

Minutes of the Meeting
Dyersburg Planning Commission
March 9, 2006

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, March 9, 2006 in the municipal courtroom at 10 a.m.

Members present: All except Mayor Revell and Chairman O'Brien

Staff present: Gleyn T. Twilla

Vice-Chairman Eddie Burks called the meeting to order. Minutes of the December 8, 2005 meeting were approved as submitted.

Commendation – Chairman Vince O'Brien

The Commission commended Chairman Vince O'Brien for his decades of tireless service to the community and the planning commission. Everyone wished him a speedy recovery from his illness.

Preliminary Plat – Section B-1 Pioneer Lakes at the Farms – Pennell Lane

Engineer Rusty Norvelle represented Valley Land Development's request for a preliminary plat approval of 5 lots fronting on Pennell Lane. These being lots 31-25 of Section B of Pioneer Lakes at the Farms. The lots are 80 feet wide, zoned R-2 and the rear line abuts the golf course.

City Planner Gleyn Twilla stated that staff recommended for approval. The developer will extend the sewer line and City Engineer Ken Ladd has already approved the design.

The preliminary plat was approved on a motion by Commissioners Hastings and Pressler.

Rezone R-3 to R-3MH – Fair Street

On a motion by Commissioners Pressler and Hastings, the rezoning requested was tabled until the applicant Rev. Joe Scott is able to appear before the commission.

Site Plan – Eison Insurance Lake Road at Tucker Street

Staff recommended approval of a site plan to allow construction of an office building on Lake Road between Tucker Street and Lee Street. The design meets the minimum requirements for the R-P (Residential-Professional) Zone.

The site plan was approved on a motion by Commissioners Pressler and Dudley.

Hospital-Medical Zone (H-M)

The Commissioners discussed the need to review the "uses permitted" within the Hospital-Medical (H-M) zone. Several owners of small buildings in the area want to be able to rent or lease to non-medical uses. The commission asked staff to develop a recommendation about appropriate "uses permitted" in the H-M zone.

Annexation

The Commission was presented with two documents regarding future annexations. First, a map of areas the Dyersburg Electric System proposes for annexation. Second, an opinion piece on compact growth from the March 2006 magazine Planning.

Market Place Subdivision

Mr. Charlie Whitnel and Mr. Billy Ozment requested that the developers of Market Place Subdivision comply with the commission's decision at the December 8, 2005 meeting.

Mr. Lee Hasting represented the owners of Market Place Subdivision. He stated that he had not attended the December 2005 meeting. He was still working under the November 10, 2005 recommendation that he work out a mutual agreement with Mr. Ozment.

Mr. Rusty Norvelle stated that a street design can be done, but flexibility of location is still essential for both Market Place and the Ozments to maximize their development potential.

Mr. Hastings stated he would work toward compliance with the Commission's December 2005 decision regarding designation of the street connecting Market Place Subdivision to the Ozment property.

The meeting adjourned at 11:05 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary