

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
April 14, 2011
10:00 a.m.**

Commission Members Present: Mayor John Holden, Brian Ramm, Tony Dement, Alderman Bart Williams, Sherry Guthrie, Paul Newbill, Vince Haymon and John Pressler.

Absent: Eddie Burks.

Staff and Others Present: Carmen Cupples, Thomas Mullins, David Pechin
Regional Planning Office Director.

I. Establishment of a Quorum and Call to Order.

Vice-Chairman Newbill established that a quorum was present and called the meeting to order.

II. Approval of Previous Minutes:

Mr. Newbill entertained a motion to approve the minutes representing the meetings held on March 10, 2011. On a motion by Mr. Williams, with second by Ms. Guthrie the minutes were approved.

III. New Business.

A. Vice-Chairman Newbill opened the meeting the stating that there were two pieces of personal property for consideration for rezoning that had been presented to the Commission at the March 10, 2001 meeting. The applications for Property Reclassification included:

1. Property owned by **J.K.G. Limited, LP**, (currently zoned R-1),
2. Property owned by **Eddie E. Anderson**, (currently zoned (R-1).

Both properties are located on Millsfield Highway, North of I-155, and both properties requested rezoning to B-2.

Vice-Chairman Newbill entertained a motion from Mr. Pressler, with second by Mr. Ramm to grant a rezoning change for the Property owned by **J.K.G. Limited, LP**, (currently zoned R-1), to B-2. The motion passed.

Upon review of the rezoning requests by Mr. Anderson, Commissioners asked questions regarding the rezoning, especially involving any concerns about a five acre residential tract that lies within the proposed property rezoning area. Both Mr. Pechin, and Mr. Mullins expressed there was no disadvantage for the residential property owner in this reclassification.

It was the further opinion of Mr. Pechin that the rezoning proposal for the Anderson properties did not constitute a condition known as “spot zoning”, because the entire rezoning process was in concert with the recent City annexation study.

The Vice-Chairman entertained a motion (as recommended by staff) to grant the Anderson property their rezoning request from R-1 to B-2, and placing the property distance at 500 feet, and rezone the 5 acre residential tract to B-2. The motion was made by Mr. Dement, with second by Alderman Williams. The motion was approved. After the motion was approved the Mayor and Board of Alderman will vote on the re-zoning after the appropriate public notice is given.

IV. Old Business:

A. Discussion of West TN Medical Office-Conceptual Site Plan.

Rusty Norville, of Civil Engineering Solutions, contacted the City Codes and Enforcement Office to have their site plan request removed from agenda discussion at this time.

B. Zoning Ordinance Amendments, Parking Provisions.

Copies of the current parking ordinances were provided to Commissioners. The commission heard many questions regarding the terminology and intent of the language as presented in the ordinances. A motion was made by Mr. Ramm, with second by Mr. Dement, to table the potential ordinance amendments to provide the Commission more time for further review. The motion passed.

V. Other Business/Reports:

A. Administrative Reports.

None reported.

Vice-Chairman Newbill called for any other business that may be accepted for discussion by the Planning Commission. None Reported.

VI. The meeting adjourned at 11:06a.m.

John Pressler, Secretary

Robert C. Jones, Recorder