

Minutes of the Meeting
Dyersburg Planning Commission
March 19, 2007

The Dyersburg Municipal-Regional Planning Commission met in special session on Monday, March 19, 2007 in the municipal courtroom at 10 a.m.

Members present: all present except Commissioner Pressler

Others present: Gleyn T. Twilla

Chairman Burks announced that the meeting is a joint session with the City Board Water-Sewer-Gas Committee.

Annexation – North of Interstate 155

Alderman Lewis Norman read the minutes of the March 12, 2007 meeting of the Water-Sewer-Gas Committee. The Committee had recommended annexation and extension of utilities to the Planning Commission and City Board.

City Planner Gleyn Twilla and City Attorney John Lannom responded to questions regarding the annexation study completed by Powers Hill Design, the Local Planning Office and Lannom Associates.

Mr. Edward Burks inquired about the timing of utility extension along Highway 78. On a motion by Commissioners Dudley and Newbill it was recommended to the City Board to annex Area 1, a 500 foot wide corridor along Highway 78 from the current City Limits to the first curve and to adopt a plan of services and zoned the area P-B (Planned Business).

Area 5 being along Millsfield highway from the current city limits north 6976 feet was recommended for annexation, adoption of a plan of services and zoning R-1 (Single Family Residential) except for P-B Zoned lots immediately fronting on Interstate 155. This being on a motion by Commissioners Parr and Dement.

Area 3 was recommended for annexation, adoption of a plan of services and zoning to M-1 (Industrial Park) on a motion by Commissioners Dement and Dudley. This is land adjacent to the Fort Hudson Industrial Park.

Rezoning FAR to R-2

Mr. Lannom and Mr. Twilla had met with County Inspector Daniel Cobb on March 13 and had reviewed the county's request to rezone county property north of Interstate 155 from FAR to R-2 (Single Family Residential).

On a motion by Commissioner Parr and Dement, it was recommended to the County Commission to rezone all FAR property within the UGB/Regional zone to R-2 for the area bounded by Hurricane Hill Road, Fort Hudson Road and Interstate 155/Highway 51 North.

The Commission recommended to the County Commission that all FAR property be zoned R-2 in the area bounded by Hurricane Hill Road, Fort Hudson Road and north of the UGB. The non-binding request is made with the understanding that the R-2 is a more compatible use with the existing subdivisions in the Hurricane Hill area. The motion by Mayor Holden and Commissioner Dement.

The meeting adjourned at 10:59 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary

