

Dyersburg Planning Commission  
April 9, 2009

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, April 9, 2009 in the municipal courtroom at 10:11 a.m.

Members Present: All except Commissioner Ramm

Staff Present: Kim Morgan, Brad Davis, and Gley T. Twilla

Chairman Eddie Burks presided

Wright's Auto Parts – Samaria Bend Road

City Planner Gley T. Twilla stated that recycling centers are not a use permitted listed anywhere in our zoning ordinance. This process is relatively new and is not synonymous with a junk yard. He stated that a site on the north side of Samaria Bend Road west of the Bypass has been proposed for a recycle center.

The existing lot has a solid fence perimeter and was previously used as a junk yard. He stated that the Commission could authorize the recycle center as a "use permitted" in the P-B zone or the center could be allowed as a continuation of the previous non-conforming use. The use would be compatible with the uses on the south side of the street. The area should be evaluated for a zoning designation change.

State Planner Kim Morgan stated that a zoning map showed the lot outside the City limits. Upon inspecting tax records and contacting the property owner, Ms Linda Hart, it was determined that City taxes are paid on the property.

Mr. Chris Moeller of Wrights' Auto Parts and Metals, LLC explained the proposed recycle center process. Materials will be purchased each day and transferred to their operations center in Gates, Tennessee.

The consensus of the Commission was as follows:

1. Staff will verify the zoning and the city limits;
2. Staff will determine if the center is a continuation of a non-conforming use; and
3. Staff will assess the current zoning in the area and recommend any zoning that might be appropriate.

Design Plan-Training

Ms. Morgan discussed the Design Plan for 2009-2010 program year. She provided Commissioner training on subdivision regulations.

The meeting adjourned at 10:57 a.m.

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Gley T. Twilla  
Director Development Services

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John T. Pressler, Secretary