

Minutes of the Meeting
Dyersburg Planning Commission
October 12, 2006

The Dyersburg Municipal-Regional Planning Commission met on Thursday, October 12, 2006 in the municipal courtroom at 10 a.m.

Members present: Tony Dement, Paul Newbill, Edie Burks, Freeman Dudley, John Pressler
Mayor Bill Revill

Staff present: Andre Temple and Thomas Mullins

Others present:

Chairman Eddie Burks called the meeting to order. The minutes of the previous meeting were approved as written.

Saddle Ridge Subdivision

State Planner Andre Temple expressed his concerns for the multiple coves exceeding 600 feet in length which pose a possible transportation problem. He also pointed out the lack of fire hydrants, sub-standard street widths, possible drainage issues and missing utility details causing unforeseen problems. Due to these issues he was unable to give a positive recommendation of approval for this plat.

City Engineer Ken Ladd stated that all of these items other than the length of the coves had been discussed and could be adjusted for compliance on the construction drawings. He followed up by instructing the board that they had the right to waive the 600 foot cove rule when circumstances warranted this action.

John Pressler questioned Mr. Temple on the fact that he had received a positive recommendation from Staff.

State Planner Andre Temple explained that he and Gleya Twilla due to unavoidable circumstances had not had adequate time to review this plat together and once again address his concerns with the plat.

Assistant City Planner Thomas Mullins stated to the board that Gleya was aware of Mr. Temple's concerns and had conversed with Mr. Ladd regarding each of these issues. City Staff was recommending approval contingent upon these issues being resolved between Ken Ladd and the developer.

Mayor Revell stated that he believes that the 600' foot rule should be re-visited and that this project should proceed providing City staff and the developer resolved these issues.

Surveyor Marty McClure addressed these concerns by telling the board that a design is currently being done on the drainage and water system, the width of the streets can be easily corrected and that he was currently working with Ken Ladd on the other issues.

A motion was made by the Mayor for approval of the Preliminary Plat contingent upon Ken Ladd and the developer being able to resolve the mentioned issues and was seconded by Freeman Dudley.

The vote was unanimous with Paul Newbill abstaining.

Nonconforming 30 months to vacate

Andre Temple presented documents to the board showing the law had changed allowing a nonconforming 30 months to vacate. No action by the board was taken.

Annexation Plan – Steve Hill

A presentation was presented by Steve Hill explaining an annexation plan.

After the presentation Mr. Burks ask for board member input:

John Pressler questioned how soon City services would have to be in place.

Eddie Burks questioned how, when and what it would cost. He also questioned, would we do it as a whole and if not what phases come first.

Andre Temple offered the services of his office to do an annexation feasibility study.

Mayor requested that an annexation committee be formed.

All members present agreed to be on the annexation committee

A request was made for Mr. Hill, this annexation committee and all City staff present to remain after the meeting to discuss the annexation.

Meeting adjourned at 11:02