

Minutes of the Meeting
Dyersburg Planning Commission
July 13, 2006

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, July 13, 2006 in the municipal courtroom at 10 a.m.

Members present: all present except Michael Parr

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

Chairman Eddie Burks called the meeting to order. Minutes of the June 8, 2006 meeting were approved as submitted.

Site Plan – Paint Me Pottery – 2075 St John Avenue

City Planner Gleyn Twilla stated that the site plan for Paint Me Pottery at 2075 St John Avenue meets all the minimum requirements for the P-B zone. The proposed building is 4200 square feet.

On a motion by Commissioners Dudley and Fisher, the site plan for Paint Me Pottery at 2075 St John Avenue was approved.

Flood Hazard Districts – Municipal & Regional

Mr. Twilla stated that at the August meeting the Commission is asked to delete Article XXII “Provisions Governing Flood Hazard Districts” (as amended June 1995 and replace with the provisions provided by FEMA and adopted by the State of Tennessee. The amendment to the Dyersburg Municipal Zoning Ordinance will be sent to the City Board for approval. The County Commission must approve the Planning Commission recommendations regarding the Dyersburg Regional Zoning Ordinances.

Planning Coordinates

City Engineer Ken Ladd requested that the commission hold a public hearing at the August meeting to consider an amendment to the Dyersburg Subdivision Regulations for the City and the Region to require NAD 83 data instead of the current requirement that state planning coordinates be provided as NAD 27 data.

Urban Growth Boundary

Mr. Twilla asked Chairman Burks to appoint a committee to review the current Urban Growth Boundary for the City and to recommend any necessary changes.

Chairman Burks asked any members willing to serve on the committee to contact him prior to the commission’s August meeting.

Regional Zoning – FAR lot width

County representative Daniel Cobb asked the Commission to recommend to the County Commission that the required minimum frontage in the Regional FAR zone (Forestry, Agriculture and Recreational) be changed from 150 feet to 125 feet.

Mr. Rusty Norville stated that as a buffer zone between City and County it made no sense that the minimum frontage in FAR would be 150 feet in the region but 125 feet in the rest of Dyer County.

Mr. Cobb stated that in a conversation with surveyor Marty McClure, that the issue was equity and ease of understanding by the general public.

State Planner Andre Temple explained that the 150-foot frontage for FAR in a regional zone is a common recommendation of the Local Planning Office and is used in counties throughout Tennessee. He stated that some counties have lax enforcement of zoning regulations and encourage increased density to the detriment of the existing properties.

Mr. Danny Watson was informed that the Planning Commission had kept the FAR minimum lot size at one acre.

Mr. Charlie Ozment asked the Commission not to forget the people already living in the area.

On a motion by Commissioners Dudley and Hastings, the Commission recommended to the county Commission that the minimum lot frontage on FAR zoned property in the Dyersburg Regional Zone be 125 feet instead of 150 feet. The vote was unanimous with Commissioner Paul Newbill abstaining.

The meeting adjourned at 10:49 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary