

Minutes of the Meeting  
Dyersburg Planning Commission  
May 10, 2007

The Dyersburg Municipal-Regional Planning Commission met on Thursday, May 10, 2007 in the municipal courtroom at 10 a.m.

Members present: all except John Fisher

Others present: Andre Temple, Ken Ladd and Gleyln Twilla

Chairman Eddie Burks called the meeting to order. The minutes of the April 12, 2007 meeting were approved on a motion by Commissioners Parr and Dement.

Street Construction – Market Place

Mr. Charlie Whitnel inquired about the paving of Reelfoot Drive to the east side of the Ozment property that adjoins Market Place Subdivision.

City Engineer Ken Ladd stated that weather conditions had prevented Ford Construction from paving the street. A paving contract has been signed and a completion bond is in force.

Site Plan – Popeye’s 1000 Hwy 51 Bypass West

Mr. Edward Czmut presented Popeye’s site plan to construct a restaurant on the northwest corner of Volunteer Boulevard at the Bypass. City Sewer Distribution Manager John Murray explained that public sewer lines end 300 feet short of the property line.

State Planner Andre Temple stated that the issue of the sewer line extension should be resolved prior to the site plan coming to the Planning Commission.

The site plan with the contingency that the sewer line extension be completed was approved on a motion by Commissioner Dudley and Pressler. Mayor Holden voted no, stating that he could not agree without knowing that taxpayers would not have to carry the burden of the full cost of the public sewer extension.

Site Plan – Outer Limits – 470 Hwy 51 Bypass North

Mr. David Adcock presented the site plan for an addition to his motorcycle dealership. The plan meets all minimum requirements.

The site plan was approved on a motion by Mayor Holden and Commissioner Newbill.

Rezone R-2 to B-2 – Lake Road, West Side – Lee Street to Market Street

Mr. Larry Johnson requested the rezoning to allow commercial development on the west side of Lake Road.

The rezoning was recommended to the City Board for approval on a motion by Commissioner Pressler and Dudley.

Site Plan – Animal Care Hospital – 1991 St. John Avenue – Dr. Pierce White

Dr. White and Ray Lowrance of Forcum-Lannom Contractors presented a site plan for an 8500 square foot building adjacent to his existing animal hospital. The site plan was approved on a motion by Commissioner Dudley and Mayor Holden.

Sign Ordinance

Commissioner Paul Newbill requested that the sign ordinance regarding banners be enforced.

Program Review and Design

Dr. Temple stated that every meeting has teachable moments and in the 2007-2008 year he will work with the Commission to gain the knowledge needed to do technological and policy review. The emphasis will be on holistic planning of the City.

The meeting adjourned at 10:57 a.m.

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Gleyn T. Twilla  
Director Development Services

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John T. Pressler, Secretary