

Minutes of the Meeting
Dyersburg Planning Commission
February 10, 2005
10:00 A.M

The Dyersburg Municipal – Regional Planning Commission met in regular session on Thursday, February 10, 2005 in the Municipal Courtroom at 10:00 A.M.

Members present: All present except Commissioners Parr and Pressler

Staff present: Andre Temple, Roger Dudley, and Gleyn Twilla

Chairman Vince O'Brien called the meeting to order. Minutes of the previous meeting were approved as submitted.

ANNEXATION – MARKET PLACE SUBDIVISION

City Planner Gleyn Twilla explained that despite conflicting documents, a portion of the Market Place subdivision is shown on the tax roll as being outside the City Limits. He recommended using the deed description of the property in its entirety for the annexation description of the full 15.57 acres. This saves the developer the time and money of getting a surveyed description of whatever portion is not currently within the City.

The annexation and zoning of P-B for the 15.57 acres was recommended to the City Board on a motion by Mayor Revell and Commissioner Newbill with Commissioner Hasting abstaining.

NORTHGATE DRIVE – CLOSING

Mr. Ed Daniels requested that the short portion of Northgate Drive north of Northview Cove be closed and the unimproved right-of-way become a park area.

Mr. James H. McGuire stated that he mowed the grass right-of-way so it is a fit place for the neighborhood kids to play. He requested closure.

State Planner Andre Temple recommended that the right-of-way be left in its current status to give the City flexibility in developing plans for the Peggy Moore and Ozment properties.

Commissioner Hastings stepped down and addressed the Commission. He stated that while the developers of Market Place Subdivision have no plans to use Northgate Drive as an entrance/exit, it would be prudent to keep the option available.

Mr. Charlie Whitnel represented the Ozment property owners, when he requested that the street right-of-way remain open.

City Planner Gleyn Twilla stated that his written recommendation made two weeks prior to the meeting was to close the right-of-way. He based his recommendation on the fact that the Market Place Subdivision had been approved with no access being made to Northgate Drive.

A motion to close the street stub out was made by Commissioners Dudley and Fisher. The motion failed with Commissioners Dudley and Fisher voting affirmative and negative vote by Commissioners Burks, Newbill and Mayor Revell. Commissioner Hasting abstained.

PILLOW STREET – CLOSING

Mr. David Fisher requested the undeveloped Pillow Street be closed. It is approximately 50 feet wide and runs 360 feet south from the south right-of-way of Forrest Street. It is located between 1119 and 1123 Forrest Street being lots 7.0E and 7.01E on Tax Map 99A

The motion to close Pillow Street was made by Mayor Revell and Commissioner Fisher. The motion passed with Commissioner Hastings abstaining.

DIANE COURT EAST/WEST – RENAME

On a motion by Commissioners Newbill and Fisher a request to rename Diane Court East and Diane Court West was denied.

ANNUAL REPORT

City Planner – Building Official Gley T. Twilla commended the Commission for their efforts in 2004. He pointed out that while commercial and industrial construction has been strong, residential housing has lagged behind.

TRAINING CERTIFICATES

State Planner Andre Temple distributed certificates of training to the Commissioners.

There being no further business, the meeting adjourned at 11:05 a.m.

Gley T. Twilla
Director Development Service

John T. Pressler, Secretary