

Minutes of the Meeting
Dyersburg Planning Commission
November 13, 2008

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, November 13, 2008 at 10 a.m. in the municipal courtroom.

Chairman Eddie Burks presided with all members present.

Staff present was Brad Davis, Carmen Cupples, Kim Morgan and Gleyln Twilla.

Minutes of the October 9, 2008 meeting were approved on a motion by Commissioners Pressler and Newbill.

Site Plan – Dyersburg Church of God – 1309 Community Park Road

Engineer Rusty Norvell presented a drawing showing a 210 seat sanctuary on a 10 acre site.

State Planner Kim Morgan requested clarification of the need for a loading space and screening from the adjacent residential sub-division.

City Engineer Brad Davis stated that the drawing did not meet the minimum standards for a site plan as stated on the City's checklist. Items not worked out include: sewer must be extended to the building site, drainage calculations, topographical features and flood plain information.

Mr. Davis stated that it was his understanding, that the checklist allows the developer and design professional to have their work completed and ready for approval prior to review by the Planning Commission.

Chairman Burks stressed the need to work with all parties during the transition to applying the checklist to submittals coming before the Planning Commission.

On a motion by Commissioners Newbill and Ramm, the site plan was given contingent approval with all checklist items to be completed and approved by the city engineer.

Street Acceptance – Peggy Jane Avenue – Highway 51 Bypass East

Mr. Norvell presented a grading and drainage plan for the development of an 80 foot diameter gravel temporary cul-de-sac at the north terminus of Peggy Jane Avenue at the rear property line of lots facing the north side of the Highway 51 Bypass East in the 700 block. He stated that a plat recorded in 1987 showed the street as a 50 foot wide easement for future road construction.

The Commission reviewed the drawing and on a motion by Commissioners Parr and Pressler, the developer, Bill Revell, was instructed to construct the cul-de-sac per the drawing and all city specifications with a plat to be presented at a future meeting for official dedication of the street.

Mr. Davis is to inspect the construction and advise the Commission when it is completed.

Updates

City Planner Gleyln Twilla reported on the status of past actions:

- * Two alley closings have been approved by the City Board - 200 block of Tickle Street West and alley between Rucker/Rawles Avenues.
- * The new Flood Hazard Ordinance has been adopted as Article XXII of the Zoning Ordinance.
- * The new sign ordinance is being reviewed by the City Board.

The meeting adjourned at 10:44 a.m.

Gleyln T. Twilla
Director Development Services

John T. Pressler, Secretary