the Zoning Ordinance of the Town of Dandridge, TN from an
A-1 Agricultural, B-2 General Commercial, & R-2 Low Density Residential Districts, all to a
R-3 High Density Residential District
(827 Old Hwy.92 – Map 68 – Parcel 14)

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to recommend to BMA for consideration.

On a voice vote, the motion passed unanimously, and was so ordered. (Mayor Gantte recused himself)

- Mark V. & Debra K. Jackson, Killion Road, Map 58, Parcel 36,
 - 50+ lot Preliminary Subdivision
 - Site Plan Review

Phase 4 of Franklin Ridge (apartments), previously approved in 2006 where it met requirements, but time ran out.

Current plat is exactly the same as presented in 2006 with the exception of fire hydrant layout/locations. Will be constructed in phases.

Commissioner FRANKLIN shared concerns of flooding of the area. There will be no development in the area of the power line easement closest to the development and the interstate due to the threat of flooding. Proposed construction will be above that line and the road raised so residents would not be trapped by flooded streets.

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

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

- Marathon Realty Corp/Food City (Jeremy Fields, Appalachian Design Services), 123 W. Hwy 92 S, Map 68, Group A, Parcel 5, Site Plan Review

Food City plans to add on to existing store. Propose to expand to two of the existing vacant shops and out the back, adding approximately 10,000 additional square feet to existing retail store.

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

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

- Carlyle Construction LLC (Randy Beckner), W. Price Road/Hwy 92, Map 57, Parcels 56.16, 56.17, 56.15, & 56.11, Conceptual Plan Review

196 single family lots, average 2,300 sq.ft. per home. Will request sidewalks on one side of streets only. Conceptual plan is presented at 7,500 sq.ft. lot sizes.

It came on a motion by Mayor GANTTE, seconded by Commissioner OPEIL, to roll this item to the next regular scheduled meeting for further review after the BMA passage of Ordinance No.21/22-07 Amending the Zoning Ordinance of the Town of Dandridge Increasing the Minimum Lot Size Allowable in the R-2, R-3, and B-4 Districts.

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

- Resolution 2022-24 Amending the “Zoning Resolution of Jefferson County, TN” by Establishing the I-3 Zoning District in Jefferson County, TN

Cryptocurrency Zoning District. Dandridge also needs to consider such a zone.

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to approve Resolution 2022-24.

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

- Resolution 2022-25 Amending the “Zoning Resolution of Jefferson County, TN” by Defining, Permitting, and Regulating Cryptocurrency Mining Facilities in the I-3 Zoning District of Jefferson County, TN

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve Resolution 2022-25.

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

- Ordinance No. 21/22-__ Amending the Zoning Ordinance of the Town of Dandridge, TN to Add a Definition for “Mobile Food Truck Park” and to Add a New Section 14-613 Titled “Mobile Food Truck Parks”

Discussion:

- *Overnight parking – remove*
- *Set day/time limit – no more than 72 hours of stationary time (closed 10:00 p.m.-6:00 a.m.)*
- *3.b. - remove*
- *3.c. no more than 10 trucks – based on needed parking spaces per truck, 10’ wide fire lane and handicap sidewalk (5 parking spaces per truck + 1 ADA space per truck)*
- *Determine how many useable square feet each food truck requires*
- *Park Permit fee – one time fee to be set by BMA*

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to recommend the ordinance to BMA for consideration with the above discussed changes.

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

- Review Subdivision Regulations – Sidewalks

Discussion –

- *3’ grass strip between sidewalk and curb maintained by property owner – remove*
- *Eliminate sidewalk on one side - agree*

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to revise the subdivision regulations in regards to sidewalks by allowing sidewalks on one side of the street and removing the requirement of a 3’ grass strip between the sidewalk and curb.

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

- Discuss Zoning and Growth Trends in the Town of Dandridge

Item was not reviewed for lack of time.

VII. MISCELLANEOUS

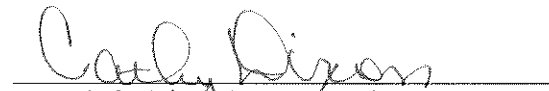
None presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the April 12, 2022 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-041222

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
8 March 2022**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, March 8, 2022 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER

ABSENT: Alderman MIKE NELSON
Commissioner LOU WILLOUGHBY

- 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 HURDLE, to adopt the Regular Meeting Minutes for the February 8, 2022 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

- Anthony & Mary Jo LaBriola (Kenneth Lodwick), 1118 Church St., Carport in front of house

Request variance for carport in front of house over existing concrete pad. Guidelines currently do not allow free standing accessory structures in front of a home. Areas to the left and right of the house are not feasible. Right side of house has a main street electric pole/line with guidewire and the electrical lines to the house are above the area. Left side of the house property line slopes about 75 degrees and encroaches onto the neighboring property. Due to the layout of the parcel, the carport would cause hardship to the property owner in trying to locate to either side of the home. A survey will need to be conducted in order to get the right-of-way distance to the front of the carport for set back area.

It came on a motion by Mayor GANTTE, seconded by Commissioner HURDLE, to grant the variance for the carport due to topographical issues and hardship due to location of utility lines.

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

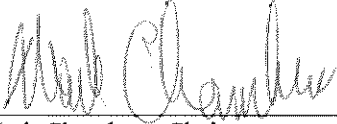
VII. MISCELLANEOUS

None

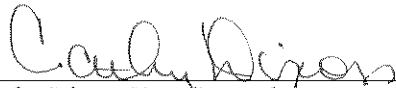
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, with consensus of the board, to adjourn the March 8, 2022 meeting of the Dandridge Board of Zoning Appeals.

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

A handwritten signature in cursive script, appearing to read "Mark Chambers", written above a horizontal line.

Mark Chambers, Chairman

A handwritten signature in cursive script, appearing to read "Cathy Dixon", written above a horizontal line.

Cathy Dixon, Town Recorder
MINUTES-BZA-030822

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
8 March 2022**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, March 8, 2022 at 5:00 p.m. (immediately following BZA).
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER

ABSENT: Alderman MIKE NELSON
Commissioner LOU WILLOUGHBY

- 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 Mayor GANTTE, that the Regular Meeting Minutes of February 8, 2022 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

- Richard Talley the Point etal, Crescent Bend Drive, Map 76, Parcel 68, Site Plan Review (Crescent Bend Campground Expansion)

This item was rolled to the next regular scheduled meeting.

- Review Food Truck Park Specifications

A lengthy discussion was held. Commission members were asked to consider the following in allowing 3 or more food trucks on one property:

- *What zones will a food truck/park be allowed in?*
- *Will they be allowed to set up in residential developments?*
- *Should there be a limit of trucks according to site density?*
- *Should a standard square footage area for each food truck be determined?*
- *Required parking spaces*
- *Specific sites?*
- *Engineered site plan for a food truck park?*
- *Distance from single/multifamily residences?*
- *Hours of operation?*

- Who is responsible for site cleanliness?
- Foundation?
- Provided utilities (electric/water)

No action was taken for further review and discussion.

- Review Subdivision Regulations – Sidewalks

Item was not reviewed for lack of time.

- Discuss Proposed Changes to R-2 & R-3 Zones re: Minimum Lot Size

Alderman KESTERSON had recommended the following changes in the February BMA meeting due to current high-density development and preference for more green space. The following changes are suggested:

- *R-2 Minimum lot area for single family dwellings served by public water and sewer systems: from 7,500 to 10,000 square feet.*
- *R-3 Minimum lot area for single family dwellings on single lot served by public water and sewer systems from 7,500 to 10,000 square feet. Minimum lot area for joined dwelling units with a common fire wall or stacked units on public sewer and public water: from 7,000 to 10,000 for the first unit and from 2,000 to 3,000 for each additional unit.*
- *B-4 Minimum lot area for single family dwellings on single lots served by public water and sewer system is from 7,500 to 10,000 square feet. Minimum lot area for joined dwelling units with a common fire wall or stacked units on public water and sewer is from 7,000 to 10,000 square feet for the first unit and from 2,000 to 3,000 square feet for each additional unit.*

This ordinance would only affect new properties being rezoned from date of this ordinance forward.

Mayor GANTTE recuses himself from this item.

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner O'PEIL, to approve and recommend passage from BMA.

On a voice vote, the motion passed unanimously (with Mayor GANTTE recusing himself), and was so ordered.

- Discuss Zoning and Growth Trends in the Town of Dandridge

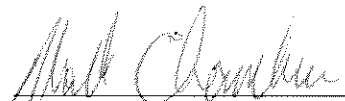
Item was not reviewed for lack of time.

VII. MISCELLANEOUS

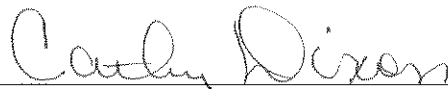
None presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, with consensus of the commission, to adjourn the March 8, 2022 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
8 February 2022**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, February 8, 2022 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner STEPHANIE CHURCHWELL

- 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 WILLOUGHBY, to adopt the Regular Meeting Minutes for the November 9, 2021 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Mayor Gantte welcomed the newest commissioner, Kay Scholler (replacing Robbie McMahan). Kay represents the eastern portion of the urban growth area.

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Jason Wice/Cheryl Jones (Mark Jackson), Pine Drive, Map 68, Parcel 61, concrete plant in a M-1 zone

Asking for clarification of a permissible use...M-1 guidelines does not specifically list a concrete plant as an acceptable use, but it doesn't state that it is not allowed either. The guidelines list manufacture of construction/building materials (Retail trade such as building materials, hardware, and farm equipment) as an acceptable use. A concrete plant is currently located up the street (within 1,000'), which is currently not in operation, and not in the city limits. The five acres will be utilized for a mixing plant for concrete.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to classify the use as building materials and as an acceptable use within the M-1 zone.

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

VII. MISCELLANEOUS

- Terry Reneau, Building Codes Enforcement Update:
 - Potential to update R-1 & R-2 guidelines as to minimum lot sizes
 - Killion Road apartments have started construction
 - Domino's bids have gone out
 - Have received an inquiry on a concept plan for a residential development (33 acres close to Hillcrest Cemetery) that caters to people that have RV's. A subdivision of home base houses (1,000 sq.ft, \$400,000) to include a concrete pad for RV, RV storage, clubhouse, and swimming pool. Homes could possibly be rented out via Vrbo while property owner is traveling, which would then bring in hotel/motel tax. Property would have to be annexed.

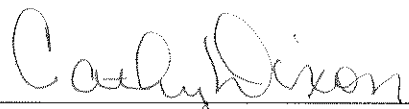
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the February 8, 2022 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Chambers, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-020822

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
8 February 2022**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, February 8, 2022 at 5:00 p.m. (immediately following BZA).

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner KAY SCHOLLER
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner STEPHANIE CHURCHWELL

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 WILLOUGHBY, that the Regular Meeting Minutes of November 9, 2021 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

- Richard Talley the Point etal, Crescent Bend Drive, Map 76, Parcel 68, Site Plan Review (Crescent Bend Campground Expansion)

This item was rolled to the next regular scheduled meeting.

- Review Food Truck Park Specifications

Sample guidelines were presented and discussed.

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to review guidelines for thirty days and further discuss at the next regular scheduled meeting.

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

- Discuss Subdivision Regulations – Sidewalks

Request has been made to allow developers to only put sidewalks on one side of the street instead of both sides.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to further discuss this item at next month's meeting.

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 WILLOUGHBY, to adjourn the February 8, 2022 meeting of the Dandridge Regional Planning Commission.



Mark Chambers, Chairman

ATTEST: 

Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-020822

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
9 November 2021**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, November 9, 2021 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner LAUREN HURDLE
Commissioner ROBBIE McMAHAN
Commissioner BRYANT OPEIL

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

III. READING OF THE MINUTES

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes for the September 14, 2021 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

- Catherine Mueller, 534 Delores Drive, Map 58O, Group B, Parcel 9, Home Occupation (dog grooming) in a R-3 zone

R-3 specifications does not list home occupations as allowed, but it does list barber and beauty shops as allowed as a home occupation in any district where home occupations are allowed (these would be similar to dog grooming).

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the dog grooming home occupation in the R-3 zone, but only since it is in single family "detached" housing.

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

- Edwin & Penny Inman (Logan Inman), 306 W.Hwy.25/70, Map 68F, Group B, Parcel 3, Accessory building over 900 sq.ft. (1,200 sq.ft. proposed)

Proposed detached garage for storage and hobby vehicle work. Tract is a little over 4 acres. Garage to be built behind the home, in a wooded area.

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to approve the 1,200 sq.ft. garage.

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

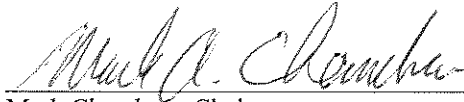
VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the November 9, 2021 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Chambers, Chairman



Cathy Dixon, Town Recorder

MINUTES-BZA-110921

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
9 November 2021**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, November 9, 2021 at 5:00 p.m. (immediately following BZA).
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner LAUREN HURDLE
Commissioner ROBBIE McMAHAN
Commissioner BRYANT OPEIL

- 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 of September 14, 2021 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 he will be appointing Kay Johnson Scholler to replace Robbie McMahan on the Regional Planning Commission (term expired 9/30/21).

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- T. Phillip Carlyle (T.Clint Harrison), Killion Rd., Map 58, Parcel 34, Site Plan Review & Preliminary 3-5 lot Subdivision

Proposed 3 lots on 6 acres with 75 apartment units. Subdivision meets all requirements. Site plan meets all requirements. Suggest that tree line at rear of property be left, if possible, as a barrier/buffer to neighboring property.

3 Lot Final Subdivision - It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to approve the 3-lot subdivision as presented.

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

Preliminary Site Plan - It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor GANTTE, to approve the preliminary site plan with a request to leave the tree buffer if at all possible.

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

- Richard Talley the Point et al, Crescent Bend Drive, Map 76, Parcel 68, Site Plan Review (Crescent Bend Campground Expansion)

This item was rolled to the next regular scheduled meeting.

- James W. Carr (Kenny Carr), 276 Hwy.25/70, Map 68I, Group B, Parcel 4, Site Plan Review

Proposed warehouses for motor homes and boat storage on a 4-acre tract. Will start with 2 buildings and then possibly add a third building. No retention pond currently needed, but space will be reserved for future expansion/development if needed. Water line extension and fire hydrants are needed. Number of fire hydrants (one or two) will be on the recommendation of the Fire Chief.

It came on a motion by Mayor GANTTE, seconded by Commissioner CHURCHWELL, to approve the site plan, subject to the fire chief's recommendation for number of fire hydrants and location and a water line extension.

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

- Shelley Viers (Mike Norton), 1142 Gay St., Map 68F, Group A, Parcel 22, Rezone Request from B-2 to B-1

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

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

- Charles McSpadden (Terry Reneau), Hwy.25/70 W, Map 68O, Group B, Parcel 1, Rezone Request from R-1 to B-2

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

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

- Review Jefferson County Resolution Amending the "Zoning Resolution of Jefferson County, TN" by Establishing the A-2, Agriculture-Forestry-Food Processing Zoning District and Establishing Development Standards for Food Processing Activities for Jefferson County, TN

Much discussion was had.

Tim Seals of Jefferson County Zoning Office reviewed the resolutions. Resolutions would be set by Jefferson County Commission.

Concerns: The inclusion/potential for slaughterhouses, close proximity of residential property lines, animal noise, manure odor, politics of county commission, degrading neighboring property values.

Recommendations: Zone on larger acreage, place farther from neighboring borders, place in industrial areas.

Citizen input: Jennifer Montgomery (2255 Charlie Hodges Road), spoke on behalf of self and an organized group of neighbors in Strawberry Plains. Concerned with inadequate land use planning within Jefferson County and creating a new A-2 zone, due to potentially being haphazardly created. Recommend an updated comprehensive land use plan that includes well defined planning procedures and sufficient education in Jefferson County.

Sharon House (2139 W. Hwy. 11E, Straw Plains), Concerned that Jefferson County land use has not had an overall vision to utilize resources. Request that an additional zone not be endorsed/considered until the vision is looked at as a whole.

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to roll this item and the next item to next month.

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

- Review Jefferson County Resolution Amending the "Zoning Resolution of Jefferson County, TN" by Defining Meat Processing for Jefferson County, TN

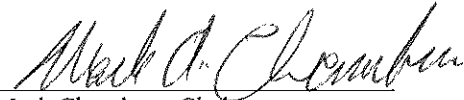
No action taken as this item was rolled to the next regular scheduled meeting for further discussion and consideration.

VII. MISCELLANEOUS

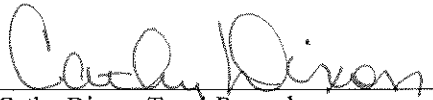
None presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the November 9, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-110921

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
14 September 2021**

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, September 14, 2021 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

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

ABSENT: Commissioner ROBBIE McMAHAN
Commissioner LOU WILLOUGHBY

- 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 OPEIL, to adopt the Regular Meeting Minutes for the April 13, 2021 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

- Steve & Diane Esser (Kurtus Esser), 862 Isabell Drive, Map 68I, Group B, Parcel 47.01, Determination if a chiropractor office in a R-1 zone is allowed as a home occupation

Per Jordan Rockwell, planner – home occupations are allowed in the R-1 zone, but such a use as a chiropractor office is not specifically listed, but could be considered as a classic home occupation.

Only one chiropractor will be located in the home business, no more than 2-3 patients waiting at one time, and maybe an assistant, driveway is suitable for patient parking, 4x4 post with over hanging sign.

It came on a motion by Alderman NELSON, seconded by Commissioner HURDLE, to rule that a chiropractor office is similar to what is allowed as a home occupation within a R-1 zone.

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

VII. MISCELLANEOUS
None

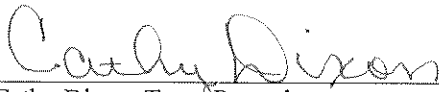
VIII. ADJOURNMENT

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to adjourn the September 14, 2021 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Chambers, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-091421

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
14 September 2021**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, September 14, 2021 at 5:00 p.m. (immediately following BZA).

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

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

ABSENT: Commissioner ROBBIE McMAHAN
Commissioner LOU WILLOUGHBY

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 Mayor GANTTE, that the Regular Meeting Minutes of August 10, 2021 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 Commissioner Robbie McMahan will no longer be able to serve on the Dandridge Regional Planning Commission due to job duties. Commissioner McMahan's term ends September 30, 2021. Would like to have a replacement that resides on the east side of town growth area if anyone knows who might be interested in serving.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- T. Phillip Carlyle (T.Clint Harrison), Killion Rd., Map 58, Parcel 34, Site Plan Review & Preliminary 3-5 lot Subdivision

This item was rolled to the next regular scheduled meeting.

- Richard Talley the Point et al, Crescent Bend Drive, Map 76, Parcel 68, Site Plan Review (Crescent Bend Campground Expansion)

This item was rolled to the next regular scheduled meeting.

- James W. Carr (Kenny Carr), 276 Hwy.25/70, Map 68I, Group B, Parcel 4, Site Plan Review

This item was rolled to the next regular scheduled meeting.

- J. Michael & Mary Elizabeth Rutherford (Terry Reneau), 420 E. Meeting St., Map 68F, Group B, Parcel 14.01, Rezone B-2 to R-1

Property was originally a residence, was purchased and rezoned and used as a dance studio. Property is up for sale and potential owners would use the property for a residence once again.

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

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

- Timothy & Shannon Hurd (Randy Corlew), 650 S.Hwy.92, Map 58, Parcel 34, Site Plan Review

Previously approved site plan included a wall system. Due to cost, it is no longer feasible to include a wall system. The site will be the same as previously approved with the exception that the store front is now turned towards Hwy 92. Entrance has also changed. 32 parking spaces will be provided of the required 30 with slopes to back of curb.

It came on a motion by Commissioner FRANKLIN, seconded by Alderman NELSON, to approve the reorientation of the original site plan to include new entrance, subject to landscape and utility plan and all other requirements as previously submitted.

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

VII. MISCELLANEOUS

None presented.

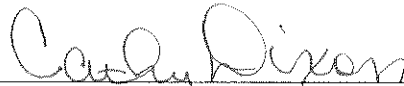
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to adjourn the September 14, 2021 meeting of the Dandridge Regional Planning Commission.



Mark Chambers, Chairman

ATTEST:



Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-091421

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
10 August 2021**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, August 10, 2021 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN
Commissioner BRYANT OPEIL

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 WILLOUGHBY, that the Regular Meeting Minutes of July 13, 2021 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Thanked everyone for their thoughts and prayers during the recent passing of his father.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Richard Talley the Point etal, Crescent Bend Drive, Map 76, Parcel 68, Site Plan Review (Crescent Bend Campground Expansion)

The site plan does not meet requirements. There is an existing sewer line that has to be pumped within the site. The plan shows a grinder pump, but an engineer has not stated the size of the pump, nor the tank has been sized and engineered to handle all the waste. The pump is not a pump used by the DWMF and will not be maintained by DWMF. TDEC would prefer lines maintained by DWMF. At present, too many units are on the existing pump size and problems exist when the camper/RV's dump their waste volume and overload the pumps. It would be suggested that a holding tank be installed in order that the pumps can catch up without overflowing. One pump is currently servicing 15 camping sites, which was originally approved for cabins with individual E-one pumps. It could also be determined that the initial engineer design was actually installed by being inspected by the engineer of the initial design. If the initial design was not installed, fines, lawsuits and denial of services could persist. This site plan review is for Phase III showing one pump for this phase.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to deny the site plan until proper information is included with the proper signatures.

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

- James W. Carr (Kenny Carr), 276 Hwy.25/70, Map 68I, Group B, Parcel 4, Site Plan Review (Mini Storage)

Item was rolled to next regular schedule meeting.

VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner HURDLE, to adjourn the August 10, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-081021

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
13 July 2021**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, July 18, 2021 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

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

ABSENT: Commissioner ROBBIE McMAHAN

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 HURDLE, that the Regular Meeting Minutes of June 8, 2021 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte gave an update on a recent meeting with Retail Strategies. They are still working on retail development for Dandridge.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Blue Sky Mining/Peter Medlyn, Hwy.139 (The Cottages at Dandridge), Map 76, Parcel 41.01 & 41.03, Final Site Plan Review (Urban Growth Boundary)

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

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

- Majestic Services LLC (Charles Randy Corlew, P.E.) 112 W. Dumplin Valley Road, Map 57, Parcel 15, Preliminary Site Plan Approval

Site has been rezoned as a MUD. Site Plan will need to show a profile of the offsite sewer line with engineer and TDEC approval.

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve the preliminary site plan subject to engineer and TDEC approval for offsite sewer.

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

- Tim Hurd (Be Hurd, Inc dba Domino's)/Orynthia Wolfe & Randy Corlew P.E., Hwy 92 at Exit 417, Map 58, Group J, Parcel 34 (lot 1), Site Plan Review

Determination needs on whether proposed manhole to existing manhole will service a town maintained established line or pay a tap fee for a private line to hook in to existing sewer. If the town will maintain the line the engineer and TDEC will have to approve. The fire chief has requested that a fire hydrant be located on the upper portion of the property in order to serve future retail space behind the Domino's. DWMF Superintendent has suggested the fire hydrant be placed at the road for maintenance access.

It came on a motion by Commissioner HURDLE, seconded by Commissioner WILLOUGHBY, to approve the site plan subject to a fire hydrant being placed according to code.

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

- Jefferson Farmers CoOp, 106 Hwy.92 S, Map 57, Parcel 13.01, Site Plan Review (addition to fertilize building)

Add 40'x 20' to an existing fertilizer shed for storage. If the addition is utilized for fertilizer, an additional fire hydrant may be needed on East Dumplin Valley Road.

It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor GANTTE, to approve an amended site plan for the addition of an existing building.

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

- Christopher & Leanne Lethco/Randy Corlew P.E., 1223 Lakeview Drive, Map 68E, Group C, Parcel 14, Site Plan Review

Proposed self-storage (163 various sized units) with underground piping. Existing oak tree will remain as part of the landscape plan.

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

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

VII. MISCELLANEOUS

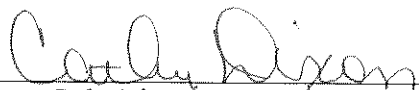
None presented.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the July 13, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-071321

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
8 June 2021**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, June 8, 2021 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL

ABSENT: Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN
Commissioner LOU WILLOUGHBY

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 Mayor GANTTE, that the Regular Meeting Minutes of May 11, 2021 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor Gantte gave an update on Building Codes Enforcement Terry Reneau.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- T. Phillip Carlyle (T. Clint Harrison), Killion Road, Map 58, Parcel 34, 3-5 Lot Subdivision

Item will be presented at the July meeting

- Majestic Services LLC (Charles Randy Corlew, P.E.) 112 W. Dumplin Valley Road, Map 57, Parcel 15, 16-30 lot Subdivision & Residential/Commercial Mixed Use Master Plan Approval

The site will consist of residential units, restaurant, commercial use, and office use. The next step in the process will be to approve the preliminary site plan. Tonight's meeting will approve the MUD Master Plan. Common area will need to be included on the site plan. Buildings are 0 lot lines.

It came on a motion by Mayor GANTTE, seconded by Commissioner HURDLE, to approve the MUD Master Plan.

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

- Darrell Miller, 1440 Martha Dandridge Circle, Map 76H, Parcel 23.01, 2 lots or less Subdivision (Urban Growth Boundary)

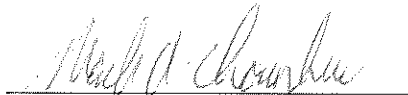
Item will be presented at the July meeting

VII. MISCELLANEOUS

- Jordan Rockwell shared that regional training on sewer systems may be offered in the fall.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adjourn the June 8, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-060821

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
11 May 2021**

I. CALL TO ORDER

- A. The Dandridge Regional Planning Commission met in regular session on Tuesday, May 11, 2021 at 5:00 p.m.
- B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner ROBBIE McMAHAN
Commissioner BRYANT OPEIL

- 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 of April 13, 2021 be approved as presented.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE announced that Mike Norton has retired as the Superintendent of the Dandridge Water Management Facility. Tana Benson is acting superintendent.
Asked for prayers for Building/Codes Enforcement Terry Reneau.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Jim Edmonds, 584 Hart Road, Map 58, Parcel 20, Annexation & Rezone A-1 to R-1

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to approve the annexation request and refer to BMA for final approval

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

- Majestic Services LLC (Charles Randy Corlew, P.E.) 112 W. Dumplin Valley Road, Map 57, Parcel 15, 16-30 lot Subdivision & Residential/Commercial Mixed-Use Request and Site Plan Review

Concept plan presentation. Corner lot would consist of a pizza place/convenient store. 2nd phase (up the hill) will consist of more congregant living to include a barber and hair dresser with an additional 40 units. Preparing architectural plans for 5 plexes & 4 plexes (22 units) 0 lot lines, 1,400-1,600 sq ft plus garage on main level and above access; not rentals, individual homeowners. Cul de sac will eventually become a parking area with road continuing up the hill. 5.3 acres.

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to suspend the rules and add rezoning of the property to the agenda from a R-3 to MUD.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to approve the rezone from R-3 to MUD and refer to BMA for final approval.

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 WILLOUGHBY, to adjourn the May 11, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-051121

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
13 April 2021**

via Electronic means (Zoom)

by computer:

<https://us02web.zoom.us/j/7616283471?pwd=WDBNc2xvdndvK2xITk9ENDVXUUg2dz09>

by phone: 929 205 6099

Meeting ID: 761 628 3471 Passcode: 491759

The Dandridge Board of Zoning Appeals meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Board of Zoning Appeals met in regular session via Zoom on Tuesday, April 13, 2021 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

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

ABSENT: Commissioner ROBBIE McMAHAN
 Commissioner LOU WILLOUGHBY

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

III. READING OF THE MINUTES

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes for the December 8, 2020 meeting.

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

Chairman Mark Chambers	AYE	Commissioner Cecil Franklin	AYE
Mayor George Gantte	AYE	Commissioner Lauren Hurdle	AYE
Alderman Mike Nelson	ABSTAIN	Commissioner Bryant Opeil	AYE
Commissioner Stephanie Churchwell	AYE		

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE welcomed Bryant Opeil as a new member of the Dandridge Regional Planning Commission and his willingness to serve.

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Town of Dandridge/Richard Talley Et Al Point Resort Restaurant (Athanasios K. Angelopoulos), 122 Boat Dock Drive, Map 76, Parcel 66 (Special Exception for a Micro-Distillery in a B-4 Zone)

Richard Talley reported that the above request had been submitted without his knowledge. Lease agreements have been reviewed by Mr. Talley and Mr. Angelopoulos does not have the authority to request a rezone/change per the lease.

It was corrected that a rezone is not being requested, asking for a Micro-Brewery license. Mr. Talley advised that Angelo's does not have the authority to ask for such a license.

The request is for a brewery, not a distillery.

Town Attorney Jeff Greene advised that Section 5A of the lease agreement lays out what is authorized to be done on the premises. Under the lease agreement with the Town of Dandridge with Mr. Talley, of which Mr. Angelopoulos is sub-lessee, does not authorize a brewery. 5A specifically states, "furthermore, it shall not without the consent of the lessor, anytime operate or use the lease premises or permit them to be used for any purposes not authorized in this lease." The parties can agree to amend the lease, but under the current lease, a brewery is not mentioned in what is authorized to be built over there. Mr. Talley is the holder of the lease. Mr. Angelopoulos is a sub-lessor under Mr. Talley and everything has to go through Mr. Talley as the lessor. Mr. Angelopoulos does not lease from the Town of Dandridge; he leases from Mr. Talley. Mr. Talley would be held liable to the terms of the original lease. The TN ABC attorney was also contacted, and under any agreement for a retail location to serve alcohol, the lessor of the premises also has to have in the lease that that type of facility is allowed. It is not understood if a brewery is allowed under the same rules. Title 8 Section 8-301 Section 9 of the Municipal Code also states that "restaurants shall be allowed as an accessory use not to exceed 30% of gross floor area should any such establishment permitted by state law elect to operate a restaurant facility." Section 8-302 Section 2 calls a "Brew Pub" as a restaurant as the principal use that includes a micro-brewery integrated into the restaurant operation as an accessory use. Such facility devotes at least 70% of the gross floor area for the preparation, dining and sale of food. The manufacture of ales, beer or malt beverages shall not exceed 30% or 5,000 sq.ft. in area whichever is greatest." These two sections of the Municipal Code should be reviewed/clarified.

Randy Finley - It was asked of Mr. Talley if this topic would be worthy of a discussion and request a license for a micro-brewery; and Mr. Talley responded that they had already had that discussion and the answer is "NO".

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HURDLE, to deny the special exception request.

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

Chairman Mark Chambers	AYE	Commissioner Cecil Franklin	AYE
Mayor George Gantte	AYE	Commissioner Lauren Hurdle	AYE
Alderman Mike Nelson	AYE	Commissioner Bryant Opeil	AYE
Commissioner Stephanie Churchwell	AYE		

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

- Teresa Herndon (Terry Reneau), 1211 Grant St., Map 68F, Group B, Parcel 12 (Request to continue using existing septic systems in lieu of sewer)

The above property was rezoned last month in order to be subdivided into two lots and put a home on the lot adjacent to her parents. The homes are on septic systems and sewer is not available and would be an extreme financial hardship (\$9-\$10,000) to install sewer due to the topography, cost of pumps, line, and road boring. The county environmentalist has agreed to continue the use of septic systems, but if the systems were to fail, they would then have to hook on to sewer.

DWMF Superintendent Mike Norton is not aware of the type of septic/drain field that the Herndon's have.

Town Attorney Jeff Greene clarified that the request is correct to the BZA on the basis that it would be approved under the subdivision regulations.

It came on a motion by Commissioner FRANKLIN, seconded by Alderman NELSON, to grant a variance to relieve the Herndon's of the subdivision guidelines to not have to hook on to sewer and to continue to use their existing septic systems until which time they fail and then have to hook on to sewer.

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

Chairman Mark Chambers	AYE	Commissioner Cecil Franklin	AYE
Mayor George Gantte	AYE	Commissioner Lauren Hurdle	AYE
Alderman Mike Nelson	AYE	Commissioner Bryant Opeil	AYE
Commissioner Stephanie Churchwell	AYE		

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

- Mark Jackson, 862 S. Hwy.92, Map 68G, Group A, Parcel 1, (Sign Height Variance – 25' to 30')

Two old/dilapidated signs will be removed and a new sign will be installed with an electronic/video portion. Request variance to allow video board underneath new sign and new sign to not be blocked by recently approved sign that is being installed by the rest of the property owners.

It came on a motion by Alderman NELSON, seconded by Mayor GANTTE, to approve the variance.

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

Chairman Mark Chambers	AYE	Commissioner Cecil Franklin	AYE
Mayor George Gantte	AYE	Commissioner Lauren Hurdle	AYE
Alderman Mike Nelson	AYE	Commissioner Bryant Opeil	AYE
Commissioner Stephanie Churchwell	AYE		

On a roll call 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 OPEIL, to adjourn the April 13, 2021 meeting of the Dandridge Board of Zoning Appeals.

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



Mark Chambers, Chairman



Cathy Dixon, Town Recorder
MINUTES-BZA-041321

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

13 April 2021

via Electronic means (Zoom)

by computer: <https://us02web.zoom.us/j/7616283471?pwd=WDBNc2xvdndvK2xITk9ENDVXUg2dz09>

by phone: 929/205-6099

Meeting ID: 761 628 3471 Passcode: 491759

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, April 13, 2021 immediately following the BZA meeting that began at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

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

ABSENT: Commissioner ROBBIE McMAHAN
 Commissioner LOU WILLOUGHBY

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 Mayor GANTTE, that the Regular Meeting Minutes of March 9, 2021 be approved as presented.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner OPEIL	AYE
Commissioner CHURCHWELL	AYE		

On a roll call 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

- T. Phillip Carlyle (T. Clint Harrison), Killion Road, Map 58, Parcel 34, 3-5 Lot Subdivision

This item will be rolled to the May meeting

- John & Regina Whaley (Vanessa Whaley), 731 E. Meeting St., Map 69A, Group A, Parcel 22, Rezone Request B-2 (General Commercial) to R-1 (Low Density Residential)

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

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner OPEIL	AYE
Commissioner CHURCHWELL	AYE		

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

- Kent Douglas Smith (Jason Thoroughbred), 1280 Lakeview Drive, Map 68E, Group A, Parcel 31, Accessory Building over 900 sq.ft. in an R-1 Zone, Proposing 1,200 sq.ft.

30x40 car garage in the back corner of the lot, at least 10' off both property lines (15' off back neighbors' line), one outlet, concrete pad, roof, walls, two roll up garage doors. Lot size is ¾ acre.

A lot lay out will be needed at the time a building permit is issued.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the 1,200 sq.ft garage as long as it meets specifications for side and rear yard setbacks.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner OPEIL	AYE
Commissioner CHURCHWELL	AYE		

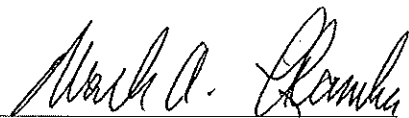
On a roll call vote, the motion passed unanimously, and was so ordered.

VII. MISCELLANEOUS

None presented

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to adjourn the April 13, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-041321

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

9 March 2021

via Electronic means (Zoom)

by computer:

<https://us02web.zoom.us/j/84533848267?pwd=KytONXVYcVlOVGc1dDc0OUyMmw4QT09>

by phone: 929/205-6099

Meeting ID: 845 3384 8267 Passcode: 557579

4:30 p.m.

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, March 9, 2021 at 4:30 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner ROBBIE McMAHAN
Commissioner BRYANT OPEIL

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 NELSON, that the Regular Meeting Minutes of February 9, 2021 be approved as presented.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	PASS	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

IV. BUSINESS PRESENTED BY THE MAYOR

Non presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- T. Phillip Carlyle (T. Clint Harrison), Killion Road, Map 58, Parcel 34, 3-5 Lot Subdivision

This item will be rolled to the April meeting

- Eliza Love & Billy Haynes/Teresa Herndon (Elizabeth Herndon), 1211 Grant St., Map 68F, Group B, Parcel 12, Rezone B-2 (General Commercial District) to R-1 (Low Density Residential District)

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to approve the rezone request.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Southern Benchmark (Ed Franklin), E. Dumplin Valley Rd., Map 46, Parcel 69, Rezone R-1 (Low Density Residential) to R-3 (High Density Residential)

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to approve the rezone request.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- William James Baker (Billy Baker/Showtech), 1033 S. Hwy 92, Map 68O, Group A, Parcel 5.02, Site Plan Review

A bigger building/addition will be built in behind the smaller building to be used for storage.

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

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Charles & Marsha McSpadden, W. Hwy 25/70, Map 68O, Group B, Parcel 1,
 - Eliminate H-1 Historic District Zone
 - Rezone R-1 (Low Density Residential) to R-2 (High Density Residential)
 - Rezone B-2 (General Commercial) to R-2 (High Density Residential)
 - Rezone R-1 (Low Density Residential) to B-2 (General Commercial)

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner HURDLE, to recommend the rezone requests.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Blue Sky Mining (Peter Medlyn), Hwy.139/The Cottages at Dandridge, Map 76, Parcels 41.01 & 41.03, 16-30 Lot Subdivision (Urban Growth Boundary)

A proper drainage plan has been submitted, water will be provided by Shady Grove Utility District, lots will be served by septic systems. Per the Fire Chief of the DVFD, request that an additional fire hydrant be installed at the road as you first turn in at the entrance and the second hydrant to be moved closer to the cul-de-sac. The development will be a themed development called "The Cottages of Dandridge" with similar designed homes with front porches, roof pitch, restricted. A letter is requested to detail if cluster boxes for mail will be required.

It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor GANTTE, to approve the subdivision to include the additional fire hydrant as recommended by the fire chief.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	NO RESPONSE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Discussion/Consideration of an Ordinance (20/21-23) Amending the Zoning Ordinance to Add a Definition for "Indoor Sport Shooting Range"; to Add a New Section 14-612 Titled Indoor Sport Shooting Ranges; to Add Sport Shooting Ranges as a Use Requiring Special Exception Approval from the BZA in the B-2, B-3, B-4 and M-1 Zones; All for the Purpose of Establishing Provisions for Sport Shooting Ranges

Measuring points would be 1,000 feet from the closest point of one property line to the neighboring property line needing the 1,000 feet as established by the developer of the shooting range via survey.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to approve the ordinance to amend the zoning ordinance.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	NO RESPONSE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Discussion/Consideration of an Ordinance (20/21-24) Amending the Zoning Ordinance Regulating Development with the Corporate Limits of the Town to Minimize Danger to Life and Property Due to Flooding, and to Maintain Eligibility for Participation in the National Flood Insurance Program (Floodplain Zoning Ordinance)

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the ordinance amending the zoning ordinance.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	NO RESPONSE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

VII. MISCELLANEOUS

None presented

VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adjourn the March 9, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST: 
Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-030921

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

9 February 2021

via Electronic means (Zoom) by computer:

<https://us02web.zoom.us/j/7616283471?pwd=WDBNc2xvdndvK2xITk9ENDVXUUg2dz09>

by phone: 929-205-6099

Meeting ID: 761 628 3471 Passcode: 491759

5:00 p.m.

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, February 9, 2021 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Mayor GEORGE GANTTE
Commissioner ROBBIE McMAHAN
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 FRANKLIN, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of January 12, 2021 be approved as presented.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

IV. BUSINESS PRESENTED BY THE MAYOR

Non presented.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Dumplin Valley Properties LLC (Chad Dixon), 236 Gaut Road, Map 67, Parcel 49, Annexation Request & Rezone A-1 to B-4

39.09 acres, adjoins other property owned by Dumplin Valley Properties and planned for use as an RV park.

It came on a motion by Alderman NELSON, seconded by Commissioner HURDLE, to approve the annexation request/plan of services to include rezoning the property from A-1 to B-4 and forward the request to BMA for consideration and approval.

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

Chairman CHAMBERS	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

VII. MISCELLANEOUS

- Future review of Indoor Shooting Ranges to be included within the zoning ordinance.

VIII. ADJOURNMENT

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to adjourn the February 9, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-020921

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

12 January 2021

via Electronic means (Zoom)

by computer:

<https://us02web.zoom.us/j/89775818804?pwd=L2UrV0hDNzZRSg1WcjBIU01YUHVtUT09>

by phone: 929-436-2866

Meeting ID: 897 7581 8804# Passcode: 787617

5:00 p.m.

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, January 12, 2021 at 5:00 p.m.

B. Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Chairman MARK CHAMBERS
- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner ROBBIE McMAHAN
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 Mayor GANTTE, seconded by Commissioner WILLOUGHBY, that the Regular Meeting Minutes of December 8, 2020 be approved as presented.

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

Chairman CHAMBERS	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Mayor Gantte and Town Administrator Matt Rudder and a Holrob representative met with Retail Strategies concerning retail development around the 140 417 area. Ideas were shared and interest in promoting the area.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Dumplin Valley Properties LLC (Chad Dixon), 331 Goose Creek Road, Map 67, Parcel 51, Rezone Request - R-3 (High Density Residential) to B-4 (Residential & Commercial Resort)

It came on a motion by Alderman NELSON, seconded by Commissioner HURDLE, to accept the rezone request and recommend to BMA for passage.

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

Chairman CHAMBERS	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

- Dumplin Valley Properties LLC (Chad Dixon), 274 Goose Creek Road, Map 57, Parcels 77 & 77.01, Rezone Request - B-3 (Interstate Commercial) to B-4 (Residential & Commercial Resort)

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

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

Chairman CHAMBERS	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

VII. MISCELLANEOUS

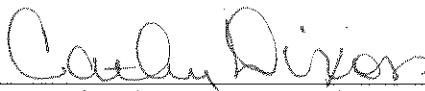
- Planner Jordan Rockwell reminded all commissioners to submit their Statement of Interest forms to Bureau of Ethics and Campaign Finance by the end of the month.
- Training records can be submitted to Town Hall and then forwarded to ETDD.

VIII. ADJOURNMENT

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to adjourn the January 12, 2021 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Chairman

ATTEST:


Cathy Dixon, Town Recorder

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
8 December 2020
via Electronic means (Zoom)
by computer:**

<https://us02web.zoom.us/j/87859660600?pwd=VzlmNHVWNmk4ZG5NZno0TGZlU29udz09>

by phone: 929-436-2866

Meeting ID: 878 5966 0600# Passcode: 226904

The Dandridge Board of Zoning Appeals meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session via Zoom on Tuesday, December 8, 2020 at 5:00 p.m.
- B. Vice-Chairman MARK CHAMBERS called the meeting to order and asked for roll call.

II. ROLL CALL

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

- Mayor GEORGE GANTTE
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN (in attendance, having audio issues)
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman LINDA SWANN
Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

- 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 HURDLE, to adopt the Regular Meeting Minutes for the March 10, 2020 meeting.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	No Audio
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

IV. BUSINESS PRESENTED BY THE MAYOR

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Ronald & Whitney Majors, 937 E. Cross Rd., Map 76H, Group F, Parcel 10, Variance on Accessory Building exceeding 900 sq.ft. in a R-1 zone

Building a barn for horses and equipment storage, denied a rezone on 11/9/20, request permission from Planning Commission to exceed 900 sq.ft. accessory building, all requirements have been met, 3.91 acres, building will be 40x48 (1,900 sq.ft)

It came on a motion by Mayor GANTTE, seconded by Commissioner HURDLE, to grant permission to construct the accessory building over 900 sq. ft.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	No Audio
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

- John Thompson (Dandridge Shopping Center), Hwy 92 S, Map 68G, Group A, Several Parcels, Possible Variance on Signage

A new sign will be installed in the second parking space of the BB&T property (white plastic pole/red flag), of which BB&T will quit claim to the shopping center, 90' from Jackson Real Estate sign, request sign in order to identify other businesses within shopping center, all owners agree that roadside exposure is needed, variance to be given to allow two freestanding signs on one parcel for a shopping center due to extenuating circumstances of no original tenant sign and competitive hardships, proposed sign meets all requirements

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to grant the variance to allow two large business signs on the property due to the fact that most of the existing property owners in the shopping center do not have any signage on Highway 92.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

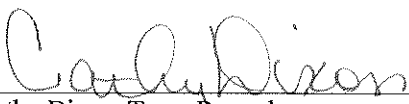
VII. MISCELLANEOUS
None

VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner CHURCHWELL, to adjourn the December 8, 2020 meeting of the Dandridge Board of Zoning Appeals.

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


Mark Chambers, Vice-Chairman


Cathy Dixon, Town Recorder
MINUTES-BZA-120820

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

8 December 2020

via Electronic means (Zoom)

by computer:

<https://us02web.zoom.us/j/87859660600?pwd=VzlmNHVWNmk4ZG5NZno0TGMSU29udz09>

by phone: 929-436-2866

Meeting ID: 878 5966 0600# Passcode: 226904

5:00 p.m. (Immediately following the BZA Meeting)

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, December 8, 2020 at immediately following the BZA meeting.

B. Vice-Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Mayor GEORGE GANTTE
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman LINDA SWANN
Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

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 WILLOUGHBY, that the Regular Meeting Minutes of November 10, 2020 be approved as presented.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

IV. BUSINESS PRESENTED BY THE MAYOR

- Election of Officers

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

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

It came on a motion by Commissioner FRANKLIN, seconded by Mayor GANTTE, to appoint Commissioner MARK CHAMBERS as Chairman of the Dandridge Regional Planning Commission.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to appoint Commissioner LAUREN HURDLE as Vice-Chairman of the Dandridge Regional Planning Commission.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Chairman CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to re-appoint Commissioner CECIL FRANKLIN as Secretary of the Dandridge Regional Planning Commission.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Chairman CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Blue Sky Mining, Hwy. 139, Map 76, Parcels 41.01 & 41.03, Rezone Request (A-1 to R-1) Urban Growth Boundary

Proposed residential subdivision

It came on a motion by Commissioner FRANKLIN, seconded by Commissioner WILLOUGHBY, to recommend the rezone request and forward to Jefferson County Commission for final consideration.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Chairman CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

- Update - Laura Jetter Christian & Gloria Jetter (Jennifer Morris), 226 E. Meeting St., Map 68K, Group E, Parcel 11, Rezone Request (B-2 to R-1)

Jennifer Morris was not present at the 11/10/20 Planning Commission meeting and the item was rolled to the December meeting, but the rezone ordinance was on the 11/10/20 BMA agenda for first reading and Ms. Morris was present for that meeting. The rezone ordinance was approved on first reading.

VII. MISCELLANEOUS

- Reminder to complete continuing education classes for required 4 hours annually.

VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to adjourn the December 8, 2020 meeting of the Dandridge Regional Planning Commission.


Mark Chambers, Vice-Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-120820

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

10 November 2020

via Electronic means (Zoom)

by computer:

<https://us02web.zoom.us/j/82764727911?pwd=LzcycnNhbThkZjEzejZNdTh2eXFYQT09>

by phone: 929-436-2866

Meeting ID: 827 6472 7911# Passcode: 452507

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, November 10, 2020 at 5:00 p.m.

B. Vice-Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman LINDA SWANN
Commissioner ROBBIE McMAHAN

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 HURDLE, that the Regular Meeting Minutes of September 8, 2020 be approved as presented.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	ABSTAIN	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE reported that a new Chairman, Vice-Chairman, & Secretary will be appointed at the January meeting.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- Ronald & Whitney Majors, 937 E Cross Road, Map 76H, Group F, Parcel 10, Rezone Request (R-1 to A-1)

Request rezone to utilize the size of barn that will be built for their horses. Property is 3.8 acres. Accessory buildings are allowed in a R-1 up to 900 sq.ft. The barn to be built will be approximately 1,900 sq.ft. Choice will be to either ask for a 1,000 sq.ft. variance or rezone to A-1 with no size limit to an accessory building. Would not be considered spot zoning; there is no minimum acreage for spot zoning. Concerns are that A-1 allows a variety of animals, no limit, the smell, and nearby neighbors, but town ordinance specifies type of animals allowed within the town limits.

It came on a motion by Alderman NELSON, seconded by Commissioner CHURCHWELL, to accept the rezone request.

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

Mayor GANTTE	NO	Commissioner FRANKLIN	NO
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	NO
Commissioner CHURCHWELL	AYE		

On a roll call vote, the motion passed 4-3, with Mayor GANTTE and Commissioners FRANKLIN & WILLOUGHBY voting NO, and was so ordered.

- Laura Jetter Christian & Gloria Jetter (Jennifer Morris), 226 E. Meeting St., Map 68K, Group E, Parcel 11, Rezone Request (B-2 to R-1)

No one present to present this item.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to roll this item to the next regular scheduled meeting due to no representation.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Property Owners of Dandridge Shopping Center (John Thompson), Hwy. 92S, Map 68G, Group A, Discussion of Signage in a Shopping Center & B2 Zone

Shopping center tenants have no road front signage. Request ability to have road front signage. Mark Jackson reported that original owners did not want to participate in signage and signed off to allow Mark Jackson to install signage and the flag pole. Suggest that the traffic flow of the parking lot be changed and allow BB&T to move their sign north and install another sign for the other center businesses. Mr. Jackson stated that he would be against having a sign installed in between his current sign and the current BB&T sign due to sight blockage north of the road. Will be in favor of BB&T taking dead space and removing island and moving their sign north. BB&T has stated that they would prefer not to have a multi-use sign. It was suggested that signage options be presented for review.

It came on a motion by Commissioner FRANKLIN, seconded by Alderman NELSON, roll this item to the December meeting for further review and consideration.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Clayton Mobile Homes (Terry Reneau/Greg Smith), Milldale Square, Map 57L, Group A, Release of Bond for Sidewalks

Milldale Square sidewalks have been satisfactorily completed in order to release the bond.

It came on a motion by Commissioner CHAMBERS, seconded by Mayor GANTTE, to release the bond for the sidewalks.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

VII. MISCELLANEOUS

- There are upcoming education opportunities through MTAS.
- Information will be sent in regards to transient rentals in the R-1 zone for review and possible future action

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the November 10, 2020 meeting of the Dandridge Regional Planning Commission.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	NO COMMENT
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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


Mark Chambers, Vice-Chairman

ATTEST: 
Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-111020

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

8 September 2020

via Electronic means (Zoom)

by computer: <https://us02web.zoom.us/j/81310310988>

by phone: 929-436-2866

Meeting ID: 813 1031 0988#

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, September 8, 2020 at 5:00 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 MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL (arrived at 5:15, was on zoom meeting, but could not respond)
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Commissioner ROBBIE McMAHAN

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 WILLOUGHBY, that the Regular Meeting Minutes of August 11, 2020 be approved as presented.

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

Chairman SWANN	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	SUSTAIN	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE

On a roll call 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

- Jason & Linda Wice (Grant Berry), 1018 Academy Circle, Map 68K, Group A, Parcel 3, Site Plan Review

Buzz Goss, architect with Duke Development – converting in to 37-38 elderly (55+) residential 1-bedroom units, common areas, 74 on-site parking spaces, new entryway, fitness facility, laundry room, multi-purpose room, offices, and a computer room, will look primarily the way it currently does. Will update windows, new roof, clean bricks. Rental units. Fire Chief has requested a couple of fire hydrants (100' of FDC) and widening of the street (from 18' to 20') around the building. On site, underground drainage. Construction to start first of 2021 and then 12 months to complete. Traffic should not be an issue.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, approve the site plan based upon meeting the fire departments guidelines regarding 2 additional fire hydrants and the road width being a minimum of 20'.

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

Chairman SWANN	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE

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

- Darrell & Lori Miller, 521 Hwy.139, Map 76, Parcel 41.02, Site Plan Review

Jeremy Puckett – First phase of a multi-phase project for Bootleggers Distillery. First phase consists of a tiki hut, one warehouse to include entrance/exit road, ample parking, and path to tiki hut down by the lake. One fire hydrant is shown, but will need another down next to the road close to the building and easily accessible. Sewer hookup to town's manhole has not been finalized.

It came on a motion by Alderman NELSON, seconded by Mayor GANTTE, to accept the site plan for approval.

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

Chairman SWANN	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE

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

- R.L. & Jennifer Wallen (Jeff Miller), Majestic Circle, Map 76B, Group E, Parcels 17 & 18, 3-5 Lot Subdivision

Jeff Miller, surveyor for Miller Land Surveying – request adjustment of lot lines.

It came on a motion by Commissioner CHAMBERS, seconded by Commissioner FRANKLIN, to approve the subdivision.

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

Chairman SWANN	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHAMBERS	AYE		

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

- Striplin & Associates (Clint Harrison), E. Dumplin Valley Road, Map 46N, Group B, Parcel 1, 16-30 Lot Subdivision (re-design)

Clint Harrison – Striplin planned unit development was originally approved in 1999 as an TSDA grant/housing program. Currently phasing out of the TSDA program. Would like to currently record as a built planned unit development with updated plat locations and roads. Streets will continue to be private streets, as the town will not take over and maintain. Rent could then be charged at market rates instead of TSDA rates.

It came on a motion by Mayor GANTTE, seconded by Alderman NELSON, to approve the subdivision re-design contingent upon a master deed with restrictions being recorded the same time as the plat and that all streets be privately owned and that the town will not be responsible for any paving, etc.

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

Chairman SWANN	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHAMBERS	AYE		

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

VII. MISCELLANEOUS

None presented.

VIII. ADJOURNMENT

It came on a motion by Alderman NELSON, seconded by Commissioner HURDLE, to adjourn the September 8, 2020 meeting of the Dandridge Regional Planning Commission.

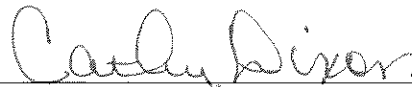
A roll call was asked for and the Planning Commission responded as follows:

Chairman SWANN	AYE	Commissioner FRANKLIN	AYE
Mayor GANTTE	AYE	Commissioner HURDLE	AYE
Alderman NELSON	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHAMBERS	AYE		

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

Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-090820

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

11 August 2020

via Electronic means (Zoom)

by computer: <https://us02web.zoom.us/j/82905277011>

by phone: 929-436-2866

Meeting ID: 829 0527 7011#

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, August 11, 2020 at 5:00 p.m.

B. Vice-Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Mayor GEORGE GANTTE
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman LINDA SWANN
Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

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 WILLOUGHBY, that the Regular Meeting Minutes of July 14, 2020 be approved as presented.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

On a roll call 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

- John & Sherry Harrison (T. Clint Harrison), 763 E. Meeting Street, Map 69, Parcel 8.01, Site Plan Review

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

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

- T. Phillip Carlyle (T. Clint Harrison), Killion Road, Map 58, Parcel 34
(This item is being rolled to the September agenda)
 - Preliminary 3-5 lot Subdivision
 - Site Plan Review
- Clayton Properties (Greg Smith), Milldale Square Subdivision, Review of Bond on Sidewalks

Bond on Milldale Square for remaining portion of sidewalks. All lots have been sold/constructed. Sidewalks should be completed at this time or call for letter of credit for sidewalk completion. Greg Smith of Clayton Properties stated that they would go ahead and complete all sidewalks before the current letter of credit expires in November 2020.

No action needed.

- Jason & Linda Wice (Grant Berry), 1018 Academy Circle, Map 68K, Group A, Parcel 3, Site Plan Review
(This item is being rolled to the September agenda)

VII. MISCELLANEOUS

- Planner, Jordan Rockwell reported that training will be held for planning commission members this fall via zoom. It is undetermined at this time if required training hours will be dismissed for the year.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the August 11, 2020 meeting of the Dandridge Regional Planning Commission.

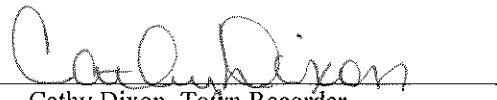
A roll call was asked for and the Planning Commission responded as follows:

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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


Mark Chambers, Vice-Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-081120

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
14 July 2020**

via Electronic means (Zoom)

by computer: <https://us02web.zoom.us/j/82364429326>

by phone: 929-436-2866

Meeting ID: 823 6442 9326#

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, July 14, 2020 at 5:00 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 MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

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 WILLOUGHBY, seconded by Commissioner CHURCHWELL, that the Regular Meeting Minutes of June 9, 2020 be approved as presented.

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

Chairman SWANN	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE reported on a recent conference call with Retail Strategies. It was reported that there is a very positive outlook for retail development in the town of Dandridge.

V. OLD BUSINESS

None presented.

VI. NEW BUSINESS

- T. Phillip Carlyle (T. Clint Harrison), Killion Road, Map 58, Parcel 34
 - Preliminary 3-5 lot Subdivision
 - Site Plan Review

No action taken; this item will be rolled to the next regular scheduled meeting.

- John & Sherry Harrison (T. Clint Harrison), 763 E. Meeting Street, Map 69, Parcel 8.01
 - Rezone Request (B-2 to R-3)

The property owner has since requested a rezone to R-2 instead of R-3.

Both Planner, Jordan Rockwell, and Town Attorney Jeff Greene stated that the rezone request would not be considered spot zoning.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the rezone request from B-2 to R-2 and recommend to BMA for passage.

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

Chairman SWANN	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

- Site Plan Review

This item was withdrawn from the agenda and will be re-submitted at the next regular scheduled meeting in order to provide a drainage plan, bore for water line, & fire hydrant.

- Marathon Realty Group (Jeremy Fields), 1026 S. Hwy.92, Map 68J, Group A, Parcel 23, Site Plan Review

Food City will be moving their gas station to this property which is across the highway from the current location in order to expand parking at Food City from the current location. A fire hydrant will need to be installed near the entrance of the property closest to the First Horizon Bank.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to approve the site with the addition of a fire hydrant as recommended by the Fire Chief.

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

Chairman SWANN	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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

VII. MISCELLANEOUS

None presented.

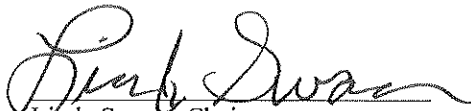
VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner HURDLE, to adjourn the July 14, 2020 meeting of the Dandridge Regional Planning Commission.

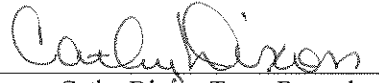
A roll call was asked for and the Planning Commission responded as follows:

Chairman SWANN	AYE		
Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Commissioner CHAMBERS	AYE	Commissioner HURDLE	AYE
Commissioner CHURCHWELL	AYE	Commissioner WILLOUGHBY	AYE

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


Linda Swann, Chairman

ATTEST:


Cathy Dixon, Town Recorder

MINUTES-PLANNING COMMISSION-071420

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING**

9 June 2020

via Electronic means (Zoom)

by computer: <https://us02web.zoom.us/j/82418261141>

by phone: 929-436-2866

Meeting ID: 824 1826 1141#

The Dandridge Regional Planning Commission meeting was held electronically via zoom to protect the health, safety, and welfare of commissioners, employees, and citizens in light of the coronavirus pandemic.

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session via zoom on Tuesday, June 9, 2020 at 5:00 p.m.

B. Vice-Chairman MARK CHAMBERS called the meeting to order and called for roll.

II. ROLL CALL

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

- Mayor GEORGE GANTTE
- Alderman MIKE NELSON
- Commissioner MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Chairman LINDA SWANN
Commissioner ROBBIE McMAHAN

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 of March 10, 2020 be approved as presented.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

On a roll call 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

- Nick Lakins/Derek Wolfe, Milldale Road (The Reserve at Milldale), Map 57, Parcel 74, 31-50 Final Subdivision Plat

All improvements have been completed except for interior sidewalks. Electric, sewer/water, streets/curbing/outside sidewalks has been signed off. Request approval subject to interior sidewalks being completed within the next couple of weeks, weather pending.

It came on a motion by Alderman NELSON, seconded by Commissioner FRANKLIN, to approve the final plat subject to the interior sidewalks being completed within the next couple of weeks, weather pending.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

- Keith Tinch, 1065 Valley Home Road, Map 58N, Group A, Parcel 2, Rezone Request (C-2 to R-1) (Urban Growth Boundary)

Former Golf View Market property and mix used as market/restaurant and apartment. Plans are to convert property into duplexes, therefore the rezone request. Will possibly build another new duplex on the property in the future.

It came on a motion by Alderman NELSON, seconded by Commissioner WILLOUGHBY, to approve the re-zone request and recommend to Jefferson County Commission for approval.

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

Mayor GANTTE	AYE	Commissioner FRANKLIN	AYE
Alderman NELSON	AYE	Commissioner HURDLE	AYE
Commissioner CHAMBERS	AYE	Commissioner WILLOUGHBY	AYE
Commissioner CHURCHWELL	AYE		

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

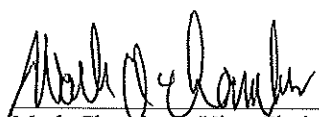
VII. MISCELLANEOUS

None presented.

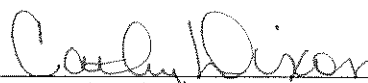
VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the June 9, 2020 meeting of the Dandridge Regional Planning Commission.

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


Mark Chambers, Vice-Chairman

ATTEST:


Cathy Dixon, Town Recorder

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
10 March 2020**

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 Tuesday, March 10, 2020 at 5:00 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 MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

- 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 WILLOUGHBY, to adopt the Regular Meeting Minutes for the January 23, 2020 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE thanked commissioners for their time and service to the town.

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Jason & Tammy Windom, 804 Valley Home Road, Map 68E, Group A, Parcel 20, 18' variance on side set back.

Proposed for an ice cream shop. Existing building, would like to add a piered deck on Valley Home Road & Meeting Street side, will then encroach on setbacks, existing building is 9/10 of a foot off the actual property line, setbacks already cover existing building. There is an approximate 20'-25' drop on the E.Meeting/Hwy.25-70 side. Valley Home Road side deck will be close to the road, .77' from road. Deck will be 16' wide to allow for tables and chairs. Request a variance for both sides (Valley

Home Road side and E. Meeting St/Hwy 25-70 side). Concern with deck being close to Valley Home Road, suggest angling deck closest to road at a 45-degree angle from the existing gas meter.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to grant a variance in order not to deny reasonable use of the property, and to cut the deck on the Valley Home Road side at a 45-degree angle from the existing gas meter.

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

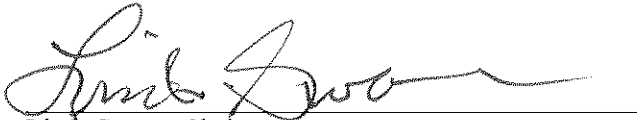
VII. MISCELLANEOUS

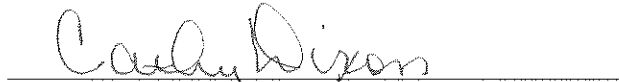
None

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the March 10, 2020 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-031020

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
10 March 2020**

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, March 10, 2020 at 5:00 p.m. (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 MARK CHAMBERS
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner ROBBIE McMAHAN

- 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 WILLOUGHBY, that the Regular Meeting Minutes of December 5, 2019 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

- Majestic Services LLC (Tony Thomas), 112 W. Dumplin Valley Road, Map 57, Parcel 15, Rezone R1 to R3

No current plans for property, request rezone to expand property possibilities.

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to approve the rezone request and forward to BMA for recommendation/passage.

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

VII. MISCELLANEOUS

Planner Jordan Rockwell informed commissioners of training that will be held on Monday evening, March 30, 2020 from 6:00pm to 8:00pm at the Jefferson City Library.

VIII. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner FRANKLIN, to adjourn the March 10, 2020 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-031020

**TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
23 January 2020**

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 23, 2020 at 6:00 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 MARK CHAMBERS
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner LOU WILLOUGHBY

ABSENT: Alderman MIKE NELSON
Commissioner STEPHANIE CHURCHWELL
Commissioner ROBBIE McMAHAN

- 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 WILLOUGHBY, seconded by Commissioner FRANKLIN, to adopt the Regular Meeting Minutes for the September 26, 2019 meeting.

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

IV. BUSINESS PRESENTED BY THE MAYOR

Mayor GANTTE asked the BZA/Planning Commission body to consider possibly de-annexation of the property owned by the State of TN that houses the Mountain View Youth Development Center/Mountain View Academy. Serious issues/concerns have been dealt there since beginning in October 2019. Nightly updates are received by the DCS Commissioner. Approximately 35% of the updates involve some type of issue at the facility. The last two texts received stated it had been rough days. As Mayor, concerned that Dandridge now comes up as a high crime ridden community as reports that are submitted via police response to MVDYDC. Another concern is that as our police are first response, then as other departments back them up, then our officers are stuck at MVDYDC and cannot respond to other incidents within the town. The overtime budget for officers is mostly being used to deal with the incidents at MVDYDC. These incidents are a detriment to the money Dandridge has spent through EDA and the town itself to have tourism and get people to build and live here. At present time, the State of TN is destroying the reputation of the Town of Dandridge. Several meetings have been held and attended that have involved town representatives, DCS attorneys, DCS Commissioner. Police believe that the state therapeutic model (due to a different form of accreditation) is not working as there have been fires set in the buildings, broken doors, escaped to the roof and the first perimeter, graffiti throughout. The town does not receive revenue/taxes on the facility. The facility is contracted with Tru-Core. The Dandridge Police Department has responded to

approximately 90 calls at MVDYDC the past 5 years. If the town de-annexes, the Dandridge PD would no longer be first response, but would respond as mutual aid. Police reports would no longer be registered as within the corporate limits of Dandridge and crime statistics would decrease tremendously. Current crime statistics are high and bad PR for the town. Hundreds of thousands of dollars have been spent over the last 10 years to try and bring people to Dandridge. When the property was first acquired from the Industrial Development Board, a deed restriction was placed that there was to be no violent offenders in the facility. Conversations have been had whether to enforce the deed restriction and options. Very concerned that a town officer will be injured. Not sure that the Governor is aware of the situation at MVDYDC. It is understood that no new inmates are being sent to the MVDYDC facility. Concern that people are not giving Dandridge a chance to visit, vacation, or relocate.

V. OLD BUSINESS

None

VI. NEW BUSINESS

- Gary & Diane Sherrod/Paul Moody, 751 Garrett Road, Map 69HA, Parcel 8, Front & Side Setback Variance Request

Cabin was built in the 1940's. No neighboring homes nearby.

1. *Existing porch is wide, but not deep (less than 8'), would like to add an additional 4' to depth of porch with gable, 20' from property line on lower side, 15' or so on the other/upper side, about 15' to side of the road and steep bank. Request 8 1/2' variance.*
2. *Would like to add a little concrete patio to the side, extend the roof line to cover the patio, screened in porch, metal roof, less than 8' from property line. Request a 7'9" variance.*

Guidelines are 15' and front is 30'.

It came on a motion by Mayor GANTTE, seconded by Commissioner FRANKLIN, to grant both variances based on the age of the house (before zoning was in place in the Town of Dandridge) and topographical issue due to steep grade.

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

VII. MISCELLANEOUS

- Dandridge Regional Planning Commission/Board of Zoning Appeals Meeting Day Change

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

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

It came on a motion by Mayor GANTTE, seconded by Chairman SWANN, to change the meeting day to the second Tuesday of the month at 5:00 p.m., beginning in March 2020.

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

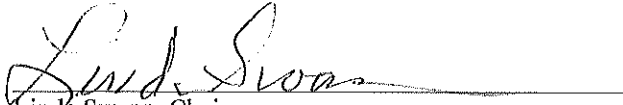
- Statement of Ethics Forms

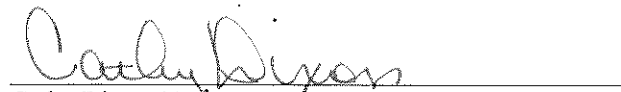
Planner, Jordan Rockwell reminded commissioners to complete their forms.

VIII. ADJOURNMENT

It came on a motion by Mayor GANTTE, seconded by Commissioner WILLOUGHBY, to adjourn the January 23, 2020 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-012320

