

Minutes of the Meeting  
Dyersburg Planning Commission  
January 13, 2005  
10:00 A.M

The Dyersburg Municipal – Regional Planning Commission met in regular session on Thursday, January 13, 2005 in the Municipal Courtroom at 10:00 A.M.

Members present: All present except Commissioners Newbill and Pressler

Staff present: Andre Temple, Ken Ladd, Roger Dudley and Gley T. Twilla

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

ELECTION OF OFFICERS

Mayor Revell presided over the election of officers for the year 2005. On a motion by Mayor Revell and Commissioner Parr, the elected officers for 2005 are Chairman Vince O'Brien, Vice-Chairman Eddie Burks and Secretary John Pressler.

ANNEXATION – REELFOOT DRIVE

State Planner Andre Temple explained that the LPO staff had determined that all of the 15.57 acres at the current western terminus of Reelfoot Drive is within the current City Limits and owner Ms Peggy Moore's request for annexation is unnecessary.

REZONE R-1 TO P-B – REELFOOT DRIVE

On a motion by Commissioner Dudley and Mayor Revell, the Commission recommended the zoning from R-1 to P-B any portion of the Peggy Moore property currently zoned R-1. This being the 15.57-acre tract at the west terminus of Reelfoot Drive.

PRELIMINARY – FINAL PLAT: MARKET PLACE SUBDIVISION

Engineer Rusty Norville of Civil Engineering Solutions presented a 6 lot preliminary plat and final plat for the Moore property on 15.57 acres west of the Homestead property on Reelfoot Drive.

City Engineer Ken Ladd confirmed that drainage and utility construction plans had been submitted and only minor changes would be necessary as the project proceeded. The City would have to improve the 6-inch water line in Reelfoot Drive.

Commissioner Lee Hastings stepped down to help address the Commission's questions about extension and location of utilities and the roadway. Mr. Hastings stated that his father was part owner of the property to be developed.

Mayor Revell stated that utilities and Reelfoot Drive should be carried to the west property line. Mr. Norvell and Mr. Hastings stated that not knowing the business that will occupy the lots makes it difficult to complete a street and utility layout that cuts completely across the property to the west boundary line. They asked to be allowed to complete the western boundary connection as dictated by future development.

Commissioner Burks questioned how the new corridor would be designated and designed. Mr. Norvell stated that the street would have to comply with City standards for curves and roadway horizontals.

On a motion by Mayor Revell and Commissioner Dudley, the preliminary plat was approved contingent on the developers putting in writing their agreement to construct all necessary utilities and roadway to the western property boundary.

Final Plat for the six lots in The Market Place Subdivision was approved contingent on all signatures being on the plat, City Engineer approval and posting of a bond determined by the City Engineer. The motion was by Mayor Revell and Commissioner Dudley.

SITE PLAN – HOLIDAY INN EXPRESS LOT 1 – THE MARKET PLACE SUBDIVISION

Mr. Norvell presented a site plan for Dyersburg Investment Company LLC to develop a 61 room Holiday Inn Express on Lot 1 of the Market Place Subdivision. The design will have 30 percent green space.

The site plan was approved on a motion by Commissioner Dudley and Mayor Revell.

There being no further business, the meeting adjourned at 10:53 A.M.

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Gleyn T. Twilla  
Director Development Service

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John T. Pressler, Secretary