

Minutes of the Meeting
Dyersburg Planning Commission
October 14, 2004
10:00 A.M.

The Dyersburg Municipal – Regional Planning Commission met in regular session on Thursday, October 14, 2004 in the Municipal Courtroom at 10:00 A.M.

Members present: All members present except Lee Hasting.

Staff present: Andre Temple, Ken Ladd and Gleyn Twilla

Chairman Vince O'Brien called the meeting to order. Minutes of the previous meeting were approved as submitted.

REZONE R-1/T-1A TO B-1 TROY AVENUE

Mr. Tracy Latham presented a request from States Resources Corporation, owners of 104 Oak Street for the property on the east side of Troy Avenue between Oak Street and Gordon Street to be zoned B-1. The area is composed of three lots: zoned R-1A the lot of 104 Oak Street (N.E. corner of Troy/Oak) was the Refuge Temple and First Christian Church; zoned R-1 a single family residence at 704 Troy Avenue; zoned R-1 non-conforming use a auto detail shop, A Touch of Class at 716 Troy Avenue.

The current owner purchased the former church building out of foreclosure. A use compatible with the neighborhood might be the R-P (Residential Professional Zone) or B-1 uses like an antique store, art gallery, or wedding chapel. The bi-level 9300 square feet of building was constructed in 1947 – 49.

State Planner Andre Temple stated that the religious land use intention act encouraged churches to be constructed in residential areas to build a sense of community. If a church property in a residential area seeks rezoning to commercial use, the request should be evaluated on its specific merits.

City Planner Gleyn Twilla stated that the Planning Commission's actions in the Oak/Troy Street area in the past two decades have been: reduction of an existing commercial zone by 50 percent; rezoning of Oak Street from R-2 to R-1A; Closing a cross connecting paved alley way to through traffic; assisting in getting the historic district designation for Oak/Elm Street. The general policy has been to reduce commercial impacts while strengthening protections for the single-family dwellings.

Alderman Lewis Norman stated the neighborhood desired to keep the current zoning.

The rezoning was denied on a motion by Commissioner Dudley and Mayor Revell.

REZONE R-2 TO P-B LAKE ROAD/BYPASS

Mr. Alex Ogden requested rezoning of Lake Road Church of Christ and other adjoining properties from R-2 to P-B. The properties involved include: Koffman home - 2203 Lake Road, Lake Road Church of Christ – 2227 Lake Road, Brunson Apartments on Bypass, First United Pentecostal Church – 857 Highway 51 Bypass W. He stated that Lake Road and Central Churches had combined to form the Parr Avenue Church of Christ. The Lake Road property is for sale.

Mr. Temple stated that the rezoning might constitute spot zoning.

Judge Lee More spoke on behalf of some Lake Road residents. He stated that existing homes along Lake Road were built outside the corporate limits 50-70 years ago. When the Church of Christ was built forty years ago, they bargained for residential land. If it is sold as R-2 zoned property, they will have gotten what they bargained for and no one else will have been penalized by any possible side effects of commercial zoning.

The rezoning was denied on a motion by Commissioner Pressler and Parr.

REZONE R-1/R-2 TO R-1A PIONEER LAKES AT THE FARMS

Mr. Johnny Burks requested 18 acres at the terminus of Cherokee Trail be rezoned R-1A to allow single family lots with minimum setback standards.

Opposing the request was a group of neighbors from the area. Speaking in opposition were Mr. Charles Weaver, Mr. Jimmy Williamson, Mr. Lynn Parker, and Alderman Bob Dean. Concerns expressed were increased traffic, devaluation of existing housing values, and adequate entrance/exit from the area.

The rezoning was denied on a motion by Mayor Revell and Commissioner Dudley. Commissioners Burks and Newbill abstained to avoid any appearance of a conflict of interest.

There being no further business, the meeting adjourned at 11:31 A.M.

Gleyn T. Twilla
Director Development Service

John T. Pressler, Secretary