

Minutes of the Meeting
Dyersburg Planning Commission
April 13, 2006

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, April 13, 2006 in the municipal courtroom at 10 a.m.

Members present: All except Freeman Dudley and Chairman O'Brien

Staff present: Andre Temple, Ken Ladd and Gleyn T. Twilla

Vice-Chairman Eddie Burks called the meeting to order. Minutes of the March 9, 2006 meeting were approved as submitted.

Election of Officers

The Commission held election of officers for the year 2006. On a motion by Commissioners Fisher and Hastings, Eddie Burks was elected Chairman. Paul Newbill was elected Vice-Chairman on a motion by Commissioners Parr and Hastings. The Secretary's position was filled by John Pressler on a motion by Commissioner Hastings and Mayor Revell.

Lupo's Restaurant, Amanda Avenue

Mr. Richie Gammons requested approval of a site plan for an Italian restaurant to be built on Amanda Avenue behind The Eye Care Group fronting at 400 Highway 51 Bypass West. The 7815 square foot building will seat 174 persons.

City Planner Gleyn Twilla stated that all utilities are available and all minimum requirements met.

The site plan was approved on a motion by Commissioners Hastings and Newbill.

Rezone R-1A – Supply Park Subdivision

Mr. Charles Seaton requested the rezoning to R-1A all of the Supply Park Subdivision land not fronting on Upper Finley Road or Jenkinsville Road. The land is currently zoned R-3, R-1 and P-B. The proposal is to constructed residential homes buffered from the roadways by commercial.

The rezoning was recommended to the City Board for approval on a motion by Commissioners Pressler and Parr.

Market Place Subdivision

Gleyn Twilla stated that the developer's of Market Place Subdivision had prepared a subdivision plat showing the extension of Reelfoot Drive all the way to the subdivision's west boundary with the Ozment property. The City Engineer has an irrevocable letter of credit adequate to guarantee the future extension of roadway to the Ozment property.

All parties agreed that the street layout could be reconsidered if the west most lots in Market Place Subdivision need to be redrawn to accommodate a future use.

Staff Reports

Gleyn Twilla stated that a new Dyer County Health Department is to be built on Parr Avenue across from terminus of Wilkinson Drive. The property will be a land lease from Dyersburg State Community College. The zone is R-1 but governmental buildings are allowed in all zones. The City will extend sewer service to the property.

1940 St. John Avenue

The Commissioners inquired about the containers (trailers) on the P-B zoned lot at 1940 St John Avenue. The Commissioners had received a letter of complaint from Pierce H. White, DVM.

State Planner Andre Temple explained that since no site plan had been approved by the Commission, that the current “use occupancy” could be violation of zoning ordinances.

Chairman Burks requested staff to research the zoning regulations, take appropriate action and report at the next Planning Commission meeting. Staff will recommend if an “occupancy change certificate” should be required by the City.

The meeting adjourned at 10:43 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary