

MINUTES OF THE MEETING
DYERSBURG PLANNING COMMISSION
JUNE 10, 2004

The Dyersburg Municipal Regional Planning Commission met in regular session on June 10, 2004, in the Municipal Courtroom at 10:00 A.M.

Members present: All members present

Staff present: Andre Temple, Roger Dudley, Ken Ladd and Gleya Twilla

Chairman O'Brien called the meeting to order.

The minutes of the previous meeting were approved as submitted.

MINOR PLAT – YATES/BURKS SUBDIVISION – AMANDA AVENUE

On a motion by Commissioner Dudley and Hasting, the Commission approved a minor plat dividing Lot 5 of the Yates-Burks Subdivision into three lots – 5A, 5B, and 5C. Lot 5A has 143.70 foot of frontage on Highway 51 Bypass 175.66 foot of frontage on Amanda Avenue and is occupied by the office space for Eyecare Specialty Group (Tony Bacigalupo). Lot 5B has 166 foot of frontage on Amanda Avenue. The northern most lot 5C fronts on a cul-de-sac and has a western boundary line of 162 feet.

SITE PLAN – RONALD REED DDS – ST JOHN AVENUE

Mr. Ben Baggett of Formus, Inc presented the site plan for the dental office of Ronald Reed, DDS in the 2000 block of St. John Avenue. The proposed 4294 square foot building has 150 foot of frontage. The site plan was approved on a motion by Commissioners Parr and Dudley.

SITE PLAN – BRAD/KRISTIN BARNES – VENDALL ROAD

Mrs. Kristin Barnes presented her site plan for a building on the north side of Vendall Road with 115 foot of frontage. The space will be used for sale of cellular phone service and motorcycles.

The site plan was approved on a motion by Commissioners Dudley and Parr.

STREET CLOSING – JERE STREET

Mr. Leon Gean had requested the closing of Jere Street, an undeveloped 50-foot wide street between Ford Street and Forcum Street.

Mayor Revell stated that City utility lines existed in the Jere Street right of way.

On a motion by commissioner Burks and Hastings it was recommended to the City Board to close and abandon the Jere Street right-of-way while maintaining a permanent easement for utility purposes.

SITE PLAN – ADVANCE AUTO PARTS – LAKE ROAD

Mr. Ken Powers of Commercial Realty Services (Nashville) withdrew a request for site plan review at 2445 Lake Road.

REZONE R-2 TO P-B – LAKE ROAD CHURCH OF CHRIST

The rezoning request for Lake Road Church of Christ at 2227 Lake Road was withdrawn.

Judge Lee Moore complained that neighbors in the area had not been adequately notified about the proposed rezoning.

REZONE R-3 TO B-1 MEEKS STREET – MR. WILLIE TOLES

Mr. Toles and his attorney Don Walker spoke to the Commission. Mr. Walker asked for a building permit for Mr. Toles property at 1331 Meeks Street.

No action was taken by the Commission due to the following:

*Mr. Toles and Mr. Walker did not seem to agree on whether the request was for rezoning or a building permit;

*Mr. Toles rezoning request had been denied by the City Board on March 1, 2004 and there have been no significant changes in the conditions reviewed at that time;

*Mr. Toles request for a commercial building permit was denied at the Board of Zoning Appeals on April 12, 2004;

*City Building Official Gleyn Twilla stated that he could issue a residential building permit for repair of the building at 1331 Meeks Street.

Final Plat – Hampton Place – Wade Hampton Road

Since the City Board approved the PRDO (Planned Residential Development Overlay) on June 7, 2004, Mr. Steve Steinbach stated that all setbacks were officially set by the Board's action and no variances from the Board of Zoning Appeals would be required. The 34 lot gated community on the north side of Wade Hampton Road will utilize private streets.

The plat contingent on corrections approved by City Engineer Ken Ladd was approved on a motion by Mayor Revell and Commissioner Paul Newbill.

Commissioner Breedlove voted against the plat due to the contingencies.

VICE CHAIRMAN ELECTION

Mayor Revell conducted an election for vice chairman of the Planning Commission. Commissioner Eddie Burks was elected vice-chairman by a unanimous vote.

There being no further business, the meeting adjourned at 10:59 A.M.

Gleyn T. Twilla
Director Development Service

John T. Pressler, Secretary