

Minutes of the Meeting
Dyersburg Planning Commission
May 8, 2008

The Dyersburg Municipal – Regional Planning Commission met in regular session in the municipal courtroom t 10 a.m. May 8, 2008.

Chairman Eddie Burks presided.

Members present: All present

Staff Present: Kim Morgan, Carmen Cupples, Brad Davis and Gleyn Twilla

Subdivision Plat – BMF Properties, Inc. No 1 – Mr. Eddie Barnett

Mr. Eddie Barnett and surveyor Mickey McClure requested approval of the plat subdividing property east of Highway 51 and south of the Tenn-Ken Railroad into two lots of 7.82 acres and 3.69 acres respectively.

City Planner Gleyn Twilla stated that the discussions about the proposed plat at the March and April 2008 meetings holds true. Mr. Barnett had agreed to the extension of water and installation of a fire hydrant on Lot 2. Mr. Barnett did not agree to extend sewer to either lot.

State Planner Kim Morgan explained that consideration of approval of the subdivision plat based on a specific proposed use is contract zoning. Contract zoning is prohibited by Tennessee case law.

Mr. Barnett withdrew his plat. The Commission instructed staff to get a legal opinion from the City Attorney regarding the legality of the proposed contractual agreement with Mr. Barnett.

Staff Reports

Ms. Morgan presented copies of the annual Program Review and Design for 2008-2009.

Mr. Twilla illustrated the site plan review process that staff applied to the Dollar General Stores at East Court and Forrest Street. He explained how staff works with developers to get permanent easements on ditches and utilities.

The meeting adjourned at 11:33 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary