

Dyersburg Planning Commission
June 10, 2010

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, June 10, 2010 in the municipal courtroom at 10:00 am.

Members present: all members present except Dudley and Presslar.

Chairman Eddie Burks presided. The minutes of the meeting on April 8, 2010 were approved on a motion by Commissioners Haymon and Dement.

Site Plan Review Fifth Consolidated School on Millsfield Highway

Mr. Terry Latham of Forcum-Lannon and Dyer County School Director Dwight Hedge presented the site plan for 54.556 acre elementary school site to be located on the east of Millsfield Highway south of Hamer Road. The new building will replace the existing Fifth Consolidated complex with its many mobile classroom buildings. The school currently has 330 students with 1/3 using bus transit. The new site will have parking and stack lanes to accommodate 300 cars. A right turn lane is proposed for the future and will be funded by the school system.

State Planner Kim Morgan and City Engineer Brad Davis recommended for approval. Morgan explained that the extension of utilities would serve the area south to the current lines at the interstate. Davis stated that storm water detention will reduce any developmental impact on Lewis Creek and the Forked Deer River.

Chairman Burks asked that the school system dedicate additional right of way for future widening of the street. He stated that proper right of way width allows for efficient and orderly growth.

The site plan was approved on a motion by Commissioners Newbill and Dement.

Annexation-Zoning-Plan of Services for Fifth Consolidated School

City Planner Gleya Twilla presented an annexation, zoning and plan of services for the Fifth Consolidated School property on Millsfield Highway. Ms. Morgan and Mr. Davis concurred with the proposal. Davis stated that utilities will be constructed and ready for the school to open in late 2011.

Mayor Holden stated that the City is looking at this area for future growth. The City spent \$300,000 to run water, sewer and gas to the north side of the interstate at Millsfield Highway. The utilities run to the school will be available to serve the properties along the street. The proposal for the school fits into the City's Master Plan.

The 54.556 acre site owned by the Dyer County School System was recommended to the City Board for annexation and zoning as R-1 on a motion by Mayor Holden and Commissioner Haymon.

On a motion by Mayor Holden and Commissioner Ramm the plan of services for the proposed annexed area was recommended to the City Board.

The meeting was adjourned at 10:33 am.

Gleya T. Twilla
Director Development Services

John T. Pressler, Secretary