

Minutes of the Meeting
Dyersburg Planning Commission
June 12, 2008

The Dyersburg Municipal-Regional Planning Commission met in regular session in the municipal courtroom at 10:15 a.m., June 12, 2008.

Chairman Eddie Burks presided.

Members present: all except Tony Dement

Staff present: Kim Morgan, Carmen Cupples, Brad Davis and Gleya Twilla

Site Plan – Start to Finish – St John Ave

Mr. Shane King requested site plan approval for a 4900 square foot building on a lot fronting St John Avenue at Lewis Creek. The lot on Tax Map 89, Parcel 2.00 is located in the flood plain and has floodway along Lewis Creek.

State Planner Kim Morgan stated that the site plan needs to include items not addressed on the plan submitted. She stated that everyone had agreed to contingent approval based on the site plan deficiencies being corrected.

City Engineer Brad Davis stated that he would agree to contingent approval based on engineering requirements being worked out with the developer's engineer Rusty Norvell.

The site plan received contingent approval on a motion by Commissioners Dudley and Pressler.

Reports

City Planner Gleya Twilla presented Commissioners with a new form for the "irrevocable commercial letter of credit" required for unfinished subdivision prior to the sale of lots. He thanked Vice-Chairman Paul Newbill for presenting the form to staff.

Ms Morgan discussed the Annual Report and 2008-2009 Program Design. The Program Design was approved on a motion by Commissioners Newbill and Dudley.

Chairman Burks stated that a proposed review of the sign ordinance can address the changes in need and technology.

Mr. Twilla stated that Ms. Morgan's letters on contract zoning draws a logical parallel between contract zoning and the concept of foregoing minimum standards for a subdivision based on "use." Her analysis reveals that contracting based on "use" (zoning) is not permissible under current Tennessee state law.

Ms. Morgan asked the Commission to recommend adoption of a flood ordinance amendment to the City Board. The Commission will consider the matter at the July meeting.

The meeting adjourned at 10:59 a.m.

Gleya T. Twilla
Director Development Services

John T. Pressler, Secretary