

MINUTES OF THE MEETING
DYERSBURG PLANNING COMMISSION
MAY 13, 2004

The Dyersburg Municipal Regional Planning Commission met in regular session on May 13, 2004 in the Municipal Courtroom at 10:00 A.M.

Members present: All members present except Commissioner Dudley

Staff present: Andre Temple and Gleya Twilla

Chairman O'Brien called the meeting to order.

The minutes of the previous meeting were approved as submitted.

Regional-SOB – Sexually Oriented Business Zone

State Planner Andre Temple reported that the Dyer County Commission did not adopt an SOB regulation at their May 10, 2004 meeting. When the county adopts an ordinance, the City will amend the regional zone ordinance to acknowledge and comply.

Planned Residential Development Overlay – Hampton Place – 34 lots

Mr. Stephen Steinbach of Land Development Solutions presented a PRDO request for Dr. Stevens Melton. The 17.8 acre, 34 lot, R-1A subdivision will access the north side of Wade Hampton Road. The gated community will have private streets, sidewalks, open space, service alleys, and a wall along Wade Hampton.

The Manor Lots will be a minimum of 20,000 square feet. The Village Lots will be a minimum of 6,000 square feet with 15 foot front and rear yard setbacks and 3.5 foot side yards.

Several Commissioners asked why the developer had not shown plans for improvements to Wade Hampton. Mr. Steinbach stated that since no lots faced on Wade Hampton, they felt they had no obligation to improve Wade Hampton Road. Mayor Revell stated that there was a long term understanding that any development on the north side of Wade Hampton Road would be responsible for curb, gutter and any other necessary improvements. Commissioner Burks and Mayor Revell pointed out that the developer's responsibility for Wade Hampton had been explained to Mr. Steinbach and Dr. Melton several times during rezoning and subdivision of the property Dr. Melton purchased from the Alexander family.

Dr. Melton, Mr. Steinbach and their attorney Doug Wilkerson conferred with City Engineer Ken Ladd. They agreed to work with Mr. Ladd to arrive at a fair cash value for improvements required by the city.

Mr. Steinbach stated the following:

- *the Stormwater detention area will be owned and maintained by the subdivision association;

- *City services (sanitation, fire, police) will be allowed access and a "whole harmless" agreement will be signed to release the City from any liability for damage to infrastructure;

- *streets will meet or exceed City standards;

- *architects will design housing to meet all minimum codes – openings and protection on Village lot side yards.

Commissioner Hastings felt disturbed that Dr. Melton would be bound by past agreements he was not a party to and he should not be responsible for improvements to Wade Hampton Road.

The Planned Residential Development Overlay was recommended to the City Board for approval on a motion by Commissioners Breedlove and Newbill.

The preliminary plat on the agenda cannot be approved prior to the City Board's action, so the plat was denied on a motion by Commissioners Burks and Parr.

Rezoning – R-1 to R-3

Mr. Johnny Burks requested rezoning of 30.25 acres at the north east end of Cherokee Trail from R-1 to R-3. He wants to create 72 lots with 10 foot side yards and 20 foot front and rear yards.

City Planner Gleyn Twilla requested that covenants restricting the lots to single family only dwellings be recorded at the courthouse prior to any action by the City Board. Mr. Burks agreed.

Commissioner Breedlove questioned the use of dead end streets that exceeded 600 feet.

The rezoning was recommended to the City Board on a motion by commissioners Hastings and Pressler. The vote was affirmative with Commissioner Burks abstaining.

Definitions – Country Club

State Planner Andre Temple presented a proposal definition for country club to be placed in Article III of the Zoning Ordinance. After a lengthy discussion, the proposal was tabled on a motion by Commissioners Pressler and Parr.

There being no further business, the meeting adjourned at 11:50 A.M.

Gleyn T. Twilla
Director Development Service

John T. Pressler, Secretary