

Minutes of the Meeting  
Dyersburg Planning Commission  
August 31, 2006

The Dyersburg Municipal-Regional Planning Commission met in special session on Thursday, August 31, 2006 in the municipal courtroom at 10 a.m.

Members present: all present except Commissioner Pressler

Staff present: Gleyn Twilla

Chairman Eddie Burks called the meeting to order.

Regional Zoning Ordinance Amendment

Developer Hunter Newbill requested that the Commission send a recommendation to the County Commission to amend the FAR section of the Dyersburg Regional Zoning Ordinance to change the minimum lot size from one (1) acre to three-fourth (3/4) acre and minimum frontage from 150 feet to 125 feet. He stated that the change would make the entire Dyersburg Regional Ordinance exactly the same as the existing Dyer County Zoning Ordinance adopted in 2001. He stated that County Officials felt that the alignment of the two ordinances would allow one consistent application of zoning for citizens outside incorporate areas.

Mr. Billy Miles Davis explained the urgent need for new residential lots in Dyer County. He stated that without new subdivisions, residential construction in Dyer County will come to a standstill by 2007.

Homebuilders President Kirby Ogden endorsed the zoning change.

Mr. Joe Yates described the synergy between home construction and other businesses and industries.

On a motion by Mayor Revell and Commissioner Hastings a recommendation will be sent to the County Commission recommending that the Dyersburg Regional Zoning ordinance and the Dyer County Zoning ordinance be made consistent in everyway by amending the FAR section to allow a minimum residential lot size of three fourths acre and a minimum residential lot width of 125 feet. Commissioner Newbill abstained and Commissioner Parr voted against the motion.

Meeting adjourned at 10:33 a.m.

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Gleyn T. Twilla  
Director Development Services

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John T. Pressler, Secretary