

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

**I. CALL TO ORDER**

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

**II. ROLL CALL**

- A. A roll call of the Commission was conducted with the following members responding:
- Mayor GEORGE GANTTE
  - Alderman DAVID JONES
  - Commissioner JESSIE ELDER
  - Commissioner TERRY RENEAU
  - Commissioner RUSTY WHILLOCK

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

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

**III. READING OF THE MINUTES**

It came on a motion by Commissioner RENEAU, seconded by Commissioner WHILLOCK, to adopt the Regular Meeting Minutes as corrected for the April 24, 2014 meeting.

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

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

**IV. BUSINESS PRESENTED BY THE MAYOR**

None

**V. OLD BUSINESS**

None

## VI. NEW BUSINESS

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

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

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

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

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

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

*Mayor GANTTE recuses himself.*

*Planner Joe Barrett: 3 variances requested...*

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

*Boyd Bogle, Architect –*

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

*Shopping carts will be stored inside.*

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

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

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

Motion failed for lack of a second.

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

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

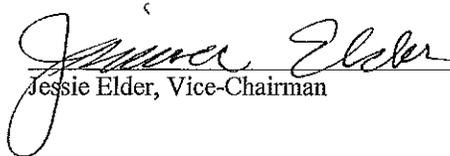
*It was suggested that commission review calculations/interpretations of building size to parking spaces required.*

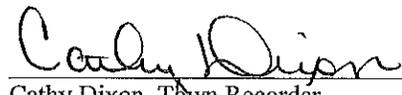
**VII. MISCELLANEOUS**  
None

**VIII. ADJOURNMENT**

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

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

  
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Jessie Elder, Vice-Chairman

  
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Cathy Dixon, Town Recorder  
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