

Minutes of the Meeting
Dyersburg Planning Commission
May 11, 2006

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, May 11, 2006 in the municipal courtroom at 10 a.m.

Members present: all present

Stall present: Andre Temple and Gleyn Twilla

Chairman Eddie Burks called the meeting to order. Minutes of the April 13, 2006 meeting were approved as submitted.

Occupational Permits

On a motion by Mayor Revell and Commissioner Parr, it was recommended to the City Board: at the time a business license is issued, a copy is given to Code Enforcement for verification of zoning compliance. The Standard Land Use Coding Manual will be used to determine if the new business is a change of occupancy. If a change of occupancy occurs, the City may require the business to meet zoning requirements like number of parking spaces.

This decision arose from a police department complaint that a recent business change lead to dangerous street parking.

Land Use – 1984 St. John Avenue

City Planner Gleyn Twilla stated that a letter was sent on April 24, informing the owners that 1984 St. John Avenue was being used for cargo container warehousing in non-compliance with the existing Planned Business (PB) zoning.

Property owner, Ms Linda Hart said the lot was rented to Mills Trailer Rental. She expressed the concern that the City was not allowing her to use her property. She stated that the renter was selling rocks, doing outdoor advertising and was no different from mini-storage already allowed in the P-B zone.

State Planner Andre Temple explained that the appropriate way to review the action of the Building Official (the letter to Ms. Hart) was for her to appeal the City's action to the Board of Zoning Appeals. He stated that the lack of retail and the nature of the cargo containers reflected more of a manufacturing zone use (outdoor warehousing) than a P-B use.

On a motion by Commissioners Pressler and Dudley, the determination of proper usage of the property at 1984 St. John Avenue was turned over to the BZA.

Site Plan – Parr Road Church of Christ – Parr Avenue

Mr. Rusty Norville presented the site plan as revised to the Commission. The proposed 11,285 square foot church will have 120 parking spaces.

The Commissioners discussed the church's request that they be allowed to stripe off overflow parking spaces on the public right-of-way immediately in front of the church. The area would be where the church used a culvert to fill and landscape the ditch running parallel to the shoulder of Parr Avenue. Mayor Revell expressed concern that other property, like Rick Hill, would expect the same concession to park on of the right-of-way. He explained that when the southern intersection of Parr Avenue at Lake Road was redesigned that the Cumberland Presbyterian Church had been denied a similar request. Commissioner Dudley stated that while he wanted to help the church, the Commission was obligated to treat properties in a fair and equitable manner.

On a motion by Mayor Revell and Commissioner Dudley, the Commission approved the site plan with all parking to be on site. Commissioner Hastings abstained.

Site Plan – Regions Bank – 580 Highway 51 Bypass East

On staff recommendation and a motion by Mayor Revell and John Fisher, the Commission approved the site plan for the addition of a drive through banking system for Regions Bank at the northeast corner of the Bypass at Parr Avenue.

Farms Subdivision – Street Access

On a motion by Commissioners Pressler and Parr, the Commission requested City Engineer Ken Ladd to research and report back to the Commission on available and appropriate access to the approximately 18 acres north of Cherokee Trail. Chairman Burks abstained.

Hospital-Medical Zone (H-M)

On a motion by Commissioners Newbill and Pressler, the Commission tabled a request to change “uses permitted” in the H-M zone until staff has prepared a list of new uses that would be allowed under the change.

Training

Mr. Temple gave a detailed presentation on the power, authority and responsibility of the Board of Zoning Appeals. This was an hour of Commissioner training.

The meeting adjourned at 11:19 A.M.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary