

Minutes of the Meeting
Dyersburg Planning Commission
December 8, 2005

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, December 8, 2005 in the Municipal Courtroom at 10:00 A.M.

Members present: All except Commissioner Burks, Commissioner Hastings and Chairman O'Brien

Staff present: Andre Temple, Captain Roger Dudley and Gleyne T. Twilla

Commission Secretary John Pressler acted as Chairman. Minutes of the previous meeting were approved as submitted.

Height Approval – T-Mobile Tower – 1601 Ewell Avenue

On a motion by Commissioners Dudley and Parr, the T-Mobile telecommunications tower to be built beyond the current terminus of Ewell Avenue was approved. The tower will be 275 feet high and meets all minimum City standards. The base of the tower is at least 285 feet (height plus 10 feet) from all adjoining property lines. It sits on a 40-acre low-lying area between Defoe Street (west) St John Avenue (north) and Frank Maynard (east). The tower will serve T-Mobile and has co-location positions for 5 other telecommunication carriers.

As a condition of the approval, the Commission requires T-Mobile to put up a clearly marked gate with signage to indicate the end of Ewell Avenue and the beginning of their private drive.

Alley Closing – City Property – S.E. Corner Reynolds Avenue/Phillips Street

To properly convey a piece of former school property sold at an auction to Mr. Dallas Castleman, the City requested closure of an alleyway on the old school property at Reynolds/Phillips Streets.

On a motion by Mayor Revell and Commissioner Dudley, the alley closing was recommended to the City Board.

Market Place Subdivision – Street Completion

Mr. Charlie Whitnel represented the Ozment family in a request that the Commission help guarantee that the east property line of the Ozment property will be served by a public street constructed as part of Market Place Subdivision's requirements per the City subdivision regulations and City construction standards. He expressed the concern that the six lots of Market Place Subdivision would be sold and no responsible party would be left to complete the required access to the Ozment property.

The consensus of the Commissioners and staff was that the developers of Market Place had been given flexibility in the original approval of their plat to aid in their development efforts. Construction of the access to the Ozment property had not been initially required allowing time for determination of how to best configure property lines and size to meet buyers needs. However the Ozment's request for assurances that the access will be completed within the foreseeable future is reasonable. Commitments regarding Market Place need to be made by the owners.

On a motion by Commissioners Parr and Dudley, the Commission declared that the street connecting Market Place Subdivision and the east boundary of the Ozment property be handled as follows:

1. A plat of Market Place Subdivision will be presented to the Planning Commission within three months. The plat will designate the location of the street to the Ozment/Market Place boundary line;

2. The owners/developers of the Market Place Subdivision will present a letter to the Planning Commission with their commitment to complete the street to the Ozment/Market Place boundary line;
3. The developers of Market Place Subdivision will present a bond or letter of credit to the City of Dyersburg to insure the construction of the street to the Ozment/Market Place boundary line; and
4. The street will be constructed to the Ozment/Market Place boundary line within one year or by December 31, 2006.

Chairman O'Brien

The Commission held a moment of prayer for Chairman O'Brien and his wife Dorothy.

There being no further business, the meeting adjourned at 11:59 A.M.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary