

**Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
August 11, 2011  
10:00 a.m.**

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

**Staff and Others Present:** Thomas Mullins, Dyersburg City, Codes Enforcement, Scott Ball, City Engineering, Justin Avent, Engineering, Tonya Sierra, State Gazette, Kim Morgan, Planner/Consultant, Nelson Thornton, P.C.

**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 July 14, 2011. The motion was made by Mr. Newbill, and seconded by Mr. Haymon. The minutes were approved.

**III. Old Business:** No old business was presented.

**IV. New Business:**

**A. Discussion of Haynes Subdivision Plat.**

Staff reported this subdivision is a minor subdivision that can be approved administratively, but it indicated a rezoning issue. All staff has reviewed the plat and agrees with all required criteria, but recommends the plat is contingent upon a sewer line easement. Ms. Morgan outlined the reasons for the Commission to review and discuss this subdivision plat. These included:

- the review involves a rezoning issue,
- the original zoning record had a line error, and it was mislabeled when converted to digital records,
- Staff recommend the plat be approved with original rezoning to Hospital-Medical and two adjacent lots be rezoned as H-M.

With no more discussion the Chairman entertained a motion to allow correction to a zoning error and to zone the two additional lots H-M. The motion was made by Mr. Ramm with a second by Mr. Newbill. The motion passed by full vote.

B. Discussion of Yates-Burks Minor Subdivision Plat.

Chairman Burks recused himself from the meeting procedures and Vice-Chairman Newbill conducted this portion of the meeting. Ms. Morgan reported the Yates-Burks Minor Subdivision Plat creates one plot in a larger parent tract, stating its location in relation to Highway 51. She stated the plot meets all criteria as reviewed by staff, with the exception of the extension of water to the property. Ms. Morgan discussed the current water access locations on Amanda Drive and the south side of Highway 51 By-Pass. Based on current sub-division regulations water must be provided with sufficient line size to accommodate fire protection. She further indicated the developer is currently evaluating various ways and means of supplying water to the site that will satisfy will both City and State requirements. Staff recommended the City require a Surety Bond or Letter of Credit that will be acceptable in providing for the installation of the water line requirements. Mr. Advent further noted the developer bears the cost related to the water line and any bond requirements by the Commission. He further noted there were several options for water line acquisition to the property. Ms. Morgan noted the Commission could approve the plat based upon the contingent Bond amount that would be appropriate to the engineer's recommendations.

With no further discussion, Vice-Chairman Newbill stated a motion would be in order to approve or deny the plat as presented subject to the developer putting up a bond or letter of credit for the cost of extending a water line to the property. A motion was made for approval by Mr. Pressler, and seconded by Ms. Guthrie. The motion passed by full vote. Following the vote, Chairman Burks returned to the Chairman's seat and conducted the remainder of the meeting.

C. Any new business that may be accepted by the Planning Commission. None presented

V. Other Business

A. Administrative Reports: Ms. Morgan reviewed and updated the Commission (see Attachment) for more specifics as to the following:

- 1) Haynes Subdivision (Woodlawn and Parkview)-contingent on dedication of sewer easement
- 2) Dogwood Estates-Section C. lots 7A& 9A-adjust interior property line
- 3) Gipson-Brasfield Evansville corner of 4<sup>th</sup> and A street-Lots 1 and 2
- 4) Pioneer West-Section A- corner of Hwy 51 Bypass and Indian Trace- adjust interior lot line and abandon old ROW-Lot 44

VI. Adjournment: The meeting adjourned at 11:32 a.m.

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John Pressler, Secretary

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Robert C. Jones, City Recorder

