

Minutes of the Meeting
Dyersburg Planning Commission
June 8, 2006

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, June 8, 2006 in the municipal courtroom at 10 a.m.

Members present: all present except Tony Dement

Staff present: Andre Temple and Gleyn Twilla

Chairman Eddie Burks called the meeting to order. Minutes of the May 11, 2006 meeting were approved as submitted.

HOSPITAL – MEDICAL ZONE (H-M)

State Planner Andre Temple reported that research revealed that all area H-M zones had the same basic “uses permitted as Dyersburg’s. Since no actual request or proposal has been brought forward for consideration, he recommended that action be delayed until someone has a concrete request whose consequences can be evaluated.

MINOR PLAT – HECKETHORN OFF ROAD PRODUCTS

City Planner Gleyn Twilla stated that Heckethorn Off Road Products at 1400 Morgan Road is purchasing the building at 1420 Morgan Road (formerly Motion, Inc.).

The building will be used for sales offices and a research and development garage.

To facilitate the sale three lots have to be realigned. The minor plat dedicates a 20-foot wide sewer easement over an existing line running from Morgan Road to Industrial Road. Lot 3 for Total Distribution Warehousing is a combination of two lots where an existing building had extended across both properties. The plat meets all minimum standards.

The three lot minor plat for Heckethorn Offroad Products was approved on a motion by Commissioners Pressler and Parr.

PRELIMINARY PLAT – WHISPERING WINDS SUBDIVISION GREENWAY AVENUE

Mr. Twilla stated that the preliminary plat for Whispering Winds Subdivision on the south side of Greenway Avenue meets all minimum requirements. The six-lot subdivision has two vacant lots and four lots with existing apartment buildings.

The preliminary plat for Whispering Winds Subdivision was approved on a motion by Mayor Revell and Commissioner Dudley.

FLOOD ORDINANCE REVISED

Mr. Temple distributed a model “Municipal Flood Damage Prevention Ordinance” to be reviewed and adopted to replace the current ordinance Article XXII of the Dyersburg zoning Ordinance amended June 1995. The proposed ordinance is the model ordinance FEMA is requesting all Tennessee cities and counties to adopt. The Planning Commission will be asked to take action on adoption at their August meeting.

BOARD OF ZONING APPEALS (BZA)

Based on the recommendation of Mr. Temple, the Commission recommended to the City Board the amendment of the B.Z.A. bylaws to enlarge Board membership from 3 to 5 members. The motion made by Mayor Revell and Commissioner Fisher.

REGIONAL ZONE

County Inspector Daniel Cobb told the Commission that minimum lot size in the rural FAR (Forest-Agriculture-Residential) is $\frac{3}{4}$ of one acre. He stated that it would be easier to implement zoning if the City’s Regional Zone FAR was $\frac{3}{4}$ acre instead of the current 1-acre minimum. The county requires 125 foot of frontage instead of the regional requirement of 150 feet of frontage.

Mr. Danny Watson stated that some citizens preferred a more rural character to their neighborhood and would want the minimum lot size to remain at one acre.

Mr. Marty McClure listed reasons why $\frac{3}{4}$ acre would be appropriate:

- 1) larger lots take away valuable farmland;
- 2) an acre is more than people want to mow;
- 3) lot size consistent throughout all FAR zone in Dyer County;
- 4) reduces development costs per lot; and
- 5) does not effect septic since county environmentalist must approve all lots

Mr. Temple stated that the current regional zoning ordinance was adopted March 8, 2004. Any changes should be studied to determine the actual impacts on regional zone residents. He pointed out that the current regional zoning is consistent with Lauderdale and Gibson Counties.

After a through discussion and numerous questions by the Commissioners, they affirmed a motion by Commissioners Pressler and Dudley to not change the minimum lot size in FAR zone to $\frac{3}{4}$ acre. The vote was five to two with Commissioners Hasting and Newbill opposed.

The meeting adjourned at 11:51 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary