

Minutes of the Meeting
Dyersburg Planning Commission
August 9, 2007

The Dyersburg Municipal-Regional Planning Commission met on Thursday, August 9, 2007 in the municipal courtroom at 10:30 a.m.

Members present: all were present

Staff present: Dr. Andre Temple, Carmen Cupples and Gleyn Twilla

Chairman Eddie Burks called the meeting to order. The minutes of the July 12, 2007 meeting were approved on a motion by Commissioners Newbill and Fisher.

Alley Closing – West Parking Lot – Mr. Marty McClure

City Planner Gleyn Twilla recommended that the alley closing requested be approved:

1. McClure has purchased the former WC's Liquor Store building at 317 Market Street West;
2. McClure property is in the B-3 (Central Business) Zone with zero lot line except for a 20-foot rear yard setback;
3. The current building has no rear setback. Half of the alley would give them an 8-foot rear setback;
4. The alley runs west east from Clark Avenue to Church Avenue and is 16 feet wide and the alley is 120 feet from both Market Street West and Cedar Street West.
5. The alley has no public utilities or services and serves no public function.

On a motion by Commissioners Pressler and Dudley, the Commission recommended to the City Board that the alley between Market /Cedar/Clark/Church be closed.

Rezone R-2 to M-1 Calvin Moore Road – Mr. Lynn Barnett

Attorney Dean Dedmon presented Mr. Lynn Barnett's request that the 11-acre tract on Calvin Moore Road at the US 412 – Interstate 155 interchange be rezoned from R-2 (Medium Density Residential) to M-1 (Industrial Park).

State Planner Andre Temple stated that the rezoning was compatible with the long-range plan for development in that area.

On a motion by Commissioners Pressler and Fisher, the Commission recommended that the Barnett property be zoned M-1.

Regional Zone Development Plan

Mr. Temple proposed that the Dyersburg Regional Zone subdivision plats have lots that have frontage beginning at the edge of the right of way instead of the deed extending to the center of the road. Deeds to the center of the road cloud ownership and liability regarding the area of the lot that becomes public right-of-way.

Chairman Burks stated that deeds at the road center gave a false sense of what was really being conveyed to the consumer. He stated that deeds beginning at the right-of-way are more accurate, consistent, convey a true picture of what is being sold and is the right thing to do.

Chairman Burks stressed the need to allow market forces to help hold down the cost of future lots in the City and the Region.

Commissioners Dudley and Newbill expressed interest in studying how to best support the need for affordable housing, strengthen City growth and develop a land use plan that is fair and equitable for developers and citizens.

On a unanimous roll call, the Commission instructed staff that all future subdivision plats in the region will have the frontage of the lot beginning at the right-of-way.

The meeting adjourned at 11:30 a.m.

Gleyn T. Twilla
Director Development Services

John T. Pressler, Secretary