

Minutes of the Meeting
Dyersburg Planning Commission
April 12, 2007

The Dyersburg Municipal-Regional Planning Commission met on Thursday, April 12, 2007 in the municipal courtroom at 10 a.m.

Members present: all except Chairman Burks

Others present: Andre Temple, Ken Ladd and Gleyln Twilla

Vice Chairman Paul Newbill called the meeting to order. The minutes of March 8 and March 19, 2007 were approved on a motion by Commissioners Fisher and Parr.

Minor Plat – Lewis Creek Center – Parr Avenue – Dr Kenton Busch

The minor plat was approved on a motion by Commissioners Pressler and Dement. The plat has 3 lots (0.68 acres, 9.941 acres, 3.433 acres) that front on the east side of Parr Avenue in the 2400 block. Stormwater is handled by a central detention area at the rear. Each east/west property line has a 15-foot easement for future utilities.

Site Plan – Lot 3, Lewis Creek Center – Parr Avenue – Dr. Kenton Busch

On a motion by Commissioners Parr and Fisher, a site plan for a 15,000 square foot commercial building was approved for the east side of Parr Avenue. The Parr Avenue Church of Christ declined to have connecting parking lots.

Engineer Rusty Norvell explained how a master detention pond at the rear of the Busch properties could serve multiple users along Parr Avenue.

Final Plat – AMI Subdivision Section VI Phase 1, Fairway Drive – David Alexander

The 16 lot R-1A zoned subdivision has stormwater detention on a unnumbered lot on the west end of the subdivision. The final plat lacked:

1. Maintenance of detention basin must be established;
2. A performance bond must be posted.

State Planner Dr. Andre Temple stated that the performance bond for the subdivision should be calculated and given to the City prior to Planning Commission approval of the final plat.

City Planner, Gleyln Twilla, countered that posting a performance bond prior to the selling of lots is a needless expense. The bond to insure all street improvements and utilities are available to protect an unsuspecting buyer. A bond posted prior to plat approval by the Planning Commission would be 150% of the estimated cost of the entire construction. To help contain cost, City Staff do not sign plats for recordation until all work is completed or a performance bond is posted. A developer may choose to complete a variety of requirements before he sells any lots, thus only posting a bond for 150% of the remainder of the estimated costs (example posting bond for 2 inch finish layer of street paving.)

The Final plat was approved on a motion by Commissioners Pressler and Dement. The 7.32 acres on Augusta Cove runs west of the 1600 block of Fairway Drive

Final Plat – Westbrook Subdivision Section 1 – Upper Finley @ Jenkinsville Road – Bill Escue/Glen Hall

Mr. Rusty Norvell presented the 54 lot final plat. This is a section of the preliminary plat approved on February 9, 2007. The streets connect to Upper Finley Road, Jenkinsville Road and Darlene Street.

Mr. Temple stressed:

1. two stormwater detention areas needed to be maintained by the developer or a homeowners association
2. performance bond needs to be posted
3. all engineering drawings should be complete, reviewed and approved by City Staff prior to Planning Commission approval.

Mr. Twilla stated that some minor contingencies are responsible because design is an ongoing process. Staff can work with other professionals to get points worked out and the plat will not have to be held over until the next meeting.

The final plat was approved on a motion by Mayor Holden and Commissioner Fisher.

North of I-155 – Rezone/Annexation

Illustrations of the annexations and rezonings approved at the March 19, 2007 meeting were passed out. By consensus, the Commission agreed that the maps depicted the proposed 3 annexation areas north of I-155 and the areas in the Region and the County to be rezoned R-2.

Rezone – Eddie Barnett

No action was taken – left on table – since no representative present.

The meeting adjourned at 11:07 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary