

DYERSBURG PLANNING COMMISSION
DECEMBER 14, 2006

The Dyersburg Municipal-Regional Planning Commission met on Thursday, December 14, 2006 in the municipal courtroom at 10 a.m.

Members present: all present except Chairman Eddie Burks and Lee Hastings

Others present: Andre Temple and Gleyn Twilla

Vice-Chairman Paul Newbill called the meeting to order. The minutes of the November 9, 2006 meeting were approved as written.

Mayor Revell

Vice-Chairman Paul Newbill thanked Mayor Bill Revell for his years of service and his participation on and support of the Planning Commission.

Rezoning P-B to R-1A Upper Finley Road

Mr. Billy Escue requested rezoning for two parcels of land adjoining his proposed subdivision on the property the Commission recommended for rezoning on April 13, 2006. The property being part of the supply Park Subdivision. Crown Castle International agreed to a modify the access easement to their communications tower adjoining the northwest side of the Escue property.

Mr. Jimmy Cooper was present to confirm that he wanted the rezoning to R-1A for his 0.86 acres.

The R-1A zoning will include 0.81 acres owned by Carl M. Heathcott.

The rezoning from P-B to R-1A was recommended to the City Board by Mayor Revell and Commissioner Dement.

Site Plan – Triple T. Tire 700 Highway 51 Bypass E.

Mr. Keith Tucker presented a site plan for a lot fronting at 700 Highway 51 Bypass E. A 7200 square foot tire retail center is proposed for the .6 acre lot.

On a motion by Commissioners Dudley and Parr, the site plan was approved for T. Enterprises, LLC at 700 Highway 51 Bypass East.

Site Plan – Indian Trace at Highway 51 Bypass

Mr. Rusty Norvell presented a site plan for a commercial building for the north west side of Indian Trace at the Bypass. He explained that TDOT had created a fractured property line fronting the Bypass. He requested a Board of Zoning Appeals meeting to consider a front yard setback variance.

The site plan will be officially considered by the Planning commission on January 11, 2007.

Annexation – Huffine Road

Mr. Kenny Rogers requested annexation of his 17.27 acres located on the east side of Huffine Road.

State Planner Andre Temple explained that the property is located on a gravel road, accessed by a bridge over Lewis Creek, has no public utilities, is in the Northwest Water Utility District, and is outside the area in the current annexation study.

The Commission took no action agreeing to consider the request after the annexation study has been completed and presented to the public.

Harton Avenue and Liberty Avenue

Mr. Danny Lemon asked for guidance on how to properly subdivide two lots with 10 single-family houses to create 10 separate R-4 single-family lots.

Mr. Temple cautioned against any action that would create a loophole in the City's regulations, resulting in substandard size lots and slum conditions.

Annexation – Fairway Drive

Mr. David Alexander requested annexation of 8.581 acres fronting on the west side of Fairway Avenue, bordered on the south by the golf course on the north by Hubert Alexander property and Ridgecrest Subdivision.

City Planner Gleyn Twilla stated that all utilities adjoin the property. The property fronts on Fairway Avenue and connect to the stubbed out street running south front Village Street.

The Commission recommended the annexation to the City Board on a motion by Commissioner Pressler and Mayor Revell.

The meeting adjourned at 11:19 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary