

Minutes of the Meeting  
Dyersburg Planning Commission  
September 11, 2008

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, September 11, 2008 at 10 a.m. in the municipal courtroom.

Chairman Eddie Burks presided with all members present.

Staff present was Brad Davis, Kim Morgan and Gleyn Twilla.

Minutes of the August 14, 2008 meeting were approved on a motion by Commissioners Parr and Pressler.

De-Annexation – Pioneer Lakes at the Farms

Mr. Johnny Burks requested de-annexation of an area south of Pennell Lane and adjoining the Farms golf course. An aerial photograph of the 59 acres to be de-annexed was displayed.

State Planner Kim Morgan reviewed her analysis of the proposal. She stated that the Land Use Plan has no provisions for de-annexation. Utilities are available for extension to any future development. She stated that the City had no compelling reason to de-annex the property.

City Planner Gleyn Twilla stated that some property owners in the Farms subdivision had questioned what impact the de-annexation would have. The City would have no municipal code enforcement powers to protect public health, safety and welfare if the de-annexation placed the land outside the City.

Chairman Burks explained that any de-annexed land would be in the Regional Zone and would probably be zoned R-1.

Commissioner Pressler made a motion to de-annex the property, but the motion died for lack of a second.

The request to de-annex was denied on a motion by Commissioner Newbill and Parr.

Street Acceptance

City Engineer Brad Davis explained the process of evaluating a new subdivision street for inclusion on the Official Street List. He outlined his review of the stub out street north of the Bypass that Mr. Bill Revell constructed in 2007. Following minor corrections, Mr. Davis expects to recommend for acceptance at the October meeting.

To clear the agenda, Commissioners Parr and Dudley made the motion to deny the street acceptance.

Flood Hazard Ordinance

State Planner Kim Morgan asked the Commission to reauthorize their recommendation of the new Flood Hazard Ordinance and FIRM Maps dated October 16, 2008.

The Commission recommended the Flood Hazard Ordinance and Map adoption to the City Board for their approval. Motion by Commissioners Parr and Pressler.

Rezone – Lake Road Baptist Church

Rev. Odell “Buddy” Weeks of Lake Road Baptist Church requested that the R-2 zoned property be zoned P-B (Planned Business) to allow his wife to operate a wedding chapel at the location. The purpose of the wedding chapel is to provide funding for the continuation of the church. Rev. Weeks stated that he is the owner of the church property, but church bylaws do not allow for profit activities.

City Planner Gleyn Twilla explained that on October 14, 2004, the previous property owners, Lake Road Church of Christ had requested the exact same rezoning. The commission denied the request. Since there has been no obvious change in circumstances, the Commission must look at how the current request could be justified. Weddings are a usual and customary use of church property and can be conducted without the need to rezone.

Citizens speaking against the request included: Ed Voss, Steve Gaither, Carol Kaufmann, Greg Williams, L.D. Gant and Judge Lee Moore. Several speakers recommended that the church amend its bylaws or arrange with Mrs. Weeks to manage the weddings.

The rezoning request was denied on a motion by Commissioners Parr and Newbill.

#### Alley Closings

Mr. Twilla presented two alleys to be abandoned and closed by the City. The alleys serve no public use.

On a motion by Commissioner Dement and Guthrie, it was recommended to the City Board to close an east/west alley from Rucker to Rawels. The request from Mr. Thurman Lauderdale of 910 Scott Street.

On a motion by Commissioners Ramm and Pressler, it was recommended to the City Board to close a north/south alley between 200/136 Tickle Street West. Request by Mr. Cotton Worley.

#### Design Plan – Comfort Inn – Reelfoot Avenue

Mr. Sam Patel presented a design plan for a new Comfort Inn to be constructed adjacent to the existing Comfort Inn.

Mr. Twilla explained that the drawing lacked most of the 26 requirements of a site plan. No judgment about setbacks can be made due to lack of property boundary lines.

Mr. Patel was told that if he can produce a site plan that meets the City's published requirements, he will be given approval by the Commission.

#### Sign Ordinance

Ms. Morgan will email the proposed sign ordinance to all Commissioners for their review and approval at the October meeting.

#### Mayor's Report

Mayor John Holden stated that he appreciates the Commission's development friendly philosophy. Staff efforts to publish checklists and insure "one-stop shopping" will have a positive effect.

The meeting adjourned at 11:25 a.m.

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Gleyn T. Twilla  
Director Development Services

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John T. Pressler, Secretary