

Minutes of the Meeting  
Dyersburg Planning Commission  
January 18, 2007

The Dyersburg Municipal-Regional Planning Commission met on Thursday, January 11, 2007 in the municipal courtroom at 10 a.m.

Members present: all present

Others present: Andre Temple and Gleyn Twilla

Vice-Chairman Paul Newbill called the meeting to order. He turned the meeting over to Mayor Holden for the election of Officers for 2007.

Appointments and Elections of Officers

Mayor John Holden read the resignation letter of Chairman Eddie Burks. The resignation was tendered as a courtesy to the newly elected Mayor.

Mayor Holden appointed Mr. Eddie Burks to the Committee and appointed Alderman Freeman Dudley to the City Board members' position on the Commission.

Mayor Holden presided over the election of officers for 2007. The following were elected:

Chairman: Eddie Burks was elected unanimously on a motion by Commissioners Pressler and Hastings with a nominations cease motion by Commissioners Parr and Dudley.

Vice Chairman: Paul Newbill was elected unanimously on a motion by Commissioners Parr and Dement with a nominations cease motion by Commissioners Parr and Hastings.

Secretary: John Pressler was elected unanimously on a motion by Commissioners Hastings and Fisher with a nominations cease motion by Commissioners Parr and Dement.

Minutes

Chairman Burks took charge of the meeting. The minutes of the December 14, 2006 meeting were approved as written on a motion by Commissioners Fisher and Pressler.

Public Hearing – Subdivision Regulations

City Planner Gleyn Twilla and GIS Coordinator Carmen Cupples explained the Engineering Department's request that the Dyersburg Subdivision Regulations be amended to require subdivision plat data to be submitted in the NAD83 format instead of the Current NAD27 format. The NAD83 format is used by the State of Tennessee and surveyors. The NAD83 format will allow easier sharing and transmittal of planning data between the City, the State, utility departments and other interested parties.

The Commission heard no objections to the change. On a motion by Commissioners Pressler and Hastings the Commission amended the subdivision Regulations deleting all references to NAD27 and replacing them with NAD83.

Site Plan – Escue/Hall Office Building

Engineer Rusty Norvell presented a site plan for an 8000 square foot office building at the northwest corner of Indian Trace/Hwy 51 Bypass. The site had been given a front yard setback variance at the January 8, 2007 meeting of the Board of Zoning Appeals. The owner intends to provide adequate privacy screening along the west property line bordering the Pioneer West Subdivision.

Staff recommended approval. All minimum standards are met with storm water controls pending calculations and acceptance by the City Engineer.

State Planner Andre Temple stressed the need for all concerned parties to have completed documents before presentation to the Planning Commission.

Commissioner Hastings stated that of all “permitted uses” in the P-B zone, the office building is one of the most compatible with the adjoining residential use. Other uses like retail sales or fast food would generate more traffic and noise.

On a motion by Commissioners Dudley and Newbill, the site plan was approved contingent on engineering review and approval by City Engineer Ken Ladd.

#### Rezone R-2 to M-2/M-3 – Calvin Moore Road

Attorney Dean Dedmon told the Commission that Mr. Eddie Barnett’s request to rezone approximately 11 acres on Calvin Moore Road at the US 412 intersection with I-155 could wait until the February 2007 meeting after the expected release of the north side annexation study.

Chairman Burks stated that prudence dictated waiting to get clear direction on annexation, zoning and development from the annexation study. The rezoning request was tabled on a motion by Commissioners Parr and Pressler.

#### Rezone R-3 to B-1 Meeks Street

City Planner Gley T. Twilla stated that Mr. Willie Toles had met with him on January 8, 2007. Mr. Toles is conferring with his attorney and will bring the rezoning request to a future meeting.

The request was tabled on a motion by Commissioners Newbill and Hastings.

#### Site Plan – 2430 Lake Road – Twice the Ice

Mr. Lem Beaver and Ms Camille Rogers requested approval to locate an 8-foot by 24-foot ice locker at 2430 Lake Road on the lot of Dyersburg Square. The pre-construction building will be connected to water and electric. They have a 5-year lease for the out parcel.

Mr. Temple stated that in Ripley, the structure was treated as an accessory use and no site plan was required before location.

Mr. Twilla expressed concerns:

- \* The structure should meet minimum setback requirements like a primary structure, since it is a separate business and not an accessory like a car wash at a convenience store, etc.
- \* Some drawing or sketch should show the actual location of the build on the lot.

The Commission reviewed photos of the structures located in Ripley and Atoka. The consensus of the Commission was that the building is more of an accessory use and due to its size does not meet the threshold for a full site plan review. Mr. Beaver was told to get all necessary permits from the City.

#### Resignation – Lee Hastings

Commissioner Lee Hastings resigned due to his relocating to Tampa, Florida. The Commission members commended him for his service to the Planning Commission and our community.

The meeting adjourned at 10:47 a.m.

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Gley T. Twilla  
Director Development Services

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John T. Pressler, Secretary

