

Dyersburg Planning Commission
September 10, 2009

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, September 10, 2009 in the municipal courtroom at 10 a.m.

Members present: all except Commissioner Haymon

Staff present: Kim Morgan, Brad Davis, Carmen Cupples and Gley T. Twilla

Chairman Eddie Burks presided. The minutes of the July 9, 2009 meeting were approved on a motion by Mayor Holden and Commissioner Dement. The Commission did not meet in August 2009.

Site Plan - Microtel - Radio Road

Mr. Rusty Norville presented a site plan for the 1.87 acre site of a 3 story, 57 room Microtel. The site has 75 parking spaces. The site is part of a 6.3 acre site with a master plan for storm water. The right of way along Interstate 155 will be cleared to provide better visibility. Utilities will be extended west on Radio Road to the western property line. Sewer lines will be installed at a depth that will allow westward extension for future development.

Mr. Norville apologized for the delay in some drawings and any review difficulty experienced by staff.

City Engineer Brad Davis agreed to work with Mr. Norville to finalize grading and storm water details. Water is to be detained on site by a master pond and then directed north under Radio Road, across Mr. Carl Schultz's property to Lewis Creek. The Schultz's have agreed to the addition water flow. The ditch on their property will be cleaned and improved by Microtel's developer.

State Planner Kim Morgan and City Planner Gley T. Twilla recommended for approval.

On a motion by Commissioner Pressler and Dudley, the site plan was given approval contingent on the signature of the City Engineer when all engineering drawings have been approved.

Rezone-Ricks Street-R-3 to B-1

Ms. Kim Morgan stated that a rezoning request for a lot on the north side of the terminus of Ricks Street had some problems: lot substandard width; adjoining properties R-3; since property on east side has split zoning; east side lot owner Mr. Charles Smith not contacted.

Mr. Twilla stated that the lot in questions has appeared before the Commission repeatedly over the years: rezoning; street closure; elimination of terminus radius.

Due to unanswered questions, the Commission denied the request on a motion by Commissioners Newbill and Ramm.

The meeting adjourned at 10:31 a.m.

Gley T. Twilla
Director Development Services

John T. Pressler, Secretary