

MINUTES OF THE MEETING
DYERSBURG PLANNING COMMISSION
MARCH 11, 2004

The Dyersburg Municipal Regional Planning Commission met in regular session on March 11, 2004, in the Municipal Courtroom at 10:15 A.M.

Members present: All members except Commissioner Eddie Burks

Staff present: Captain Roger Dudley, Andre Temple and Gleya Twilla

Chairman O'Brien called the meeting to order. The minutes of the previous meeting were approved as submitted.

NEW COMMISSIONER

Chairman O'Brien introduced Mr. Paul Newbill who was appointed to fulfill Mr. Heckethorn's term ending 01/01/06.

REZONE M-2 TO B-2 – TENNYSON AVENUE – MR. DAVE FISHER

Mr. Dave Fisher requested that the approximately 4.3 acre grainery site on the east side of Tennyson Avenue South be rezoned from M-2 to B-2 to allow more flexibility in usage. The scale house could be converted to retail use and the grain storage tanks could become mini storage space.

Staff recommended for approval. The rezoning from M-2 to B-2 was sent to the City Board on a motion by Mayor Revell and Commissioner Dudley.

REZONE R-3 TO B-1 – RICKS STREET – MR. CHARLES MCCRIGHT

City Planner Gleya Twilla presented the request for Mr. McCright's property on the north east end of Ricks Street adjoining property facing Wabash Avenue to be rezoned from R-3 to B-1. The proposed use is future extension of the Cosmopolitan Funeral Home. The proposed property is 1124 Ricks Street on Tax Map 99A Lot G2.03. It is a substandard lot with 43.5 feet of frontage.

The rezoning was recommended to the City Board on a motion by Commissioners Pressler and Hastings.

PIONEER LAKES – MRS. RUBY ALFORD

Mrs. Ruby Alford expressed the neighborhood's concerns about potential uses on the lot on the north west corner of Indian Trace at the Bypass. She requested that at the time the property is developed that special consideration be taken regarding screening, lighting and traffic flow.

The commission assured the neighbors that every legal action would be taken to make the commercial property as compatible as possible to the residential neighborhood.

TICKLE STREET WEST – DYERSBURG STATE

Mr. Kent Jetton presented Dyersburg State Community College's plan to construct a 300 + space parking lot on two lots located at the west terminus of Tickle Street West. The college will level the site and storm runoff will be handled in the existing retainage lake on the northeast side of Dyersburg State Community College's property.

Mayor Revell stated that City attorney John Lannom had rendered an opinion that the property could not be denied access to the public street at Tickle Street West.

State Planner Andre Temple stated that the Planning Commission had the authority to place limits on access to Tickle Street if the opening of the west end caused an adverse affect on public health, safety, morals, order, prosperity or general welfare of the community. He stated that if the traffic was only moderate or was controlled through other mechanisms that the connection should be granted.

On a motion by Commissioners Hastings and Breedlove, the opening of the west end of Tickle Street for a Dyersburg State Community College parking lot was recommended to the City Board. All votes were affirmative except John Pressler opposing and Paul Newbill abstaining.

On a motion by Commissioners Hastings and Breedlove it was recommended to close an unconstructed 50 foot street right-of-way identified as Armstrong Street being 100 feet west of Tarrant Avenue running north 367.99 feet to the west unconstructed extension of Tickle Street West

REGIONAL MAPS

Mr. Temple had a mylar original of the regional zone map. The map signed by the City and the County will be used to make copies available to Commission.

REGIONAL ADULT ORIENTED BUSINESS

Mr. Temple presented each Commissioner with a proposed amendment to the Regional Zoning ordinance to create a special impact commercial district which establishes requirements for adult-oriented businesses. The proposal was developed by LPO and is being considered by Dyer County for all areas outside the municipalities and their regions.

The Commission will consider the amendment at the April meeting.

There being no further business, the meeting adjourned at 11:31 A.M.

*A training session was held.

Gleyn T. Twilla
Director Development Service

John T. Pressler, Secretary