

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
May 12, 2011  
10:00 AM**

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

**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 minutes of the meeting of April 14, 2011. The motion was made, seconded, and the minutes were approved.

**III. New Business**

**A. Discussion of proposed zoning ordinance amendment-M-3 Industrial.**

Community Principal Planner Kim Morgan discussed with commissioners the need to revise M-3 districts to address the issue of current M-3 District that permits a wide range of industrial uses that typically require separation from non-industrial uses due to the nature of the activities involved. Additionally Ms. Morgan stated that anything is allowed in an M-3 as long as it does not create an odor. She presented a text amendment and a map amendment. Ms. Morgan recommended that M-3's be changed back to M-2's. M-3's allow everything M-1 and M-2 allows in addition to some other things. This change would mean that the City would have only one M-3, which is all it is required to have. The only M-3 in the city will be on the south side of the Bruce Community. Additionally, the recycling center is a permitted use on appeal. Bart Williams felt there could be an environmental issue with an M-3 being adjacent to the Forked Deer River. Ms. Morgan stated that the M-3 location would still have to meet all federal, state and local legislation. She stated she felt it is a mistake in having 6 or 7 M-3's. One or two is more appropriate for a city the size of Dyersburg. On a motion by Mayor Holden, with second by Mr. Newbill the amendments were approved, as presented, to change all M-3's back to M-2's with the exception of the M-3 located on the south side of the Bruce Community and South Dyersburg. Mr. Williams dissented.

#### **IV. Old Business:**

##### **A. Discussion of Final Subdivision Plat- Stone Creek Subdivision**

The proposed subdivision is located on Hurricane Hill road and was submitted and approved by the Dyer County Planning Commission in error. The planning staff reviewed the plat based on the Dyersburg Regional Subdivision Regulations and requested a revised plat. The revisions include:

1. amended certifications, and
2. additional ROW dedications on Hurricane Hill road.

The commissioners discussed final revisions to the proposed subdivision plat leading, and considering staff recommendation for approval, a motion was made by Mr. Pressler, with second by Mr. Ramm to approve. The motion was approved by majority vote with Mr. Newbill abstaining.

##### **B. Discussion of proposed zoning ordinance amendment-shared parking.**

The ordinance was discussed last in the previous month's RPC. Ms. Morgan stated the Dyersburg parking ordinances come from studies done on 42 parking lots in 21 cities similar to Dyersburg. There was discussion of landscaping, and staff stated it would not be inappropriate to include it in the provision. Chairman Burks stated an opinion that he felt it was needed and a good thing for the City.

In review of the ordinance amendment Mayor Holden noted Section D, No. 4 subparagraph B (register of deeds) needs to be corrected.

In further discussion Alderman Williams questioned if someone is pressing for off-site parking. Chairman Burks stated that Medical Offices is requesting this. Mr. Williams asked if we were giving a blanket okay for off-site parking. Chairman Burks stated that each request would have to be individually approved. A motion was made by Mr. Williams suggesting to delay voting until landscaping standards can be included. A second was given by Mr. Pressler. The motion failed 3-5.

Mayor Holden stated that the Commission was in uncharted waters for the City. He stated that we can approve that particular endeavor aside from this ordinance, recommended to the Chair to assign a committee to look into this ordinance, and address any questions that may arise. Chairman Burks agreed with Mayor Holden stating the Mayor's suggestion would be the proper and prudent thing at this meeting time. Vice-Chair Newbill was assigned to chair a committee, and to pick two other commissioners to serve on that committee as well.

## **V. Other Business**

### **A. Administrative Reports - Local Planning Office dissolved.**

Ms. Morgan announced that after July 20, 2011 the regional planning office will be closed and the planning services will no longer be available to the city. She requested the Commission inform her of needed priorities necessary to complete prior to this date. Ms. Morgan stated that her office was unaware that their funding would be cut. She further added that some other agencies can collaboratively fill the void, but no one can fully do it. One local organization could do it, but only on an as needed basis.

Chairman Burks expressed his dislike for the matter. In response to this issue, Mayor Holden affirmed the State of Tennessee is reorganizing this department service and cities have discussed doing it on an as needed basis. Cities currently pay \$3,000.00 for city planners to the state per quarter.

Chairman Burks expressed the need to have someone to assist the Commission full time with their guidance and expertise.

Alderman Williams recommended the Commission adopt a resolution to send to the State that the City is not in agreement with this direction and that we need full time planning support.

The Chairman requested the Mayor's office assist the Commission with creating this resolution.

### **B. Any other business that may be accepted for discussion by the Planning Commission.**

None presented.

## **VI. Adjournment**

The meeting adjourned at 10:47 a.m.

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John Pressler, Secretary

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Robert C. Jones, City Recorder