

**TOWN OF DANDRIDGE, TENNESSEE  
BOARD OF MAYOR AND ALDERMEN  
Regular Meeting**

**11 October 2022**

**I. CALL TO ORDER**

- A. The Dandridge Board of Mayor and Aldermen (BMA) met in a regular session in Dandridge, Tennessee on Tuesday, the 11<sup>th</sup> day of October 2022.
- B. Mayor GEORGE GANTTE was present and presiding and called the meeting to order.

**II. ROLL CALL**

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

- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Alderman JEFF DEPEW
- Alderman TODD KESTERSON
- Alderman MARIANNE REESE

ABSENT: Vice-Mayor JESSICA ELDER  
Alderman MIKE NELSON

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

**III. PUBLIC HEARING**

- Resolution No. 22/23-06 to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the Town of Dandridge TN (Old Hwy 92, Map 68, Parcel 15)

*Several citizens were in attendance and spoke in regards to the proposed annexation.*

County A-1 zone: 40,000 sq.ft. per lot averaging (includes mobile homes)  
County R-1 zone: 25,000 sq.ft per lot (single family housing only, includes manufactured homes)  
City R-3 zone: 12,500 sq.ft. (single family housing, condos, & apartments up to 5 stories)  
City R-2 zone: 12,500 sq.ft. (single family housing & duplexes, lot frontage/setback is different than R-3)  
City R-1 zone: 22,000 sq.ft. per lot (single family housing)

*Susie Jarnagin (1262 Lakeview Drive) for annexation, but R-1 zoning  
Bruce Kent (928 Bob-O Drive) against high density zoning, not sure on the annexation  
Marlene McClellan (826 Hillside Drive) for the annexation, not for R-3 zone  
Cheryl Root (849 Isabell Drive)  
Terry Bean (1524 Persimmon Orchard Lane/Dandridge Landing)  
Sherry Laurson (1023 Tatum Drive)  
Weston Gante (827 Old Hwy 92)  
Bob ? (Dandridge Landing)  
Linda Lafay  
Dale (Dillion) Douglas (Zirkle Road)  
Kesley Tucker (847 Lakeshore Drive) for annexation  
Dan Harris (2670 Muddy Hollow Rd) for annexation, but R-2 zone*

*Alderman Depew: for annexation, R-1 zone. Would like to see the town purchase the property for development of a recreational area (commercial/recreational tourism).*

*Positive Comments:*

- *Need for middle class housing*
- *City regulations for annexation vs county regulations*

*Concerns:*

- *Town is developing too fast*
  - *Capability of infrastructure for large developments*
  - *Using up golden land with views and lake*
  - *Moving/excavating large sections of land/ridges/watersheds*
  - *Excessive traffic impact*
  - *Quality of homes to be built*
  - *Density of R-3 zone*
  - *Inclusion of greenspace, sidewalks, boulevards (not to look like a housing settlement)*
  - *Development discretion to be grant, HUD housing, government involved displaced persons*
  - *Ingress/Egress on Isabell Drive*
  - *Cost of proposed homes*
  - *Spike in crime*
- Ordinance No. 22/23-07 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 District to a R-3 High Density Residential District (Old Hwy 92, Map 68, Parcel 15)

*Comments included in above agenda item.*

*A brief break was taken.*

A returning roll call of the BMA was conducted with the following members responding:

- Mayor GEORGE GANTTE
- Alderman MIKE CHAMBERS
- Alderman TODD KESTERSON
- Alderman MARIANNE REESE

ABSENT: Alderman JEFF DEPEW  
Vice-Mayor JESSICA ELDER  
Alderman MIKE NELSON

A quorum being present, the following business continued to be conducted and entered on the record:

**IV. PUBLIC PRESENTATIONS**

None presented.

*Alderman DEPEW arrives*

**V. READING OF THE MINUTES**

It came on a motion by Alderman KESTERSON, seconded by Alderman REESE, to approve the Regular Session minutes of the September 13, 2022 meeting as written.

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

**VI. PRESENTATION OF PETITIONS, MEMORIALS, REMONSTRANCES, AND COMMUNICATIONS**

None presented.

**VII. BUSINESS PRESENTED BY THE MAYOR**

None presented.

**VIII. FINANCIAL REPORT BY THE TOWN RECORDER**

<u>Bank Balance:</u>	<u>BMA Acct:</u>	\$4,278,591.12	<u>DVFD Balance:</u>	\$ 389,392.28
	<u>Drug Fund Balance:</u>	\$ 33,389.58	<u>DWMF Balance:</u>	\$2,498,994.14

IX. PRESENTATION OF ORDINANCES AND RESOLUTIONS

- Resolution No. 22/23- 06 to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the Town of Dandridge TN (Old Hwy 92, Map 68, Parcel 15)

*Mayor GANTTE recuses himself.*

It came on a motion by Alderman CHAMBERS, seconded by Alderman KESTERSON, to postpone Resolution No. 22/23-06 and Ordinance No.22/23-07 until the next meeting on December 13, 2022.

Alderman DEPEW asks for a point of order to determine the high-level motion as debatable, but not amendable? Town Attorney Jeff Greene verifies that the motion is debatable and amendable.

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

Alderman CHAMBERS	AYE	Alderman REESE	NO
Alderman DEPEW	NO	Mayor GANTTE	RECUSED
Alderman KESTERSON	AYE		

On a roll call vote, the motion fails due to a tie vote, and was so ordered.

It came on a motion by Alderman REESE, seconded by Alderman DEPEW, to approve Resolution No. 22/23-06.

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

Alderman CHAMBERS	AYE	Alderman REESE	AYE
Alderman DEPEW	AYE	Mayor GANTTE	RECUSED
Alderman KESTERSON	AYE		

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

*(Property was de-annexed in a below vote.)*

- 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)

It came on a motion by Alderman REESE, seconded by Alderman KESTERSON, to amend the public hearing date for Resolution No. 22/23-07 to December 13, 2022.

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

Alderman CHAMBERS	AYE	Alderman REESE	AYE
Alderman DEPEW	AYE	Mayor GANTTE	AYE
Alderman KESTERSON	AYE		

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

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, to approve Resolution No. 22/23-07 with the amended public hearing date of 12/13/22.

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

Alderman CHAMBERS	AYE	Alderman REESE	AYE
Alderman DEPEW	AYE	Mayor GANTTE	AYE
Alderman KESTERSON	AYE		

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

- Resolution No. 22/23-08 Authorizing the Town of Dandridge to Participate in the Public Entity Partners Property Conservation Matching Grant Program

*50/50 matching grant of \$8,000, utilized for fencing for DWMF lift station.*

It came on a motion by Alderman CHAMBERS, seconded by Alderman REESE, to approve Resolution No. 22/23-08.

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

- Resolution No. 22/23-09 Authorizing the Town of Dandridge, TN to Submit for and Accept TDEC ARPA Funds

*Appropriation from TDEC = \$859,182.15 (possible transfer of any Jefferson County TDEC non-competitive ARPA funds) to be used for water and/or wastewater improvements (will use for a sewer line replacement project).*

*25% match / 5% match reduction*

It came on a motion by Alderman CHAMBERS, seconded by Alderman KESTERSON, to approve Resolution No. 22/23-09.

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

Alderman CHAMBERS	AYE		
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman KESTERSON	AYE	Mayor GANTTE	AYE

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

- Resolution No. 22/23-10 Authorizing the Town of Dandridge, TN to Obtain Engineering Services for the Implementation of ARPA Funds

*Hatfield & Allen Associates, Inc.*

It came on a motion by Alderman KESTERSON, seconded by Alderman REESE, to approve Resolution No. 22/23-10.

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

Alderman CHAMBERS	AYE		
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman KESTERSON	AYE	Mayor GANTTE	AYE

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

- Resolution No. 22/23-11 Authorizing the Town of Dandridge, TN to Obtain Administrative Services for the Implementation of ARPA Funds

*Community Development Partners, LLC*

It came on a motion by Alderman DEPEW, seconded by Alderman CHAMBERS, to approve Resolution No. 22/23-11.

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

Alderman CHAMBERS	AYE		
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman KESTERSON	AYE	Mayor GANTTE	AYE

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

- Second/Final Reading of Ordinance No. 22/23-07 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 District to a R-3 High Density Residential District (Old Hwy 92, Map 68, Parcel 15)

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to amend Ordinance No. 22/23-07 by "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 District to a *R-1 Low Density Residential District.*"

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

Alderman CHAMBERS	AYE		
Alderman DEPEW	AYE	Alderman REESE	AYE
Alderman KESTERSON	AYE	Mayor GANTTE	RECUSED

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

*(Property was not rezoned as the property was de-annexed in a below vote.)*

*The developers had stated that if the property was not zoned R-3 that they did not want the property to be annexed nor rezoned other than R-3.*

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, to reconsider previous Resolution No. 22/23-06 to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the Town of Dandridge TN (Old Hwy 92, Map 68, Parcel 15) and making the motion to De-Annex the property upon the developers request.

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

Alderman CHAMBERS	AYE		
Alderman DEPEW	NO	Alderman REESE	AYE
Alderman KESTERSON	AYE	Mayor GANTTE	RECUSED

On a roll call vote, the motion passed 3-1 (with Mayor GANTTE recusing), and was so ordered.

It came on a motion by Alderman DEPEW, to reconsider previous Resolution No. 22/23-06 to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the Town of Dandridge TN (Old Hwy 92, Map 68, Parcel 15) and to amend Ordinance No. 22/23-07 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 District to a R-2 High Density Residential District (Old Hwy 92, Map 68, Parcel 15)

*In the meantime, Alderman DEPEW suggests that the Town of Dandridge look at funding options for the ability to purchase the property for recreational uses.*

*R-2 & R-3 lots sizes are the same (12,500 sq.ft.), but the actual lot frontage in the R-2 is different than the R-3 frontage. Developer asks if a compromise could be made by giving the same road frontage as in the R-3? Town Attorney responds that BMA could not make such a compromise at this point, but a variance could be requested. The developer states that in order for this development to move forward they need it zoned R-3.*

Alderman DEPEWS motion fails for lack of a second.

- First Reading of 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 Agricultural District to a R-1 Low Density Residential District (Plainview Drive, Map 69H, Group C, Parcel 11)

It came on a motion by Alderman CHAMBERS, seconded by Alderman KESTERSON, to approve Ordinance No. 22/23-08 on first reading.

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

Alderman CHAMBERS	AYE	Alderman REESE	AYE
Alderman DEPEW	AYE	Mayor GANTTE	AYE
Alderman KESTERSON	AYE		

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

- First Reading of Ordinance No. 22/23-09 to Amend Title 8 Chapter 2 Section 210(3) of the Dandridge Municipal Code (Alcoholic Beverages-Ber-Contents of Application)

*To be amended to include, "That no such beverages will be sold within 300' of a school; except that a license may be granted within 300' of a school if the sale of beer is limited to the hours that the school is closed. Beer sales within 300' of a school shall be restricted to after 5:00 p.m. on weekdays with no additional restrictions on the weekends."*

It came on a motion by Alderman DEPEW, to approve Ordinance No. 22/23-09 on first reading.

The motion fails for lack of a second.

**X. OLD BUSINESS**  
None presented.

**XI. NEW BUSINESS**

- Review Plan of Services for 1338 & 1340 High Street (Map 68E, Group A, Parcels 30 & 30.02) Annexation/Rezone Request

*Proposed: Request R-3 zone, 8.66 acres, personal rental property, 30-40 units, hybrid with 10-15 duplexes/town houses/small housing to target specific people, would be happy with 20-25 units, to include a small fitness area and walking trails, 5-10 year project.*

*Concerns with high traffic on High Street. State Planner had advised developer that traffic should not be an issue.*

It came on a motion by Alderman CHAMBERS, seconded by Alderman DEPEW, to approve the Plan of Services and forward to Planning Commission for review.

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

Alderman CHAMBERS	NO	Alderman REESE	NO
Alderman DEPEW	AYE	Mayor GANTTE	AYE
Alderman KESTERSON	NO		

On a roll call vote, the motion failed 2-3, and was so ordered.

- Grant Contract between the State of TN Dept of Safety and Homeland Security and Dandridge Police Dept (Enforcement of TN Driving Under the Influence Laws) (100% \$15,000)

It came on a motion by Alderman DEPEW, seconded by Alderman REESE, to approve the grant contract.

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

Alderman CHAMBERS	AYE	Alderman REESE	AYE
Alderman DEPEW	AYE	Mayor GANTTE	AYE
Alderman KESTERSON	AYE		

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

- Approval of Quote #EST5158 from Truckers Lighthouse, Inc. to Upfit "4" Police Interceptors (State Contract #65644 and #64203)

*Truckers Lighthouse = \$44,640.84*

*FY 22/23 budget includes \$190,500 for purchase and upfitting of 4 police interceptors. After the purchase of the interceptors and 4 radar units, \$35,384 is remaining. The over budgeted amount of \$9,257 will be used from fund balance.*

It came on a motion by Alderman DEPEW, seconded by Alderman CHAMBERS, to approve the quote from Truckers Lighthouse to upfit the new police interceptors.

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

Alderman CHAMBERS	AYE	Alderman REESE	AYE
Alderman DEPEW	AYE	Mayor GANTTE	AYE
Alderman KESTERSON	AYE		

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

## XII. MISCELLANEOUS

- Reminder - November Meetings Date (Monday - November 7<sup>th</sup>)

It came on a motion by Alderman DEPEW, seconded by Alderman CHAMBERS, to suspend the rules and add this item officially to the agenda.

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

Alderman CHAMBERS	AYE	Alderman REESE	AYE
Alderman DEPEW	AYE	Mayor GANTTE	AYE
Alderman KESTERSON	AYE		

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

It came on a motion by Alderman REESE, seconded by Alderman DEPEW, to cancel all town meetings (HPC/PC/BMA) for the month of November. Meetings will resume on December 13, 2022.

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

## XIII. DEPARTMENT HEAD UPDATES

- Parks/Rec Chris Shockley
  - Last night for MOTT will be October 13<sup>th</sup>; has been a very successful year.
- Building/Codes Enforcement Terry Reneau
  - Inspections are going good
  - New permits for homes
  - Received final plans for Dandridge Academy
  - Food City renovations are progressing
- Fire Chief Andy Riley
  - Christmas Parade will be held Saturday, December 17<sup>th</sup>, same line up & start times as previous.

**XIV. ADJOURNMENT**

It came on a motion by Alderman KESTERSON, seconded by Alderman CHAMBERS, that the meeting of October 11, 2022 be adjourned.

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

\_\_\_\_\_  
George Gantte, Mayor

ATTEST:

\_\_\_\_\_  
Cathy Dixon Town Recorder

MINUTES-BMA-101122