

MINUTES OF THE MEETING
DYERSBURG PLANNING COMMISSION
JANUARY 8, 2004

The Dyersburg Municipal Regional Planning Commission met in regular session on January 8, 2004, in the Municipal Courtroom at 10:00 A.M.

Members present: All members except Commissioners Burks and Heckethorn

Staff Present: Andre Temple, Ken Ladd, and Gleyn Twilla

Chairman O'Brien called the meeting to order. The minutes of the previous meeting were approved as submitted.

FINAL PLAT – COUNTRYVIEW ESTATES – JONES ROAD

Mr. Lowell Gentry requested final plat approval for 17 lots in Countryview Estates located on the west side of Jones Road. The lots are numbered 3-12 and 16-24.

Surveyor Mickey McClure stated that lots numbered 13-15 are not buildable at this time due to the need for additional environmental review for septic placement. These 3 lots will be presented at a later date for plat approval.

City Engineer Ken Ladd stated that all engineering design had been completed.

City Planner Gleyn Twilla reminded everyone that lots cannot be sold until the plat is signed and recorded at the courthouse. The plat will not be signed until all improvements are completed or a completion bond (letter of credit) is posted.

The final plat approval was made on a motion by Mayor Revell and Commissioner Hastings.

REZONE R-1 TO R-1A – WADE HAMPTON

Mr. Steve Steinbach presented a rezoning request from R-1 to R-1A for 17 acres on the north side of Wade Hampton owned by Dr. Steve Melton. He reviewed aspects of a concept plan using a combination of 16 lots from ½ to 1 acre along with a 16-lot village area with 8000 square foot lots. The village area is to be neo-traditional and include a 1-acre park area.

The rezoning was recommended to the City Board on a motion by Commissioner Dudley and Mayor Revell.

PUBLIC HEARING – SUBDIVISION REGULATIONS – SINGLE LOT APPROVAL

The Commission held a public hearing to receive input about the proposed amendment of the subdivision regulations to allow staff to review and approve single lot subdivision plats.

State Planner Andre Temple explained that the staff review approval could expedite approval by as much as 4 weeks. This type of review is allowed under the T.C.A. and is used in most communities in West Tennessee.

Upon completion of all comments, the Commission approved the proposed amendment of the subdivision regulations to allow staff approval of single lot plats. The motion was made by Mayor Revell and Commissioner Dudley.

REGIONAL ZONING ORDINANCE

Mr. Temple and County Building Inspector Daniel Cobb presented a zoning ordinance for adoption within the City's entire regional zone as defined after inclusion of the UGB (urban growth boundary).

Several possible revisions to the proposed zoning ordinance were discussed:

- * Increase minimum lot size in FAR from $\frac{3}{4}$ acre to 1 acre;
- * Delete the "Family Enterprise" section;
- * Increase the minimum road frontage from 20 feet to 50 feet for all lots.

Mr. Cobb was asked to present the City staff with a complete and accurate copy of the Regional Zoning Ordinance with signed affidavits of adoption.

On a motion by Commissioners Dudley and Hastings, the Regional Zoning Ordinance was recommended to the County Commission for adoption.

There being no further business, the meeting adjourned at 11:13 A.M.

Gleyn T. Twilla
Director Development Service

John T. Pressler, Secretary