

Minutes of the Meeting
Dyersburg Planning Commission
November 9, 2006

The Dyersburg Municipal-Regional Planning Commission met on Thursday, November 9, 2006 in the municipal courtroom at 10 a.m.

Members present: all present except Freeman Dudley

Others present: Andre Temple and Gleyn Twilla

Chairman Eddie Burks called the meeting to order. The minutes of the October 12, 2006 meeting were approved as written.

Creek Woods Subdivision – Phase 1 – Final Plat

Mr. Rusty Norville represented the owners Ben Edwards/Donald Ray Pennington in a request for final plat approval of a 48 lot Phase 1 to Creek Woods Subdivision.

State Planner Andre Temple requested an additional dedication of five feet of right of way along the south side of Upper Finley Road to serve as a portion of additional right of way needed for collector road status. Mr. Norville agreed on behalf of the developers.

On a motion by Mayor Revell and Commissioners Newbill, the final plat was approved contingent on all engineering and construction standards being approved by City Engineer Ken Ladd. The vote was unanimous with Chairman Burks and Commissioner Dement abstaining.

Chairman Burks instructed staff to make sure that Upper Finley Road is collector status on all maps resulting from the next major Road Plan study.

Rezone R-2 to M-3 or M-2 Calvin Moore Road

Mr. Eddie Barnett was not present to present his rezoning request.

The consensus of the Commission was that no rezoning or annexation north of Interstate I-155 should be considered until the annexation studies by Hill-Powers Design and by LPO (Local Planning Office) are completed in February 2007.

No action was taken due to lack of a motion

Annexation Study – LPO-North of I-155

Mr. Temple presented an overview of his analysis of the area north of I-155. He identified the annexation area as:

- *Approximately 1998 acres of which 64 acres are roadways;
- *The density used in the annexation study was Residential Zone R-2;
- *Annex an area approximately 500 feet on each side of Highway 78, Millsfield Highway, Hurricane Hill Road, and I-155 to provide planning protection;
- *the proposed area has 77 houses, 183 inhabitants, and property assessed value of \$4,012,813.00
- *the proposed area will have 238 acres commercial, 233 acres industrial and 1526 acres residential
- *the proposed area has potential for 176 commercial buildings and 7000+ residential lots.

The meeting adjourned at 10:57 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary