

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS
REGULAR MEETING
14 February 2023

I. CALL TO ORDER

- A. The Dandridge Board of Zoning Appeals met in regular session on Tuesday, February 14, 2023 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
- Commissioner STEPHANIE CHURCHWELL
- Commissioner CECIL FRANKLIN
- Commissioner LAUREN HURDLE
- Commissioner BRYANT OPEIL
- Commissioner LOU WILLOUGHBY

ABSENT: Mayor GEORGE GANTTE
 Alderman MIKE NELSON
 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, to adopt the Regular Meeting Minutes for the January 10, 2023 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

- Carlyle Construction LLC (Randy Beckner/Mattern & Craig), W. Price Road, Map 57, Parcels 56.16 & 56.17, Clarification on stormwater management on creek site

Mr. Beckner (civil engineer) gave a presentation on Stormwater Management and the 10% rule as it pertains to Creekside Ridge Development. Stormwater discharge would be in Dumplin Creek. TDEC's TN Permanent Stormwater Management Design Guidance Manual is typically used in this area for stormwater management of new developments. An additional manual used in the area is the Northeast TN Water Quality B&P Manual which allows the 10% rule; which minimizes and reduces flooding by allowing the lower area stormwater runoff to enter the receiving waters and dissipate prior to the remaining basin runoff arriving at the same point. TDEC's state manual does not include the 10% rule.

Mr. Beckner is asking for a variance to allow the Creekside Ridge Development to be evaluated based on the 10% rule for the Northeast TN Water Quality B&P Manual. A hydraulic analysis has been completed for the site. The development, without a pond, can help to lesson existing silt conditions downstream by directing the flow of stormwater quicker/faster into the creek before upstream waters

flow down. Also asks not to be required to do a stormwater management basin as the entire development is within the bottom 10% of the entire drainage area (bottom 40 acres of a 15 sq. mile drainage basin = lower 1/2%). Stormwater quality requirements/measures will still be met. The current retention pond will remain for use of Phase I to include a new outlet structure as well as a new smaller pond above the existing pond. Phase II runoff will be designed and sloped for runoff to go straight to Dumplin Creek.

The Town's current regulations does not reference a specific design manual.

It came on a motion by Commissioner HURDLE, seconded by Commissioner FRANKLIN, to table the variance request until next month for further review/examination/research of the 10% rule by Planner Jordan Rockwell.

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

VII. MISCELLANEOUS

None

VIII. ADJOURNMENT

It came on a motion by Commissioner OPEIL, seconded by Commissioner WILLOUGHBY, to adjourn the February 14, 2023 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-021423