

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

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

Members present: All present except Chairman O'Brien

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

Vice-Chairman Eddie Burks called the meeting to order. Minutes of the previous meeting were approved as written.

Market Place Subdivision – Reelfoot Drive

Mr. Billy Ozment represented his family in a request that the utilities and roadway in the Market Place Subdivision be extended to the west boundary of the property where it adjoins the east boundary of the 70-acre Ozment property. He stated that completion of the road and utility construction concurrent with the development now underway is in keeping with the City's subdivision policy and would allow timely development of the Ozment property.

Commissioner Lee Hastings stepped down to speak on behalf of the property owners. He stated that to achieve the highest and best use of the Market Place property, the developers need to maintain maximum flexibility in design. Delaying completion of the street to the west boundary allows lot configuration to be adjustable based on the needs of the buyer.

City Engineer Ken Ladd stated that utilities would be available to the Ozment property as shown in the developers design plans. The last sewer manhole is located east of the property line to avoid removal of a tree line.

Vice-Chairman Burks summarized the consensus of the Commission: the Commission had allowed the plat to be approved with the promise that the roadway would be designated later and completed; the Commission allowed maximum flexibility in an attempt to aid in the development process; the developer has committed to complete the road; the road needs to be completed within a reasonable time; the developer should put their commitment and proposed time frame in writing as required by the Commission's approval and actions of the meeting of January 13, 2005.

The Commission instructed Mr. Hastings to have the developers work with Mr. Ozment to reach a mutual agreement about the roadway completion date. If a mutual agreement cannot be reached, the Commission will take appropriate action.

Final Plat – Creek Woods Subdivision

City Planner Gleyn Twilla stated that no final plat for Creek Woods Subdivision had been received. The item was placed on the agenda in anticipation of its submittal.

On a motion by Commissioner Parr and Fisher, the final plat for Creek Woods Subdivision was denied. This action was to insure no misunderstanding could arise due to the listing of the agenda item.

Alley Closing – 209/217 Broadway Avenue

On a motion by Commissioners Parr and Newbill, the east-west alley between 209/217 Broadway Avenue was recommend to the City Board to be closed. Mr. Roy Markham at 209 Broadway had requested the closing.

Annexation – Fairway Drive – Dogwood Estates Subdivision D

Mr. Twilla stated that the City GIS department determined that a portion of Dogwood Estates had not been included in the original annexation description. To correct the mistake, the owner Mr. David Alexander requested the pie shaped area northeast of the west boundary of Fairway Drive be annexed. The area is comprised of six lots identified as Subdivision D, a lake and green on the golf course and a portion of the right of way for Fairway Drive. The City GIS Department will provide a legal description of the property for the annexation ordinance.

The annexation of the pie shaped portion of Dogwood Estates was recommended to the City Board on a motion by Commissioners Hastings and Dudley.

Dyer County Street Naming and Addressing Policy

G.I.S. Manager Carmen Cupples requested that the Commission approve the street naming and addressing policy that he made available for their review over the past month. The standardized policy would apply to all E-911 addressing efforts within Dyer County. The policy requires proposed plats to be reviewed by G.I.S. for purposes of addressing.

The Dyer County Street Naming and Addressing Policy was approved by the Planning Commission on a motion by Mayor Revell and Commissioner Fisher.

Honoring Ms. Rosa Parks

The Commission listened to requests that an appropriate memorial to Ms Rosa Parks be made in recognition of the impact that her actions had on extending equal rights to all Americans.

Alderman Charles McCright, Mr. James Baltimore, Ms Amanda Bonds and Mr. Anthony Carter all asked that Mall Boulevard be renamed in honor of Ms. Rosa Parks. Mr. Carter stated that the request was being made by the local chapter of the NAACP.

Commissioner Parr stated that he had originally heard the request as a renaming of Hornbrook Street. Concerns about what street renaming would have the least negative impacts lead to the request to rename Mall Boulevard.

Commissioner Hasting stated that renaming any street has negative impacts on the street's occupants. Renaming Mall Boulevard would require businesses to change letterhead, documents and signage. He urged studying the issue to see if there is a better and grander way to honor Ms. Parks.

State Planner Andre Temple stated that a public hearing and subsequent action by the City Board was the appropriate way to decide how to best honor Ms. Parks.

Mr. Anthony Carter stated that there should be no compromise in doing the right thing to honor Ms. Parks.

The Commission recommended the City Board hold a public hearing to determine what memorial to Ms. Rosa Parks would be most appropriate.

There being no further business, the meeting adjourned at 11:33 A.M.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary