

Minutes of the Meeting
Dyersburg Planning Commission
February 9, 2007

The Dyersburg Municipal-Regional Planning Commission met on Thursday, February 9, 2007 in the municipal courtroom at 10 a.m.

Members present: all present except Commissioner Dement

Others present: Andre Temple, Ken Ladd and Gleyn Twilla

Chairman Eddie Burks called the meeting to order. The minutes of January 18, 2007 were approved on a motion by Commissioners Fisher and Parr.

Preliminary Plat – Westbrook Subdivision – Escue – Hall- Upper Finley Road

Engineer Rusty Norvell represented the developers Glen Hall and Bill Escue. He asked for preliminary plat approval for 99 lots adjoining Camelot Subdivision on the West, commercial property aligning Upper Finley Road on the south and Jenkinsville Road on the east. The plat combines 4 separate property owners into one development: Hall-Escue; Jimmy Cooper; Carl Heathcott; Aubrey Leake. The subdivision will be designed for affordable housing.

State Planner Andre Temple urged some type of buffer be put between the rear of the residential lots and existing commercial properties. The proposed plat was finalized after a conference call on Wednesday 2-7-07. The preliminary plat meets all of the minimum standards. Access to the existing cellular tower property will be through Samantha Street.

City Planner Gleyn Twilla requested the developer and the City Engineer to insure that steep lots are sloped to prevent sheer vertical dirt walls at property lines. These types of cuts in Hillside Subdivision and Clifton Drive have caused serious problems and several lawsuits.

City Engineer Ken Ladd stated that engineering design will be reviewed when it is presented to the City. The proper design and maintenance of the detention ponds will be determined in the engineering process.

Mayor Holden stated that the City is looking at means to have detention ponds properly maintained while limiting costs incurred by the City.

The preliminary plat was approved contingent on the City Engineer approving engineering design plans. The motion by Commissioners Pressler and Fisher.

Rezone – Calvin Moore Road Eddie Barnett

Attorney Dean Dedmon stated that Mr. Barnett wants consideration of his rezoning at the earliest available time after the Commission has reviewed the north annexation plan. He asked for the rezoning to be placed on the March agenda.

The Commission tabled the rezoning request on a motion by Commissioners Parr and Newbill.

New Road – Industrial Park

GIS Manager Carmen Cupples presented a drawing showing the right of way of the new industrial access road constructed east of the intersection of Huish Road at Hoff Road. He explained that as a City project the new road should be named by the City.

Mayor Holden explained that naming the street can wait while the City is recruiting a new industry to locate at the roads terminus.

Twice the Ice

Mr. Twilla presented photos and a drawing of how a signage size complaint on Twice the Ice was handled. The signage is actually 25.81% of the wall surface less than the 30% maximum set in Zoning Ordinance, Article XXIII, Section H-6C.

City Website

Mr. Twilla explained that Planning Commission minutes on the City website can now be Google Searched on the webpage.

Mayor Holden Announcement

Mayor Holden invited everyone to attend a Town Hall meeting at the Farms at 7 p.m. February 22. The meeting held in conjunction with the Home Builders will be sponsored by First Citizens.

Mayor Holden appointed Ms Sherry Guthrie to the Commission.

The meeting adjourned at 10:41 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary