

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

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

Staff and Others Present: Thomas Mullins, Dyersburg City, Codes Enforcement, Justin Avent, Engineering, Tanya Sierra, State Gazette, Randy Nelson, Planner/Consultant, Nelson/Thornton, P.C., Scott Ball, City Engineering and Construction Inspector.

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 October 13, 2011. The motion was made by Mr. Dement, and seconded by Mr. Newbill. The minutes were approved.

III. New Business:

A. Discussion of Discussion of Rezoning Request on Upper Finley Road

Background Information:

Mr. Rusty Norville, Civil Engineering Solutions, presented a request involving the rezoning of two parcels of land from R-1A to R-2. The two parcels are Tax Map 087-078.00 (37.9 acres), and Tax Map 087L- B- 027.00 (approximately .82 acres).

The parcels are adjacent to each other and are located in-between R-3 zones to the west and to the east. P-B zones are located to the Southeast, Southwest, and Northwest. The R-2 zone is a more flexible residential zoning classification than the R-1, allowing semidetached (zero lot line), multi-family, and duplex dwellings. R-2 zoning can result in more dense development; however, setbacks are the same in R-2 as in R-1A. Minimum lot areas in R-2 vary with different housing styles.

Staff is of the opinion that the rezoning is in conformance with the adjacent surroundings and presents no problems, and recommended in favor of the rezoning.

Alderman Williams asked Mr. Norville what the potential housing may look like, and Mr. Norville, presented copies of potential home designs.

With no further discussion, Alderman Williams moved to approve the zoning request as presented before the Commission. The motion was seconded by Mr. Ramm, and the Commission voted unanimously to approve the motion. The rezoning request will be placed before the Mayor and Alderman Board for public notice and final approval at the Mayor and Alderman Board meeting Monday December 5, 2011.

B. Any new business that may be accepted by the Planning Commission.

None presented.

IV. Old Business.

None Presented.

A. Administrative Reports.

None presented.

V. Other Business.

None presented.

The meeting adjourned at 10:15 a.m.

John Pressler, Secretary

Robert C. Jones, City Recorder