

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
August 12, 2021 at 10:00 a.m.**

Commission Members Present: Mayor John Holden, Tony Dement, Brian Ramn, Paul Newbill, Eddie Burks, Sherry Guthrie, Mark Oakes and James Baltimore

Other Aldermen Present: Edward Burks

Other Staff Present: Thomas Mullins, Code Enforcement; Kevin Joslin, Code Enforcement; Tiffany Heard, City Engineer, Will Radford City Planner

Other Community Members Present: Bob Kirk (resident) Karen Moore (resident) Tony Deere (resident) Phillip Tidwell (resident) John Pleasant, County Inspector; Rusty Norville, Civil Engineering Solutions; Craig Barron, Baron Surveying; Meryl Campbell, State Gazette

1. **Approval of Minutes:**

Chairman Eddie Burks called for approval of the minutes from the July 8, 2021 minutes. A motion was made to approve the minutes by James Baltimore and a second from Brian Ramn. All were in favor and the minutes were approved.

2. **Menzies Road**

The planning commission also reviewed the major subdivision plat on Menzies Road and U.S. Hwy 412.

“There is a utility extension involved in the subdivision, therefore, it is required to submit a plat to the city for review. Given the number of lots, 8 lots, that is why this is being presented before the Commission,” said City Planner, Will Radford. “Each lot is over 5 acres; therefore, it does not require TDEC’s (Tennessee Department of Environmental Conservation) septic approval per their regulations. Any new development to the lots will require an application for a septic permit at that time, but for the subdivision process it is not required. I do not see a reason to hold out on approving this at this time.”

In a motion made by Brian Ramm and seconded by Tony Dement, Menzies Road subdivision plat was approved unanimously for future development.

3. **Dogwood Estates – Section B Lot 38**

City planner Will Radford stated after reviewing the development plans, this lot was left unlabeled as part of this subdivision. The notes to the plat do not address the purposes, if this was for drainage. So, we ask that the developer to provide written documentation to ensure the lot was left vacant for the purposes of drainage easement. If this can be developed on today, then we require some written documentation ensuring that the development of the lot will not create any additional runoff on any adjacent properties or surrounding areas.”

City Planner, Radford recommend approval of the plat lot and welcomed Rusty Norville of Civil Engineering Solutions to elaborate on the concerns of many nearby residents.

"The land is part of Dogwood Section B. It remained incomplete, and is a challenging lot," Rusty Norville explained. "There were more phases to develop and therefore was not critical to develop by the original developers. A drainage spillway is across the front of the property and the lot has topography challenges for development including a 30-foot drop in elevation. The landowner's desire is to build a home on this property. To do that it needs to be platted as a legal lot of record, so that is the process we are doing here. There have been many concerns conveyed by nearby residents. Concerns such as the end of Aztec being punched to access to Yellow Twig. That is not the case. Second, there is not going to be an access road from Aztec to this private lot. I want to make that public record here today. Further, we are willing to add that note to the plat that there shall be no access to the lot from Aztec. That is fair to legally bind the plat and make a motion to make it easy and clean. We also met with the City Engineer, Tiffany Heard, to discuss and review the drainage ditch and all the components and she voiced her concerns."

"This is private drainage. This is not the city drainage," said Heard. "The lake is not ours, the ditch across the property is not ours, this is private and my opinion is that we have very little say in this. If the development of this lot causes flooding on their neighbors, they need to sue the owner because it is a private issue. This is not our business, just to clarify."

Rusty Norville also stated, "I want to also address the clearing of brush at the levy at the landowner's expense to more or less stabilize the levy. The dam inspector has come out recently and complimented the work that has been done and feels it is a better situation for the levy. This is an outline of issues that have come to the public eye and wanted to address those."

Over 10 subdivision members were present at the meeting and were given the opportunity to voice opinions, concerns, or objections. Three residents voiced their concerns and opinions. One local resident spoke on behalf of the landowner stating he was a person to keep his word. Others voiced concerns that included fears of a public access to Yellow Twig Lane disrupting the quiet neighborhood and for water drainage pipes being congested and flooding other properties.

Scott Ball, City Recorder, read the additional notes of the motion. The motion stated to approve Lot 38 Dogwood Estate Section B with notes added to the following plat that no driveway, street extensions, or any type of curb cuts shall ever be added to Aztec Drive in the future by the current or future property owners.

The motion was made by Brian Ramm and seconded by Mark Oakes, which passed before the planning commission in a roll call vote. All were in favor.

With no further business, the meeting was adjourned at 11:15 a.m.

Tony Dement, Secretary

Scott Ball, City Recorder