

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
March 10, 2011
10:05 a.m.**

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

Absent: Brian Ramm

Staff and Others Present: Carmen Cupples, Thomas Mullins, and Scott Ball, Vanessa Cain, State Gazette Reporter, Justin Avent.

I. Establishment of a Quorum and Call to Order.

Chairman Burks established that a quorum was present and called the meeting to order.

II. Approval of Previous Minutes:

Chairman Burks entertained a motion to approve the (2) sets of minutes representing the (2) meetings held on February 17, 2011. On a motion by Mr. Newbill, with second by Mr. Dement the minutes were approved.

III. New Business

A. Chairman Burks opened the meeting stating that there was no formal agenda prepared for this meeting, and therefore, he turned the meeting over to Mayor Holden. Mayor Holden stated that the State planner had been able to meet in a pre-planning meeting the previous Wednesday, but was unable to be present due to an illness, and for this reason the normally prepared meeting agenda would be unavailable. Mayor Holden stated that there were two pieces of personal property for consideration for rezoning and he acknowledged Mr. Gley Twilla was in attendance to present the applications for Property Reclassification for:

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

- Both properties are located on Millsfield Highway, North of I-155.
- Both properties requested rezoning to B-2 as the current zone classification does not allow for future commercial retail and single or multi-family residential.

Additionally, Mr. Twilla stated the JKG Property is currently farmed and is green belted. The area for consideration is approximately 1,650 feet along Millsfield Highway.

Mr. Twilla stated that the properties adjacent to Millsfield Highway, north of I-155, have been previously zoned R-1 by the Commission, because at that time of zoning the R-1 designation was the most appropriate choice as providing for future residential development, and City sewer and water were not available at that time of zoning.

Commissioners had numerous questions regarding the rezoning requests. Further discussion revealed concerns involving a five acre residential property that may be affected by the proposed zoning change located next to Mr. Anderson's property. Chairman Burks stated that "spot zoning" is illegal, and to rezone the properties, as currently requested, may potentially contribute to a "spot zoning" condition.

The petitioners recognized the need to modify the application request, and in consideration of the Commission's intent to review the matter with the planning staff, the application petitioners withdrew the two requests for modification. The application may be placed on the agenda at the April, 2011 meeting.

IV. Old Business:

A. Any old business that may be accepted for discussion by the Planning Commission.

- Mr. Mullins was asked to present any information regarding Mr. Chris Young's conceptual plans for Stoncreek Subdivision. He noted that the developers have not had contact with his office since the last Commission meeting, and the plans remained conceptual at this time. Chairman Burks stated that there would be no action taken on this project at this meeting.

V. Other Business/Reports:

A. Administrative Reports.

None reported.

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

Mr. Newbill moved to adjourn, with second by Mr. Haymon.

VI. The meeting adjourned at 10:43a.m.

John Pressler, Secretary

Robert C. Jones, Recorder